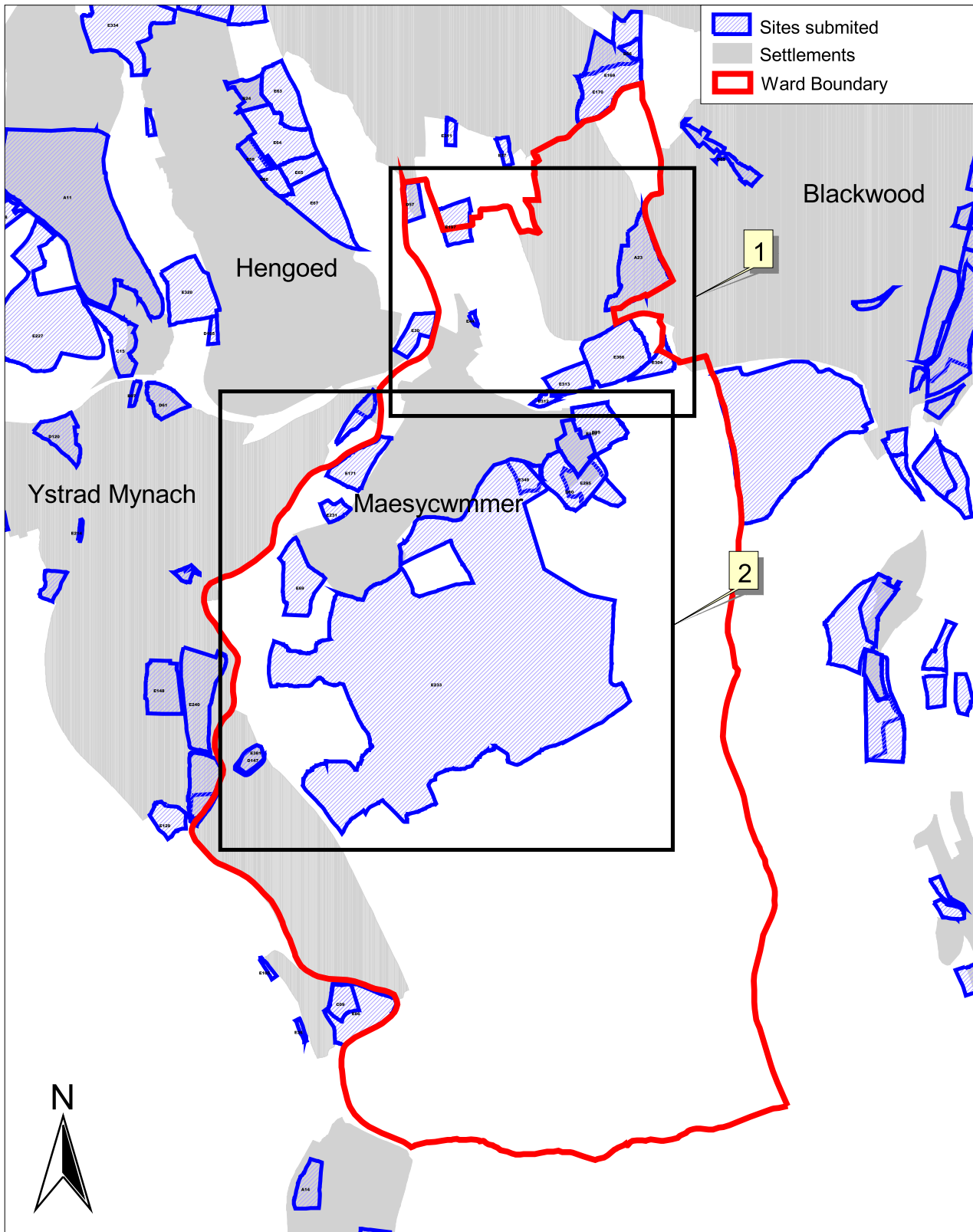


Caerphilly County Borough Local Development Plan Candidate Sites

Maesycwmmmer Ward - Overview Plan



0 0.2 0.4 0.6 0.8 Miles

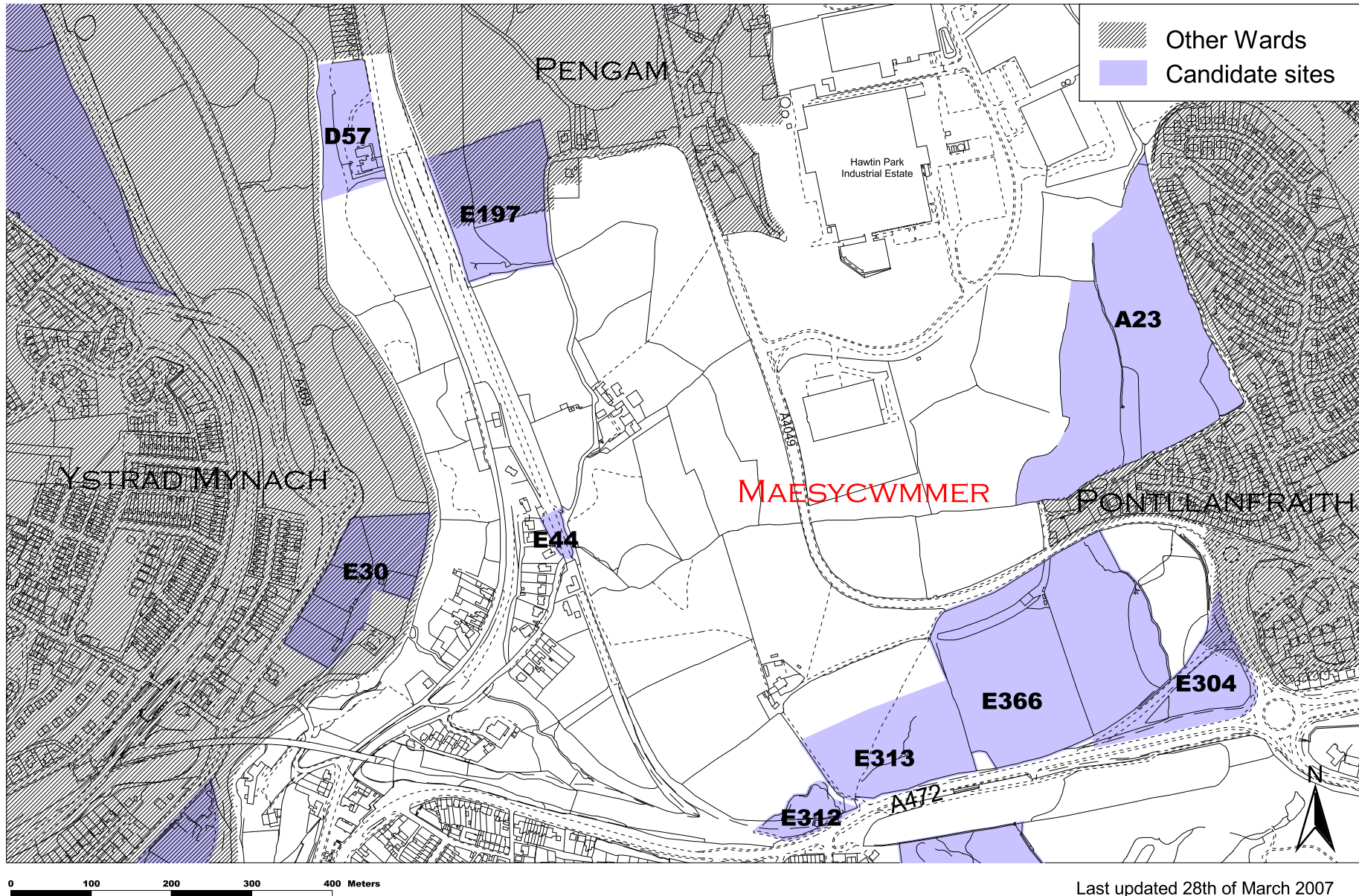
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Atgynhychwyd o fapiad yr Arolwg Ordnans gyda chaniatad rheolwr Llyfrfa ei Mawrhydi hawlfraint y Goron.
Mae atgynhyrchu heb awdurdod yn torri hawlfraint y Goron.
Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, LA09004L,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

Caerphilly County Borough Local Development Plan Candidate Sites

Maesycwmmmer Ward - Plan 1 of 2

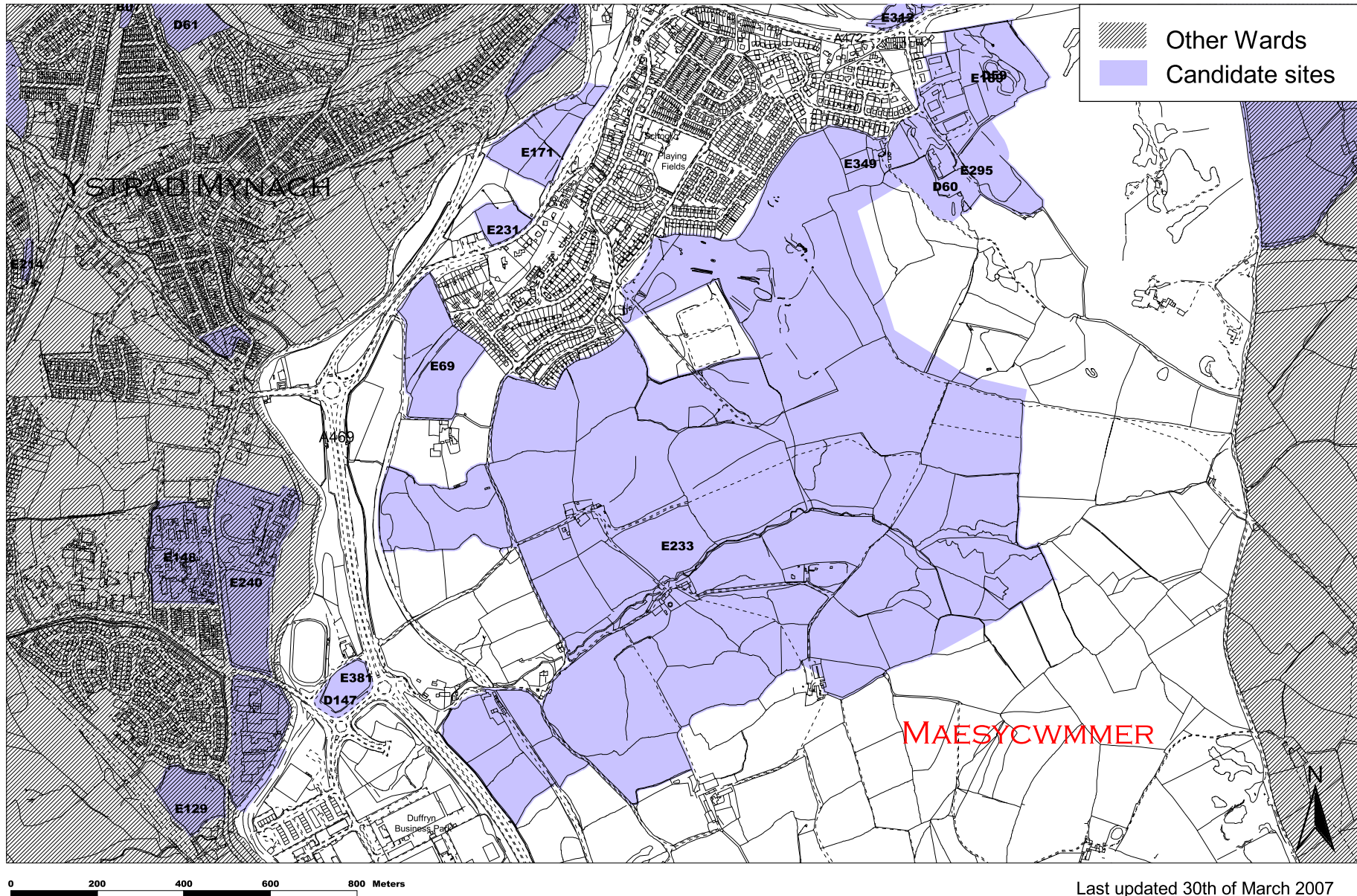


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Atgynhychwyd o fapiau yr Arolwg Ordnans gyda chaniellad rheolwr Llyfrfa ei Mawrhydi hawfrant y Goron. Mae atgynhyrchu heb awdurdod yn torri hawfrant y Goron.
Gall hyn arwain at enfyriad neu achos sifil. Cyngor Bwrdeistref Siroel Caerffili, LA09004L, 2006.

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Caerphilly County Borough Local Development Plan Candidate Sites

Maesycwmmmer Ward - Plan 2 of 2



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Gall llyn arwain at enlyniad neu achos sifil. Cyngor Bwrdeistref Siroel Caerffili, LA09004L, 2006.

Last updated 30th of March 2007

Provisional LDP Candidate Site Assessment Summary

Site Reference: A23 **Site Description:** Land at Hawtin Park

Settlement: Gellihaf **Ward:** Maesycwmmmer

Planning Preferred Use: Residential

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

Has the site satisfied the Initial Planning Assessment? Yes

Justification if site has not satisfied the Initial Planning Assessment

Site Assessment Conclusions

Countryside Conclusions

Not acceptable due to SINC (subject to review), although this may be amended in the future.

Highways Conclusions

Site acceptable but would require upgrade of considerable length of road.

Environmental Health

Additional Comments

If considering both the housing and employment site, a new access can be provided to serve both, but cannot serve the housing in isolation.

Is the site acceptable for further consideration? Yes

Justification

Access and SINC issues likely to be addressed through pre-application discussions.

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 ☒

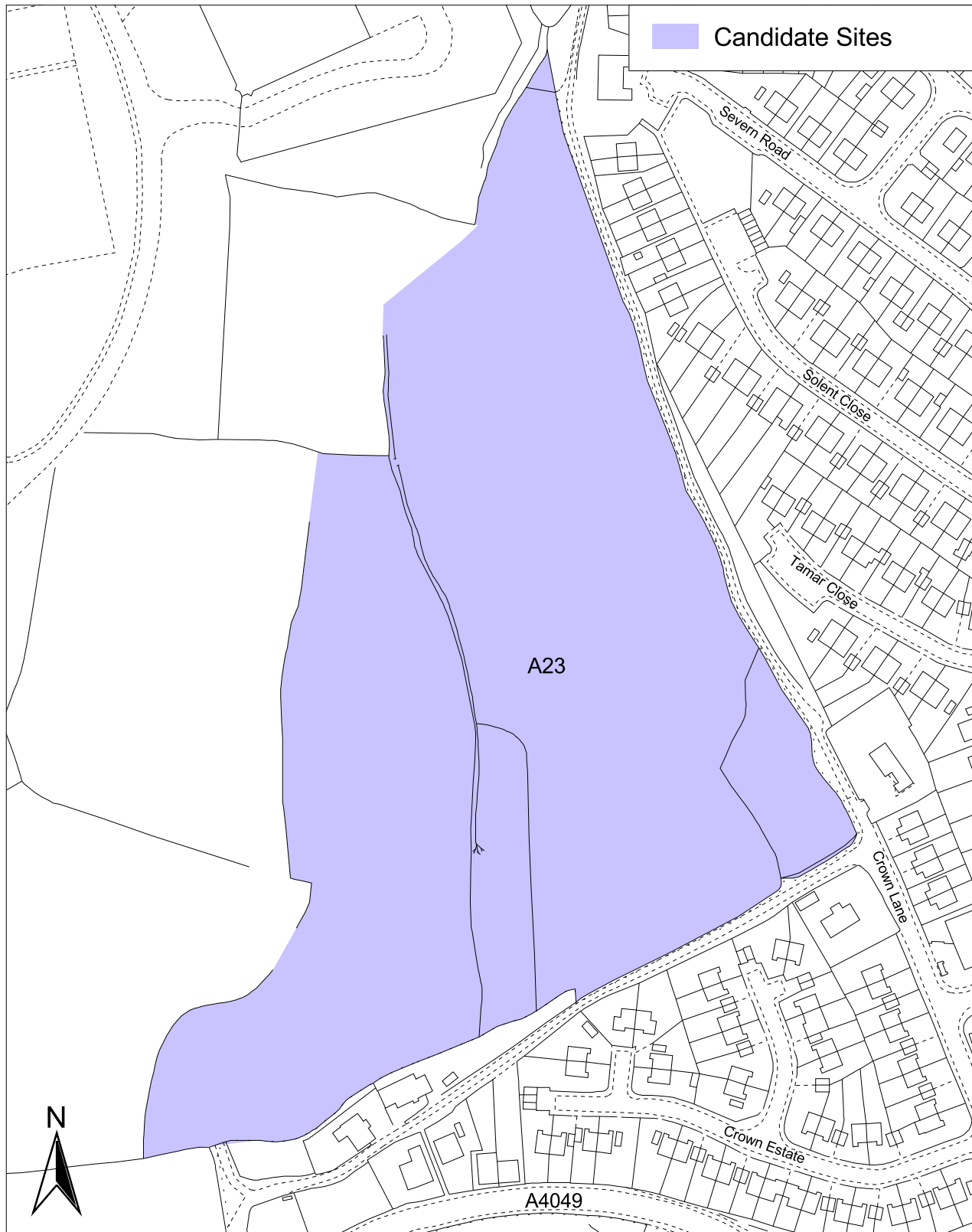
Conformity with components of preferred strategy

Opportunities	<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 type="checkbox"/>	Settlement	<input checked="" type="checkbox"/>
Infrastructure		Facilities		Impact		Function	

Caerphilly County Borough Local Development Plan Candidate Sites



Maesycwmmmer Ward - Site Reference - A23



0 20 40 60 80 100 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: D57 **Site Description:** Land at Holly House Nursing Home, Victoria Road

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

Planning Preferred Use: Residential

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

Has the site satisfied the Initial Planning Assessment? Yes

Justification if site has not satisfied the Initial Planning Assessment

Site Assessment Conclusions

Countryside Conclusions

Only part of site suitable - the area of the existing building. TPOs cover western boundary and site designated as SINC (subject to review). Neutral grassland and mixed deciduous woodland.

Highways Conclusions

One existing access point off Victoria Road. Provided that the hedgeline is set back to achieve the necessary visibility, residential use on this site would be acceptable.

Environmental Health

Site is suitable for intended purpose.

Additional Comments

Is the site acceptable for further consideration? Yes

Justification

The eastern part of the site adjoining the road is suitable for further consideration, as TPOs are on the western part of the site.

Subject to the results of the following:

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

Accordance with Strategies

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

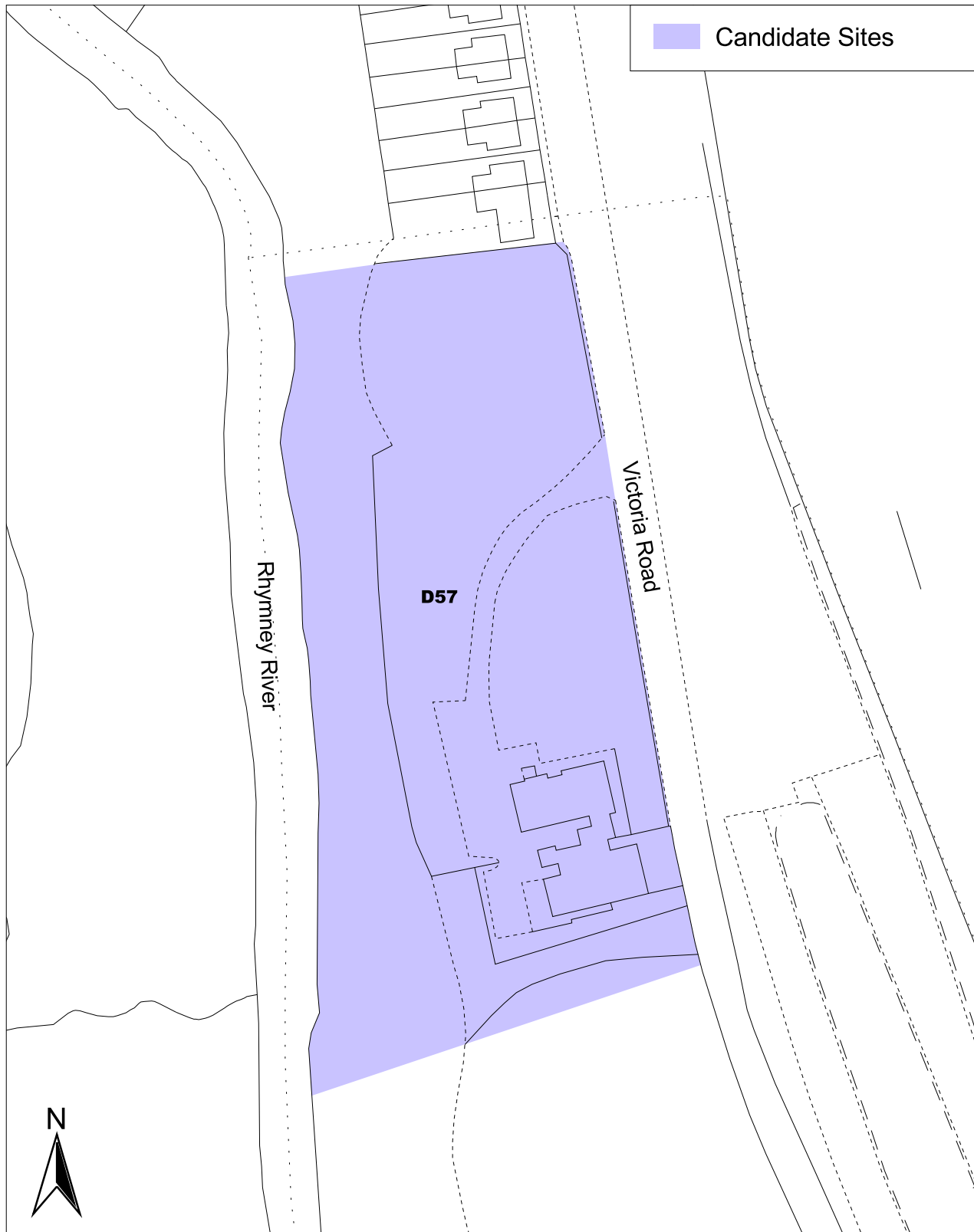
Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites



Maesycwmmmer Ward - Site Reference - D57



0 20 40 60 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: D59 **Site Description:** Land to the North of Bryn Meadows Golf Club

Settlement: Pontllanfraith **Ward:** Maesycwmmmer

Planning Preferred Use: Residential

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

Has the site satisfied the Initial Planning Assessment? Yes

Justification if site has not satisfied the Initial Planning Assessment

Site Assessment Conclusions

Countryside Conclusions

Not suitable due to loss of strong woodland corridor and neutral, acid and marshy grassland habitats. Trees worthy of TPOs and records of bats, bluebells and common frog in close proximity. Pond in LBAP habitat.

Highways Conclusions

Site suitable - although can only be developed in conjunction with overlapping E189. Improvements to junction with A472 required including traffic signals and potential dualling of Bryn Road to Crown Roundabout.

Environmental Health

BS4142 needed before a decision can be made on suitability of land use.

Additional Comments

****See also D60, E189, E295****

Is the site acceptable for further consideration? Yes

Justification

Whilst it is recognised that there are important ecological and landscape features on the site, part of the site may be suitable as part of a wider scheme alongside D60, E189 and E295

Subject to the results of the following:

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

Accordance with Strategies

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

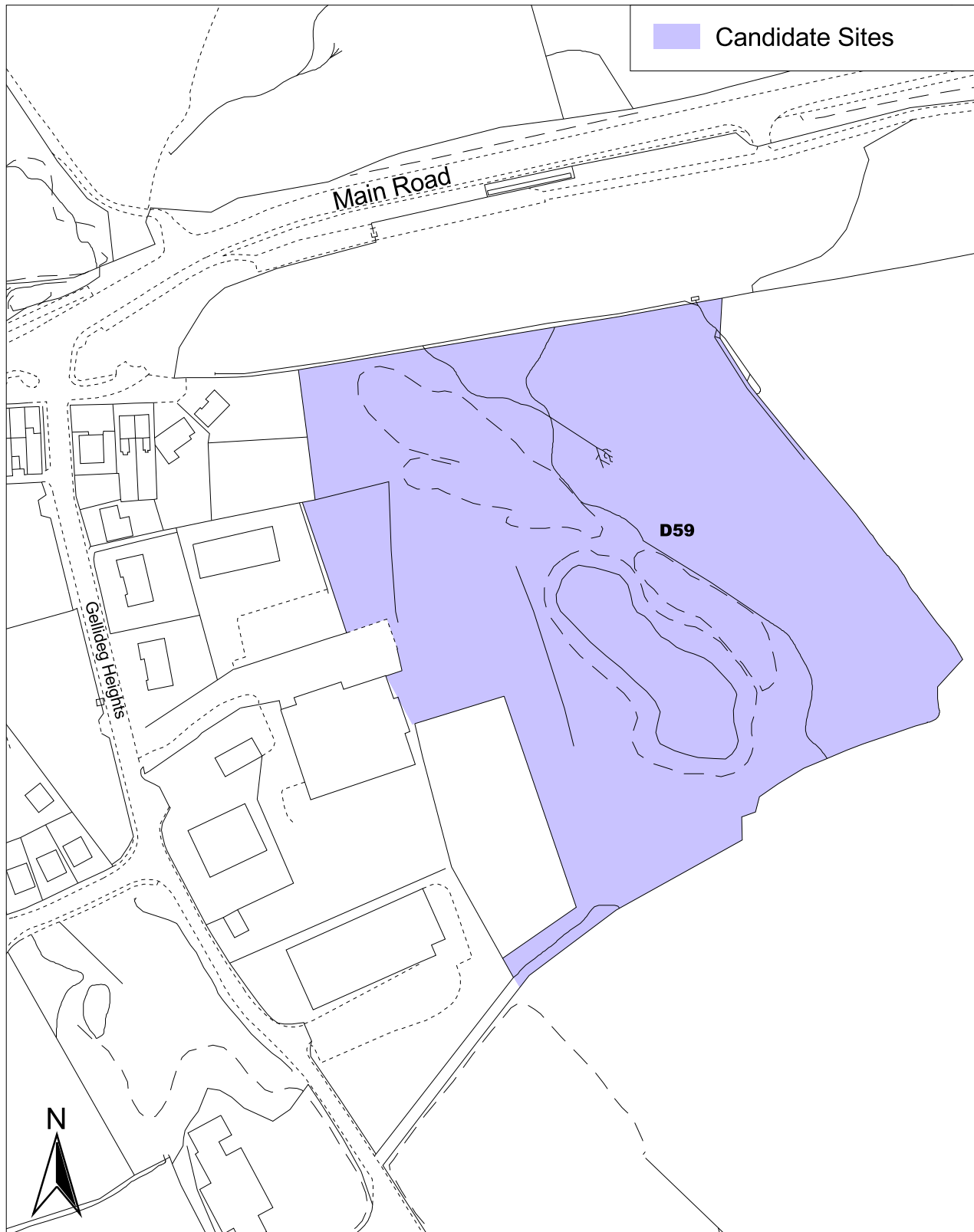
Conformity with components of preferred strategy

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



Maesycwmmmer Ward - Site Reference - D59



0 20 40 60 80 100 Meters

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Mae atgynhychu 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: D60 **Site Description:** Land at Gellideg Lane

Settlement: Maesycwmmmer **Ward:** Maesycwmmmer

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 should be retained - northern part of site is TPO and southern area has trees worthy of TPO. Development only acceptable on past industrial use. Record of bat roost nearby and broodleaf woodland and hedgerow habitats.

Highways Conclusions

Good access off A472 - natural extension of the existing settlement. Would only proceed if adequate improvements to the junction with A472 are undertaken - traffic signals and dualling. Culverts on site.

Environmental Health

Further information - BS4142 and TAN 11 assessments required and ground investigation.

Additional Comments

****See also D59, E189, E295****

Is the site acceptable for further consideration? Yes

Justification

Whilst it is recognised that there are important ecological and landscape features on the site, part of the site may be suitable as part of a wider scheme alongside D59, E189 and E295

Subject to the results of the following:

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

Accordance with Strategies

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

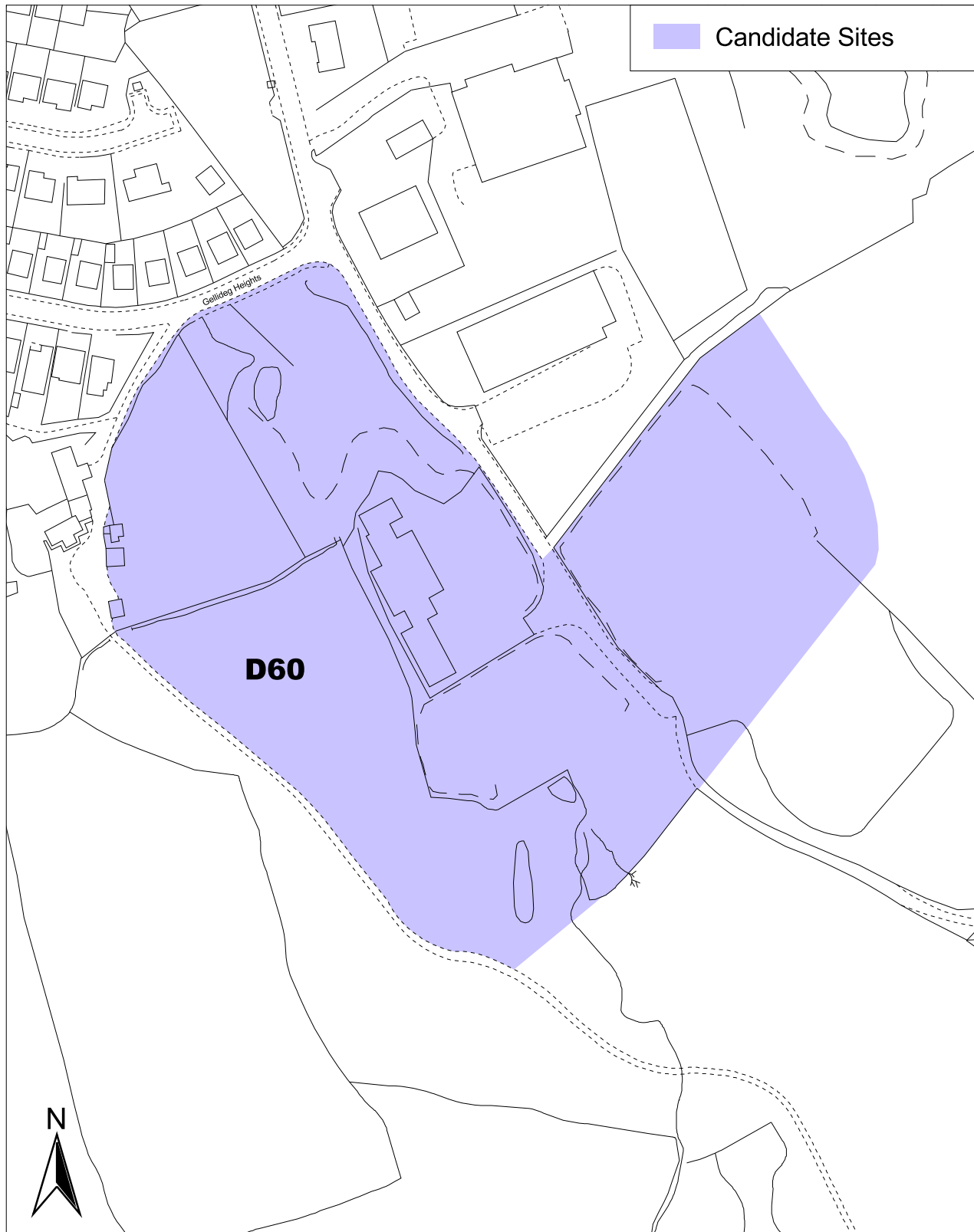
Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites



Maesycwmmmer Ward - Site Reference - D60



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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: D147 **Site Description:** Land north of Duffryn Industrial Estate

Settlement: Ystrad Mynach **Ward:** Maesycwmmmer

Planning Preferred Use: Offices

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

Has the site satisfied the Initial Planning Assessment? Yes

Justification if site has not satisfied the Initial Planning Assessment

Site Assessment Conclusions

Countryside Conclusions

Part of site suitable. Contains two areas of trees that should be retained.

Highways Conclusions

Suitable for employment use, with access provided off link road between Duffryn Industrial Estate roundabout and Caerphilly Road. Land will have to be acquired.

Environmental Health

Site suitable for intended purpose.

Additional Comments

Is the site acceptable for further consideration? Yes

Justification

Site is suitable for employment use as it is well related to the strategic road network and to Duffryn Industrial Estate

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

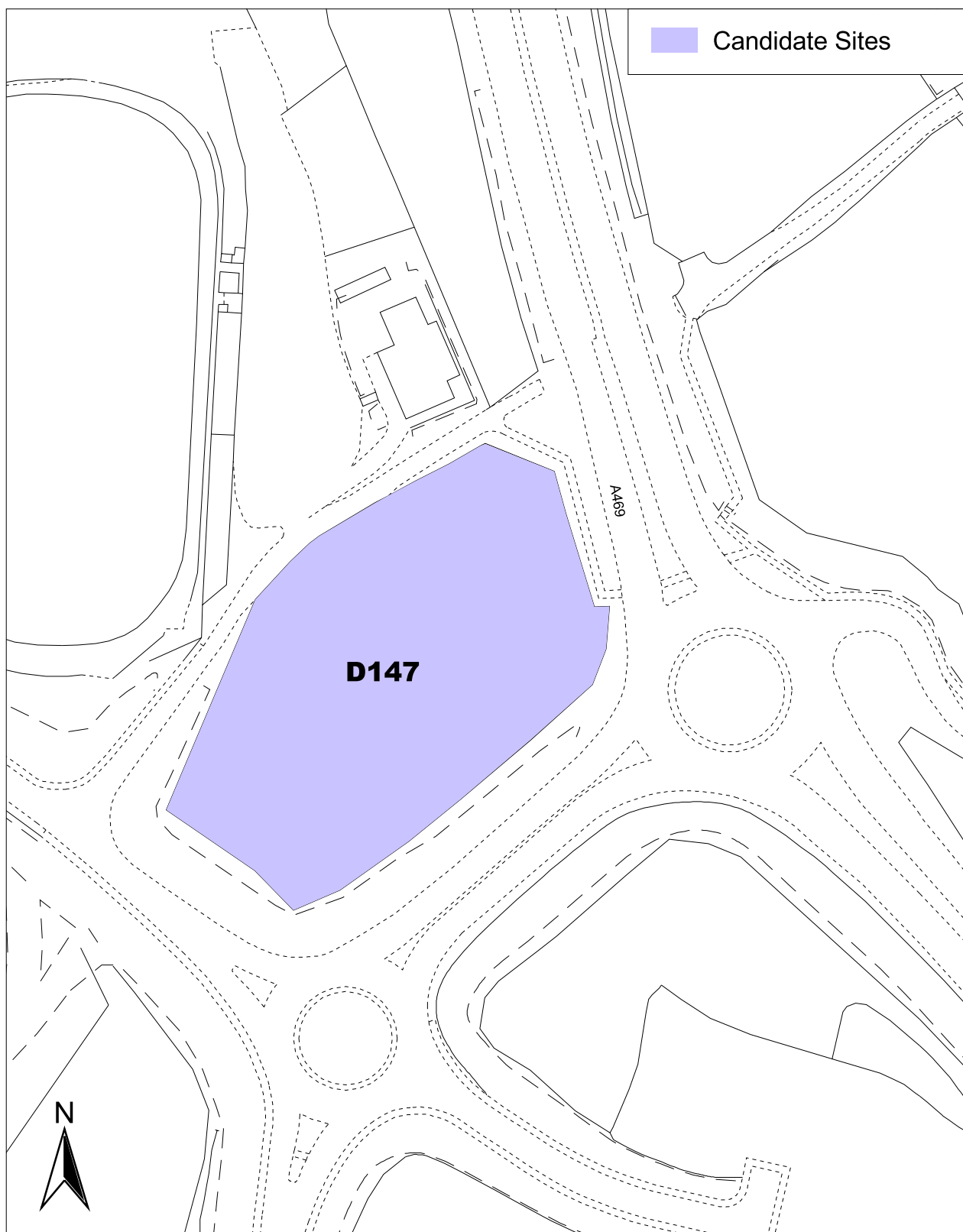
None ☐ UDP ☒ Urban Containment ☒
Sustainable Growth ☒ Preferred Strategy ☒

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

Maesycwmmmer Ward - Site Reference - D147



0 20 40 60 80 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: E44 **Site Description:** Land off Summerfield Hall Lane

Settlement: Maesycwmmmer **Ward:** Maesycwmmmer

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 ☐

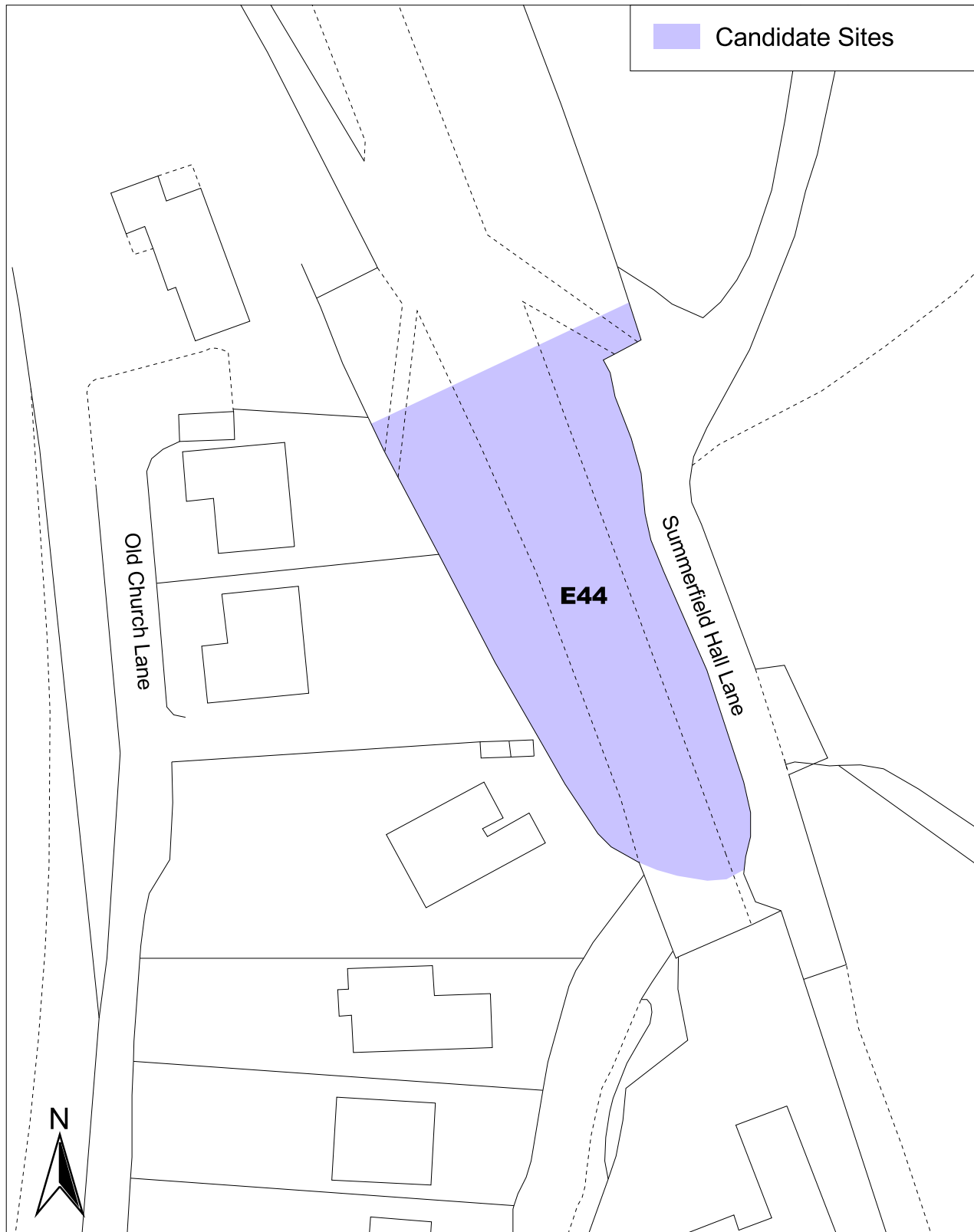
Conformity with components of preferred strategy

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



Maesycwmmmer Ward - Site Reference - E44



0 10 20 30 Meters

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

Provisional LDP Candidate Site Assessment Summary

Site Reference: E69 **Site Description:** Land at Cwmdu Farm

Settlement: Maesycwmmmer **Ward:** Maesycwmmmer

Planning Preferred Use: Residential/Mixed Use

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

Has the site satisfied the Initial Planning Assessment? Yes

Justification if site has not satisfied the Initial Planning Assessment

Site Assessment Conclusions

Countryside Conclusions

Site not suitable. Green Wedge containing hedgerows and trees, plus records of UK/Wales priority species/habitats and Caerphilly LBAP species/habitats.

Highways Conclusions

Site suitable. Preferred access off lane to Cwm Ddu Farm although A472 currently is congested. Area of site adjacent to A472 should be excluded to allow for future improvements to A472. Potential of site enhanced if extended to abut E233.

Environmental Health

Further Information required - TAN 11 noise assessment due to the close proximity of the A472.

Additional Comments

****See D62****

Is the site acceptable for further consideration? No

Justification

Site not acceptable due to wildlife corridor running through centre of site. Only northern area (D62) may be acceptable.

Subject to the results of the following:

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

Accordance with Strategies

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

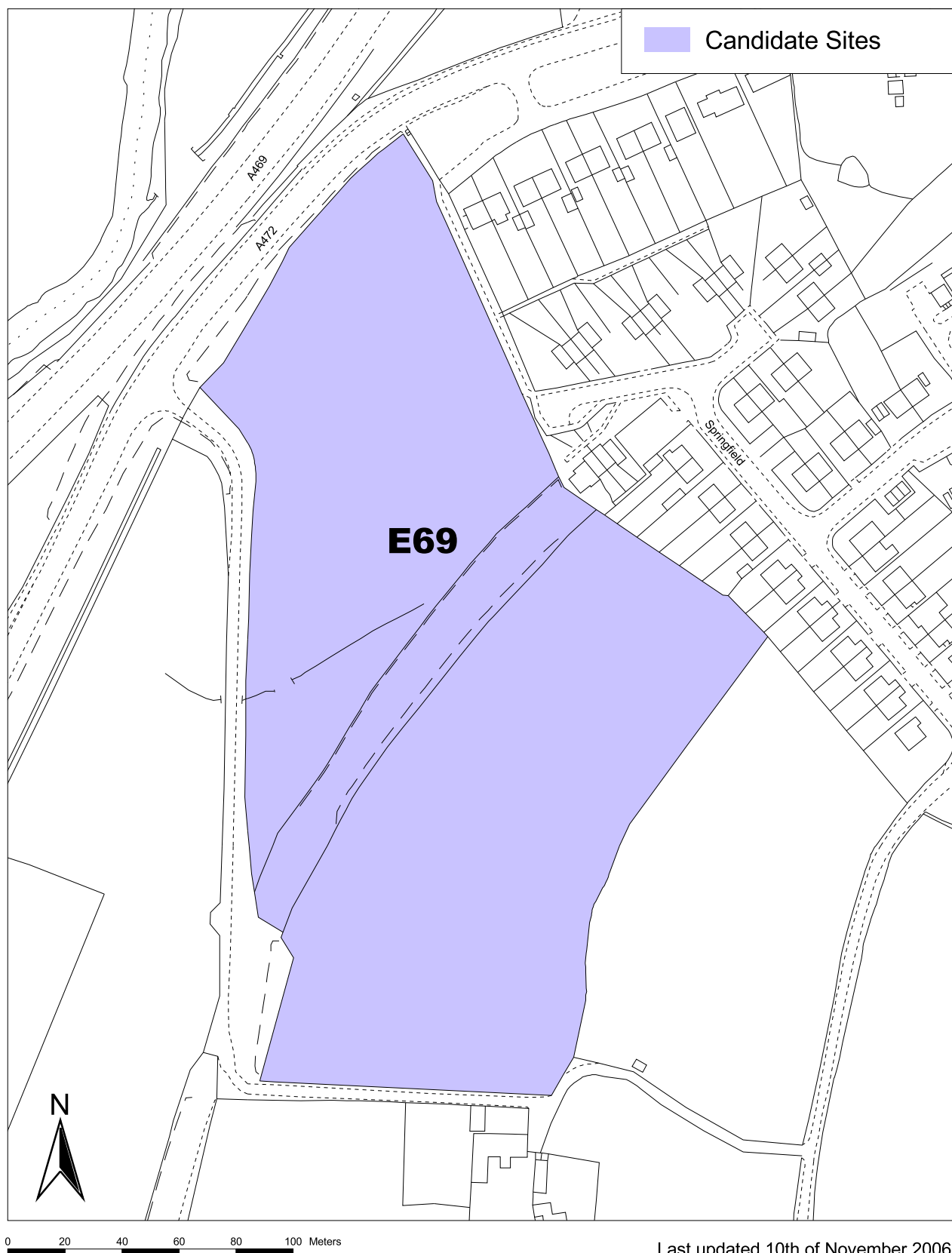
Conformity with components of preferred strategy

Opportunities North	<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

Maesycwmmmer Ward - Site Reference - E69



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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: E171 **Site Description:** Land at Boot Field, west of Main Road

Settlement: Maesycwmmmer **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

Site is separated from the existing settlement by Main Road, which forms a defensible boundary, and therefore this extension would be illogical.

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

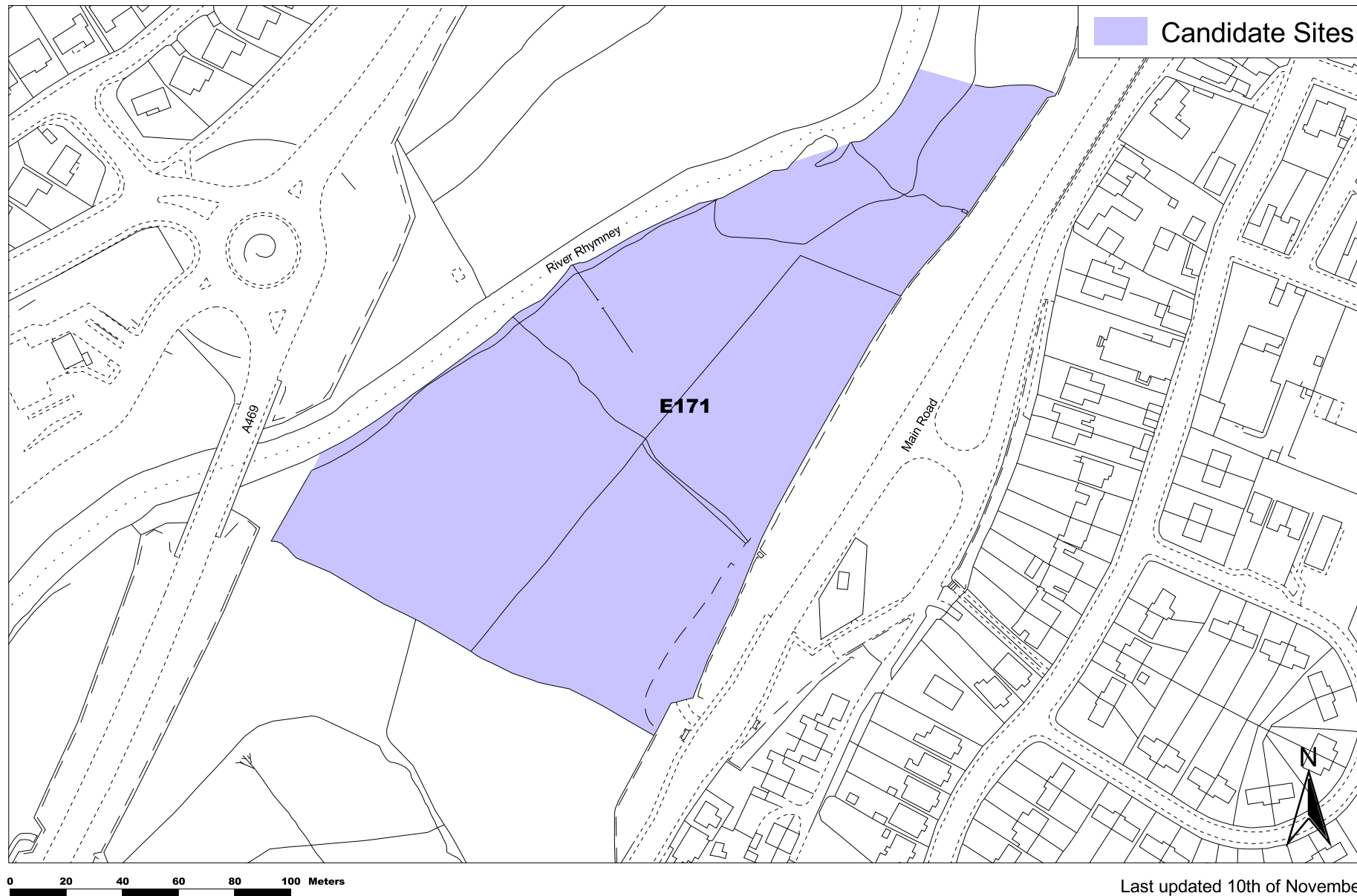
None ☒ UDP ☐ Urban Containment ☐
Sustainable Growth ☐ Preferred Strategy ☐

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

Maescywmmmer Ward - Site Reference - E171



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

Last updated 10th of November 2006

Provisional LDP Candidate Site Assessment Summary

Site Reference: E189 **Site Description:** Land at Gellideg Heights

Settlement: Maesycwmmmer **Ward:** Maesycwmmmer

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 suitable - eastern section should be retained - trees worthy of TPO and adjacent TPO. Close to SINC with records of bats, bluebells and common frog in close proximity. Neutral, acid, marshy and mixed deciduous woodland and pond.

Highways Conclusions

Site suitable as existing access point is good. Provision of new highway/footways would be required. Adequate improvements to junction with A472 are required traffic signals and potential dualling of Bryn Road to Crowm Roundabout

Environmental Health

Further Information required - TAN 11 noise assessment and ground investigation for contaminated land.

Additional Comments

****See D59, D60 and E295****

Is the site acceptable for further consideration? Yes

Justification

Whilst it is recognised that there are important ecological and landscape features on the site, part of the site may be suitable as part of a wider scheme alongside D59, D60 and E295

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 ☒

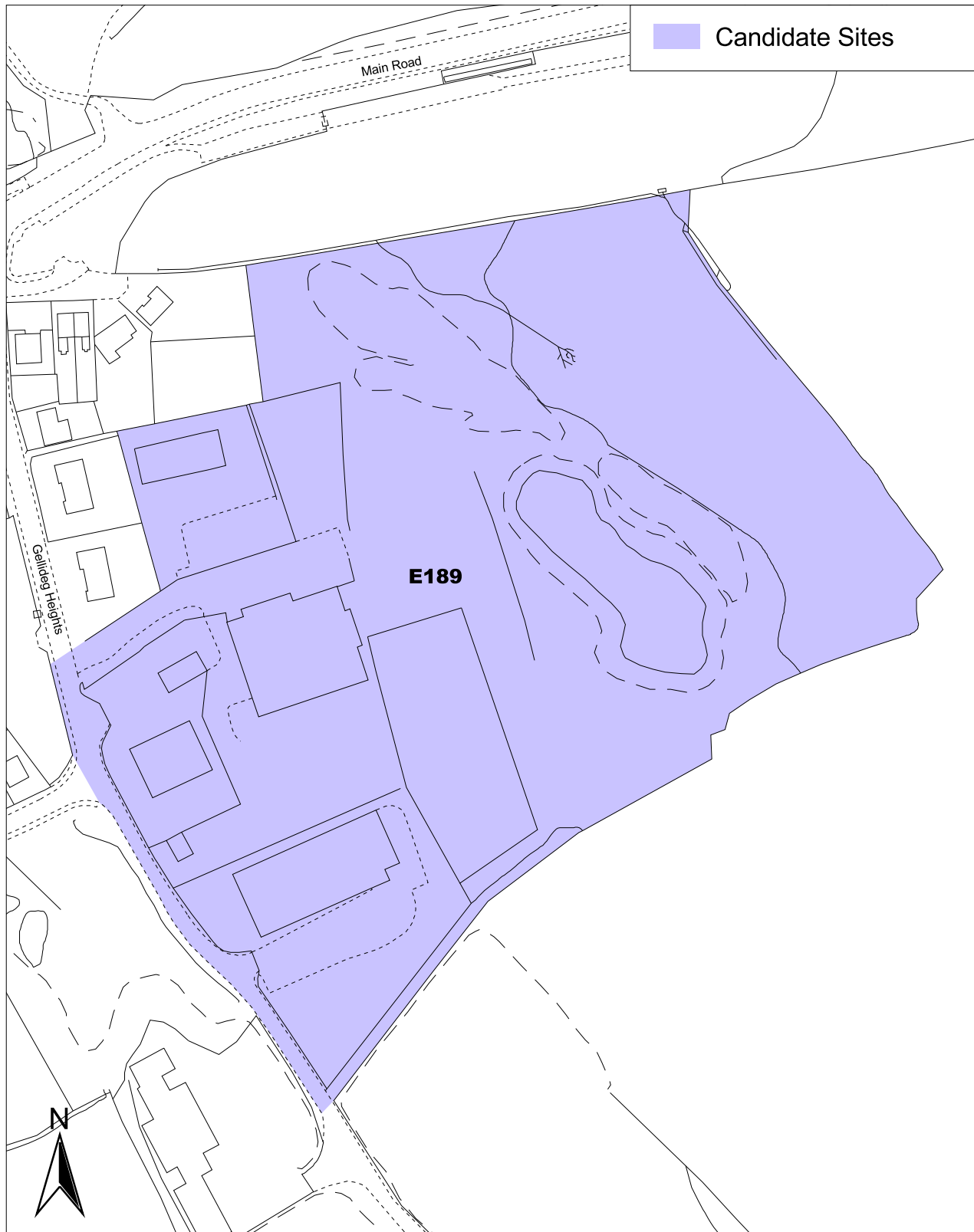
Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites



Maesycwmmmer Ward - Site Reference - E189



0 20 40 60 80 100 Meters

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Mae atgynhychu 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: E231 **Site Description:** Land adjacent to White Dove Garage

Settlement: Maesycwmmmer **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

The site is isolated from the existing settlement and would represent the unjustifiable piecemeal erosion of open land around existing communities.

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

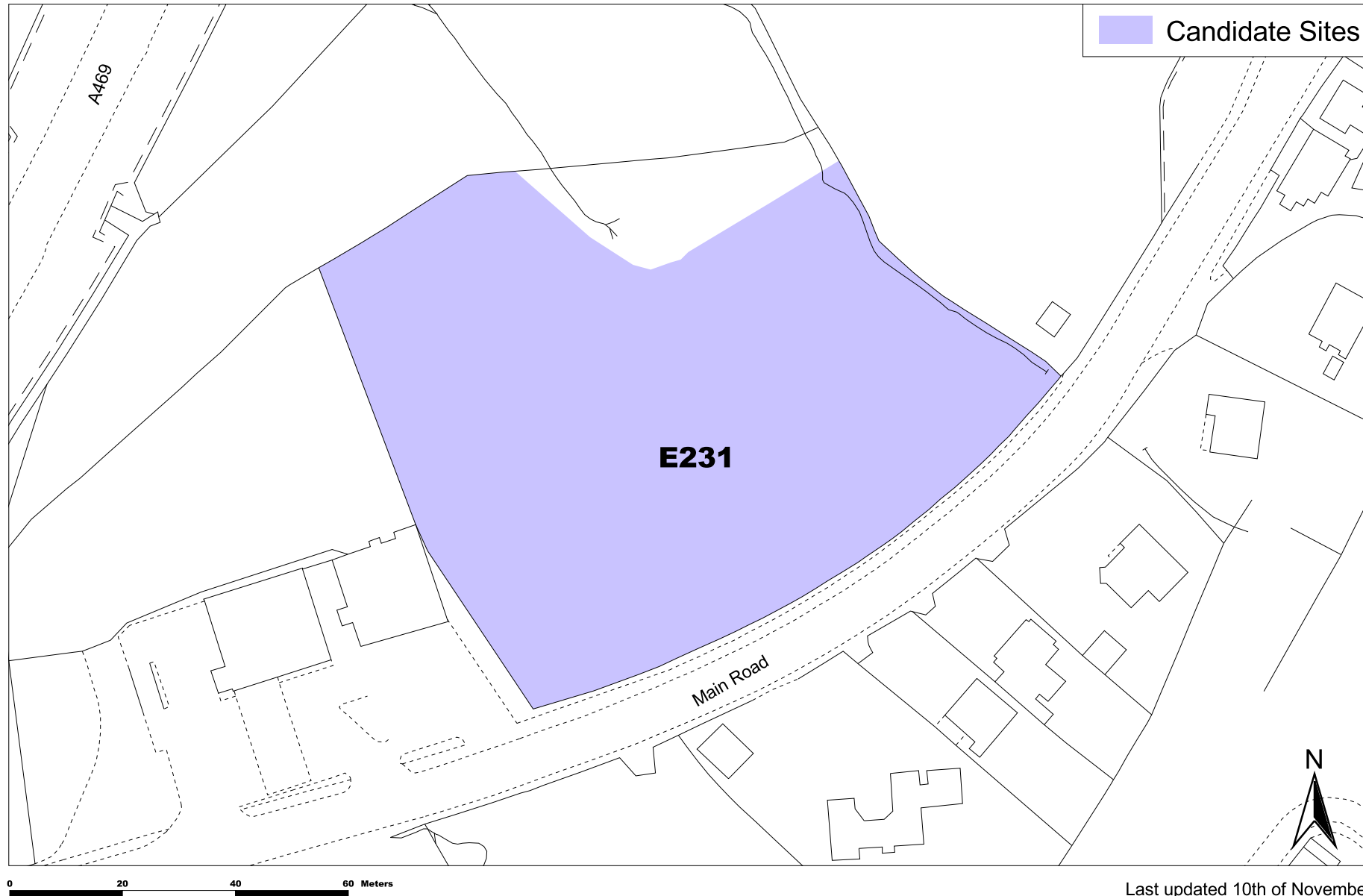
None ☒ UDP ☐ Urban Containment ☐
Sustainable Growth ☐ Preferred Strategy ☐

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

Maescwmmmer Ward - Site Reference - E231



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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: E233 **Site Description:** Land at Gwernau Ganol and Gwernau Fawr Farms

Settlement: Maesycwmmmer **Ward:** Maesycwmmmer

Planning Preferred Use: Residential/Sport and 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

Site not suitable. Partly covered by SINC (subject to review) designation. Contains trees and hedgerows. Records of UK/Wales Priority Species/Habitats and Caerphilly LBAP Species/Habitats. Importance of site for biodiversity precludes development.

Highways Conclusions

Site is suitable. Off dual carriageway. Provides opportunity to divert A472 through middle of site linking from Gellideg Heights to Dyffryn Business Park roundabout on A469.

Environmental Health

BS4142 & TAN 11 noise assessments required.

Additional Comments

Is the site acceptable for further consideration? Yes

Justification

The site is important in ecological terms. However, given that the site offers an opportunity to provide off-line improvements to the Maesycwmmmer bypass, part may be subject to further improvements in order to offer the opportunity to facilitate road improvements that would have benefits both for the County Borough and regionally.

Subject to the results of the following:

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

Accordance with Strategies

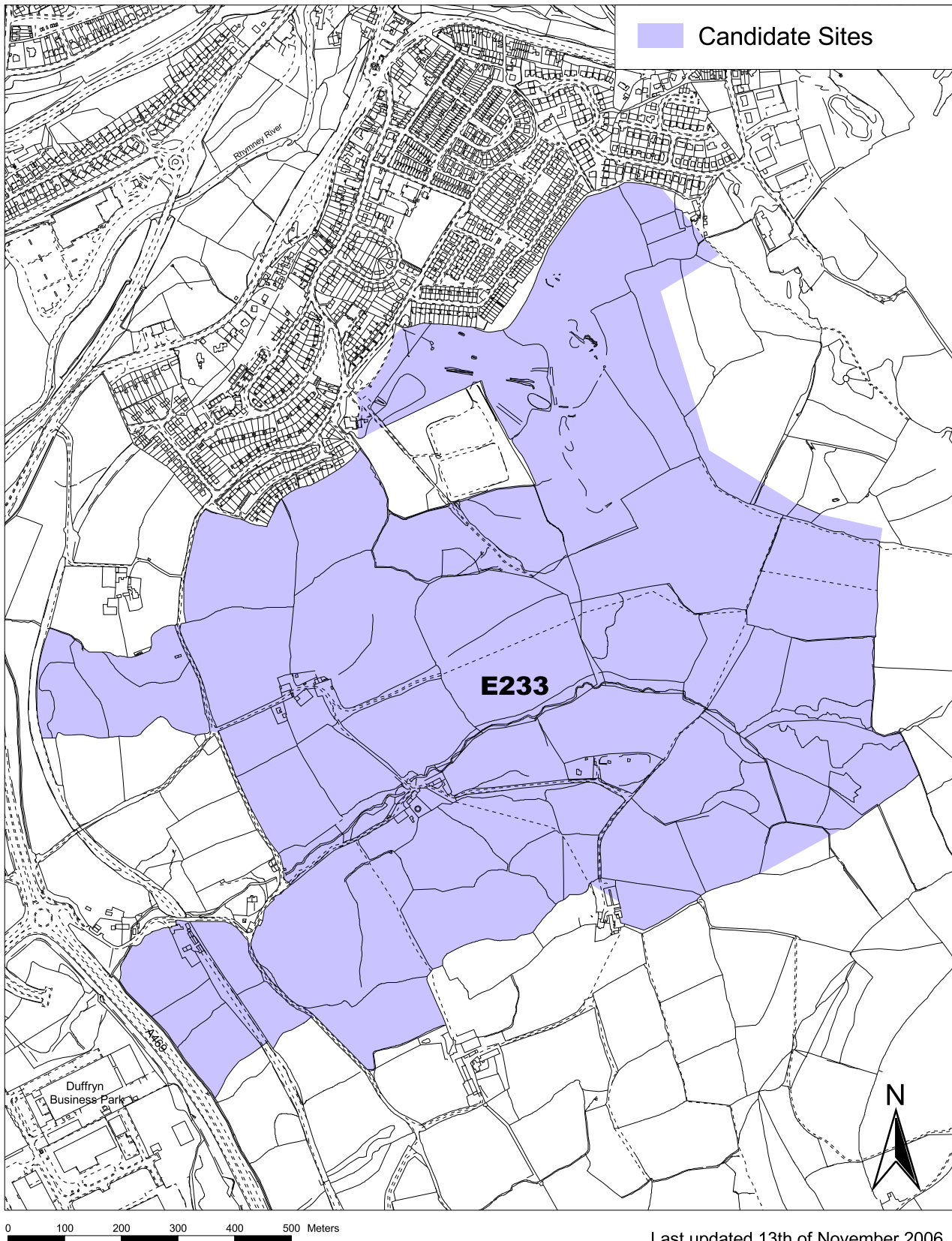
None ☐ UDP ☒ Urban Containment ☐
Sustainable Growth ☒ Preferred Strategy ☐

Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites

Maesycwmmmer Ward - Site Reference - E233



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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: E295 **Site Description:** Land at Gellideg Heights

Settlement: Maesycwmmmer **Ward:** Maesycwmmmer

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 - the undeveloped southern area should not be developed due to trees with TPO and trees worthy of TPO, records of bats and common frog nearby and mixed deciduous woodland, hedgerows, pond and coal spoil

Highways Conclusions

Site suitable - access is good although development may only proceed if adequate improvements to junction with A472 are undertaken.

Environmental Health

Further information required - BS4142 & TAN 11 noise assessments due to industrial units and ground investigation as former coal depot

Additional Comments

****See D59, D60 and E189****

Is the site acceptable for further consideration? Yes

Justification

Whilst it is recognised that there are important ecological and landscape features on the site, part of the site may be suitable as part of a wider scheme alongside D59, E189 and E295

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 ☒

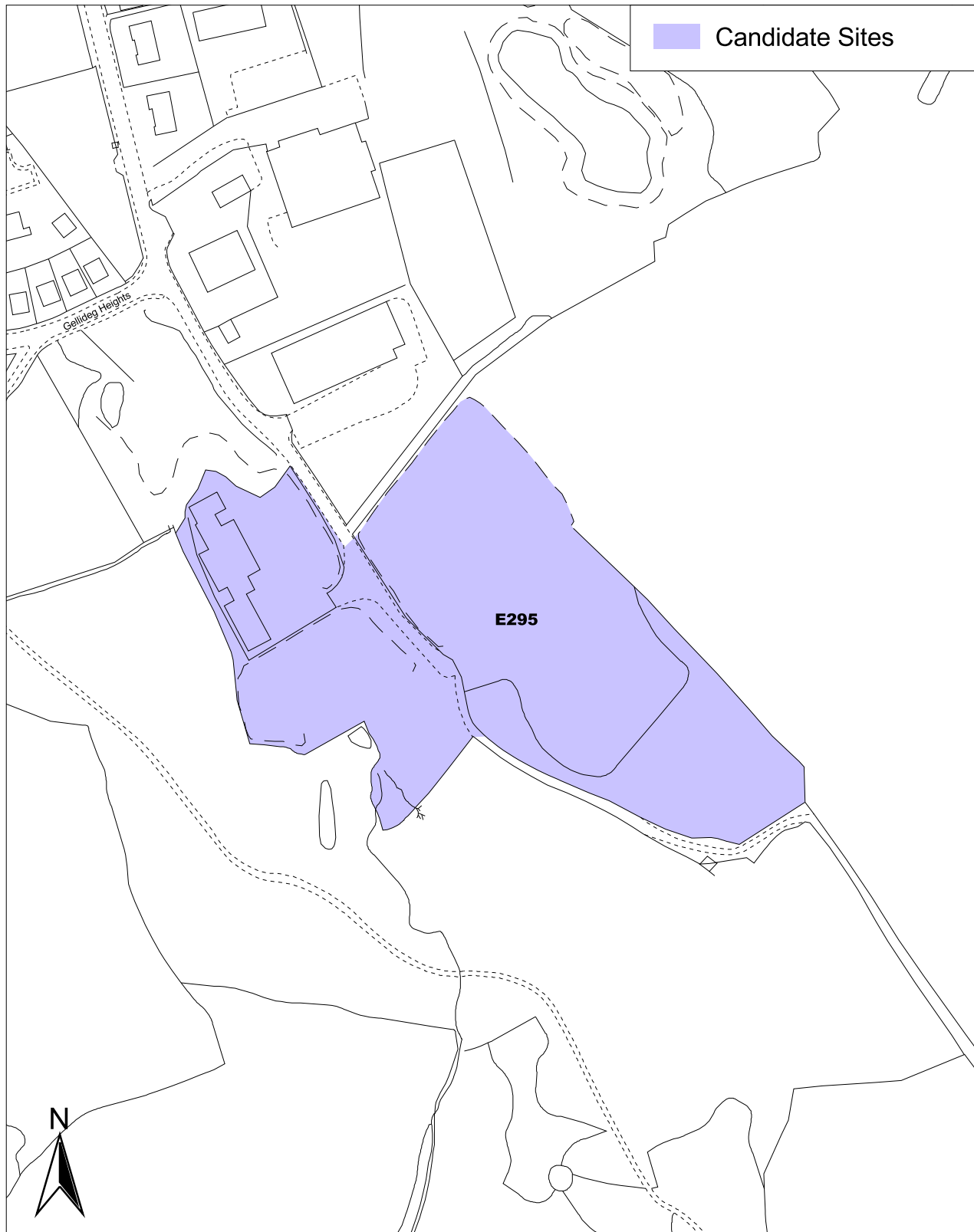
Conformity with components of preferred strategy

Opportunities	<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 type="checkbox"/>	Settlement	<input checked="" type="checkbox"/>
Infrastructure		Facilities		Impact		Function	

Caerphilly County Borough Local Development Plan Candidate Sites



Maesycwmmmer Ward - Site Reference - E295



0 20 40 60 80 100 120 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: E304 **Site Description:** Land north of Crown Roundabout

Settlement: Pontllanfraith **Ward:** Maesycwmmmer

Planning Preferred Use: Commercial/Retail

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. Green Wedge and SINC (subject to review). Should be excluded due to its SINC status.

Highways Conclusions

Site may be suitable subject to results of TIA and assessment of impact on adjoining roundabouts.

Environmental Health

Further Information required - TAN 11 noise assessment for traffic noise and ground investigation for contaminated land.

Additional Comments

Is the site acceptable for further consideration? No

Justification

In isolation, the site would not be suitable for any use as it is poorly related to other sites in the area and is important in terms of ecological value.

Subject to the results of the following:

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

Accordance with Strategies

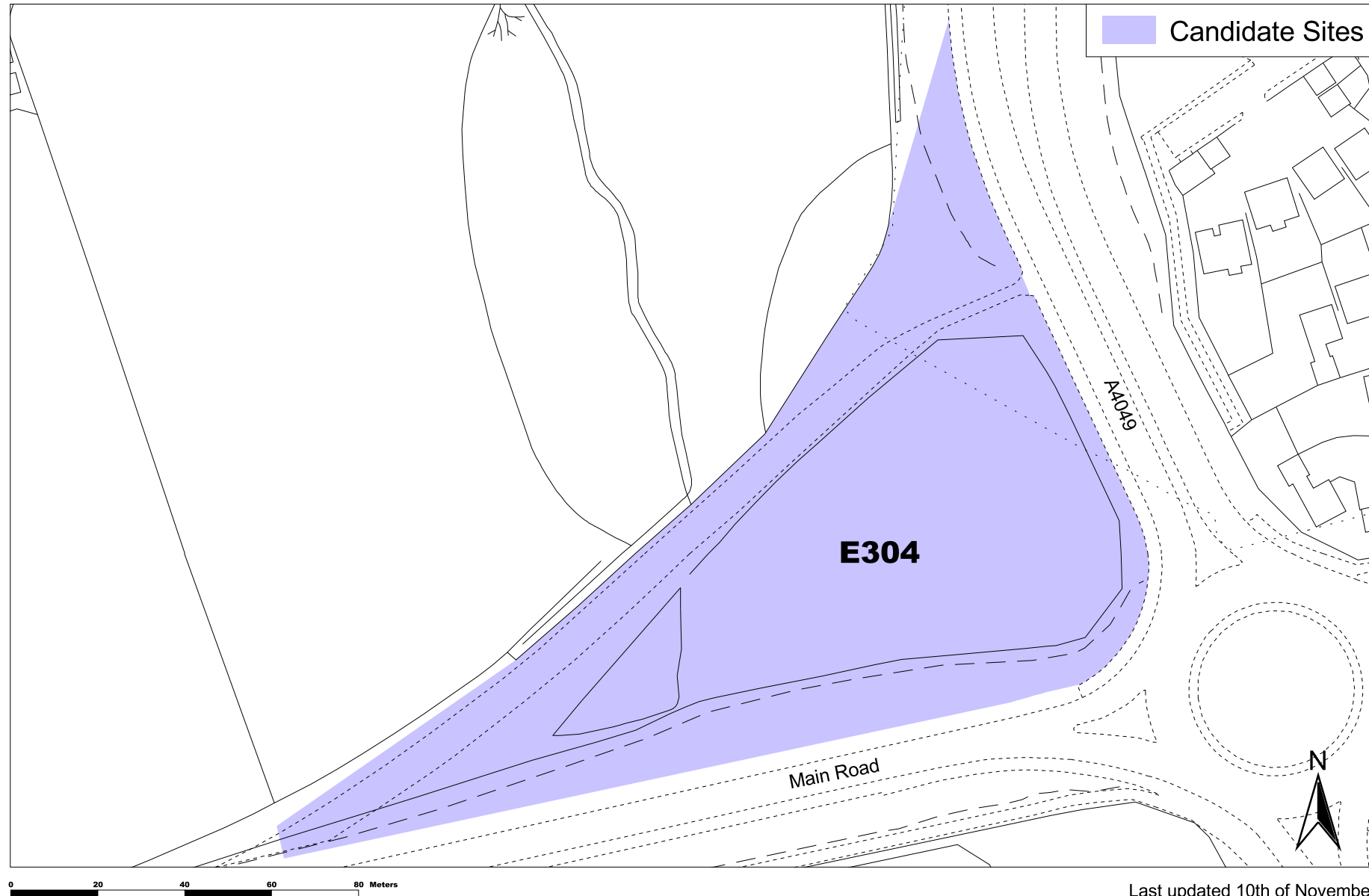
None ☒ UDP ☐ Urban Containment ☐
Sustainable Growth ☐ Preferred Strategy ☐

Conformity with components of preferred strategy

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

Maesycwmmmer Ward - Site Reference - E304



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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: E312 **Site Description:** Land opposite Main Road

Settlement: Maesycwmmmer **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

The site relates poorly to the existing settlement of Maesycwmmmer and constitute an unacceptable piecemeal 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

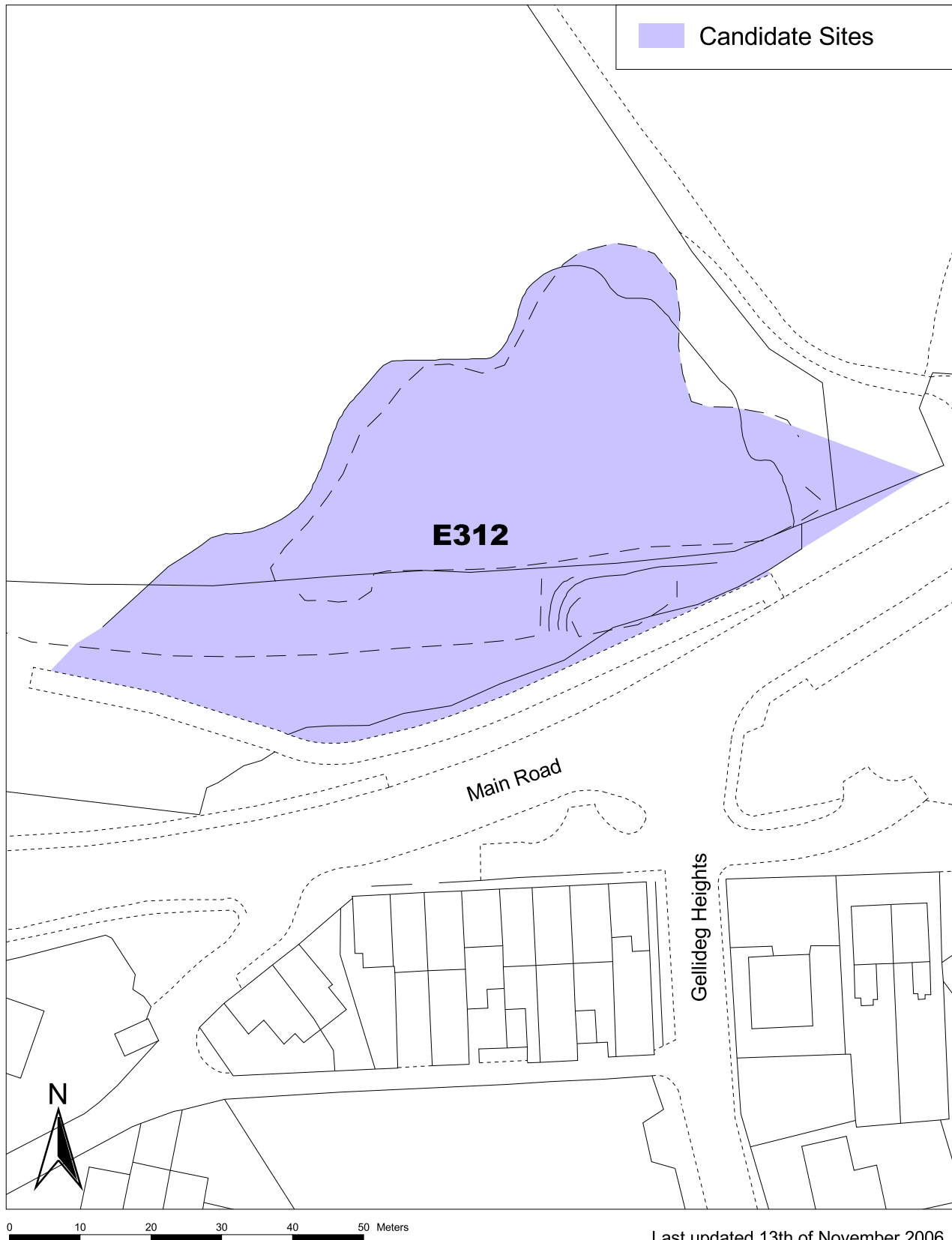
None ☒ UDP ☐ Urban Containment ☐
Sustainable Growth ☐ Preferred Strategy ☐

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

Maesycwmmmer Ward - Site Reference - E312



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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: E313 **Site Description:** Land south east of Ty Howell Fechan

Settlement: Maesycwmmmer **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

The site relates poorly to the existing settlement of Maesycwmmmer and constitute an unacceptable piecemeal 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

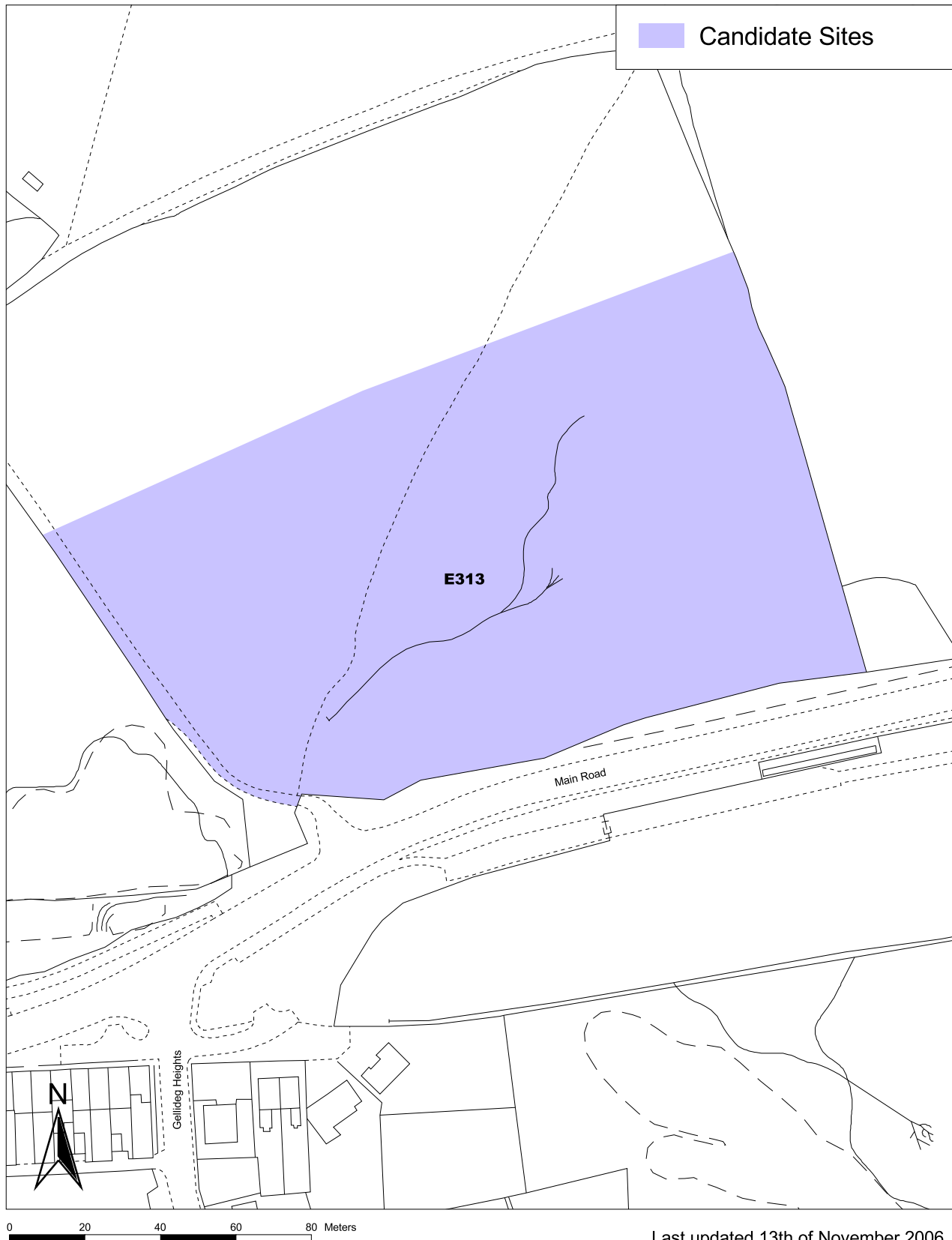
None ☒ UDP ☐ Urban Containment ☐
Sustainable Growth ☐ Preferred Strategy ☐

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

Maesycwmmmer Ward - Site Reference - E313



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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: E349 **Site Description:** Land south of Gellideg Heights

Settlement: Maesycwmmmer **Ward:** Maesycwmmmer

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. Contains trees (with TPOs) and (potentially) ancient and/or species-rich hedgerow. Records of UK/Wales Priority Species/Habitat - neutral grassland. Hedgerows and trees should be retained.

Highways Conclusions

Site is suitable if developed in conjunction with adjacent sites. Development may only proceed if adequate improvements are made to junction with A472.

Environmental Health

Site is suitable for intended purpose.

Additional Comments

****See also D60, E189, E295****

Is the site acceptable for further consideration? Yes

Justification

Whilst it is recognised that there are important ecological and landscape features on the site, part of the site may be suitable as part of a wider scheme alongside D59, E189 and E295

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 ☒

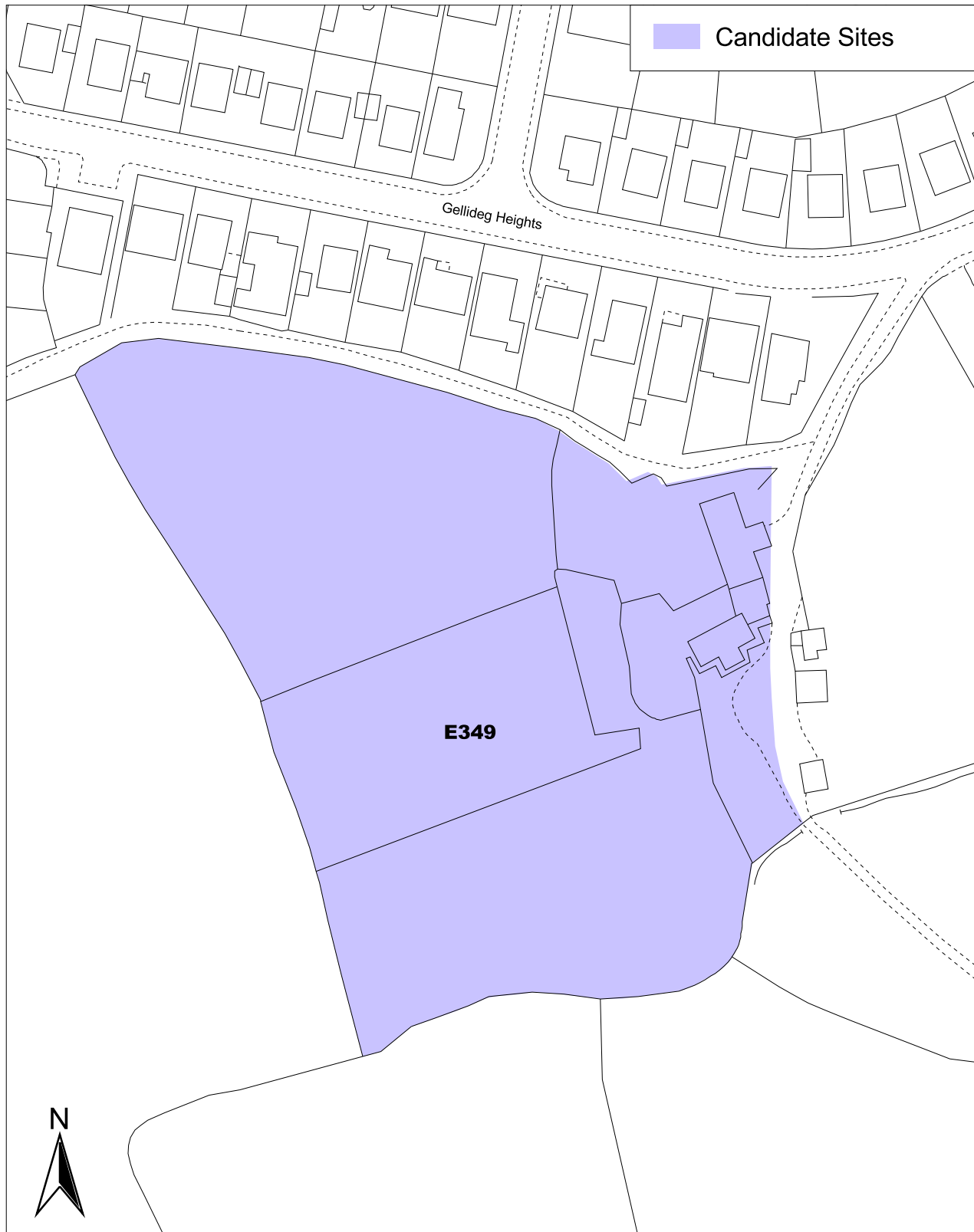
Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites



Maesycwmmmer Ward - Site Reference - E349



0 20 40 60 Meters

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Provisional LDP Candidate Site Assessment Summary

Site Reference: E366 **Site Description:** Land between the A4049 and the A472

Settlement: Pontllanfraith **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

The site relates poorly to the existing settlement of Maesycwmmmer and constitute an unacceptable piecemeal 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

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

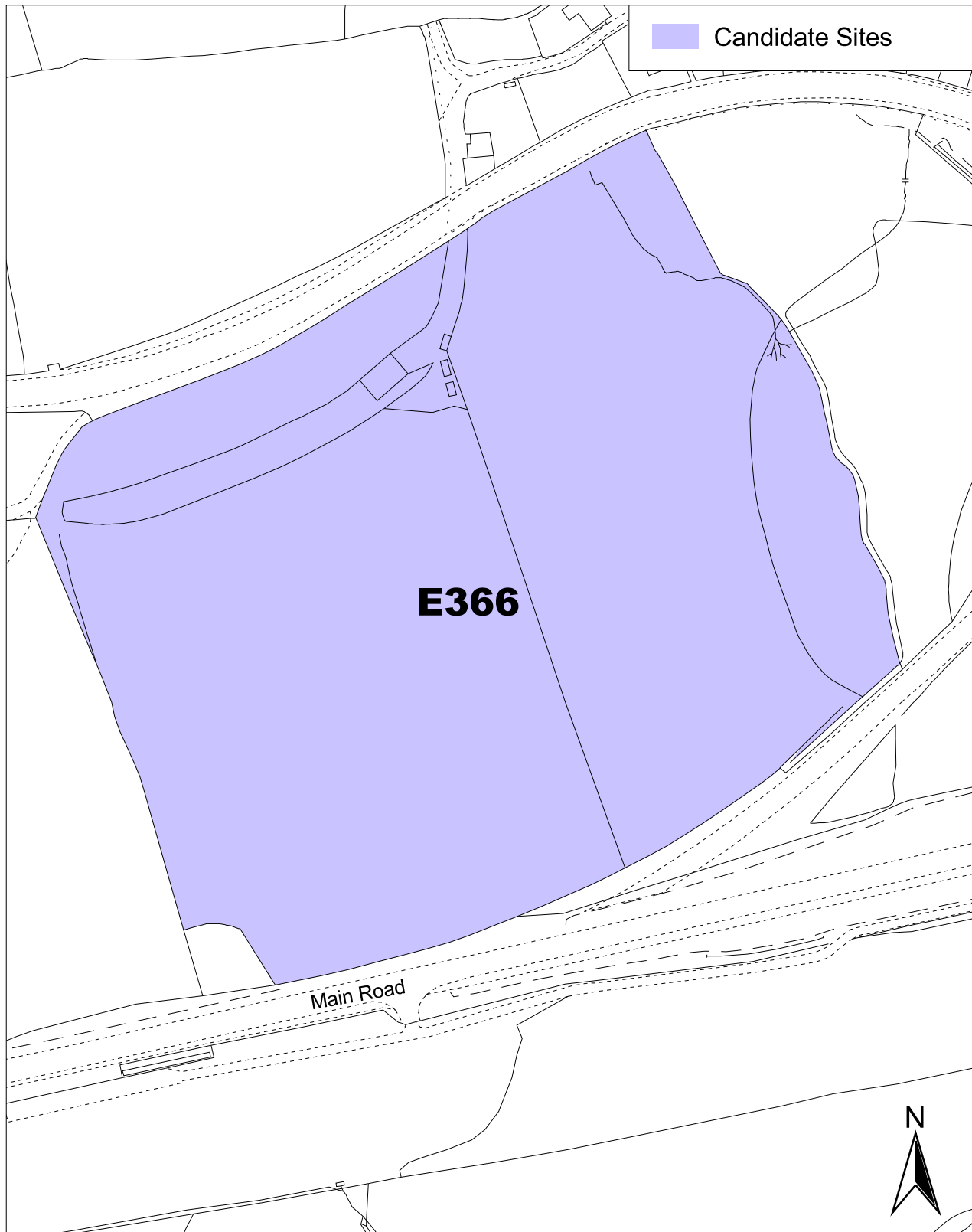
Conformity with components of preferred strategy

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

Maesycwmmmer Ward - Site Reference - E366



0 20 40 60 80 100 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: E381 **Site Description:** Land off A469

Settlement: Ystrad Mynach **Ward:** Maesycwmmmer

Planning Preferred Use: General Industry/Offices

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

Has the site satisfied the Initial Planning Assessment? Yes

Justification if site has not satisfied the Initial Planning Assessment

Site Assessment Conclusions

Countryside Conclusions

Part of site suitable. Two areas of trees should be retained.

Highways Conclusions

(DRAFT) Site suitable. Access to be provided off link road between Duffryn industrial estate roundabout and Caerphilly Road with lane to be widened and footway provided. Land acquisition necessary for this.

Environmental Health

Further information required - BS4142 noise assessment and ground investigation

Additional Comments

Is the site acceptable for further consideration? Yes

Justification

Site is suitable for employment use as it is well related to the strategic road network and to Duffryn Industrial Estate

Subject to the results of the following:

Baseline (walkover) ecological survey including trees and significant vegetation

Accordance with Strategies

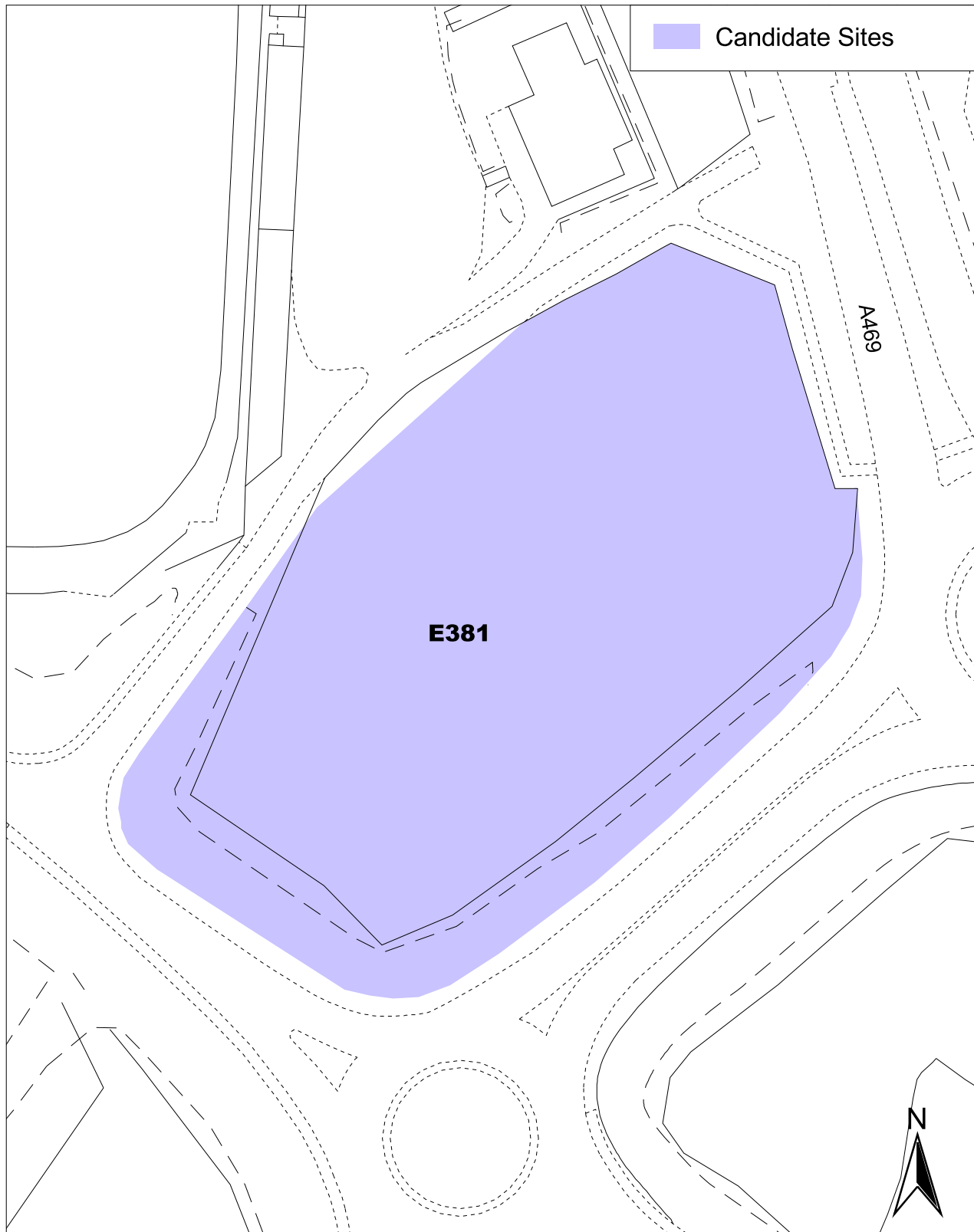
None ☐ UDP ☒ Urban Containment ☒
Sustainable Growth ☒ Preferred Strategy ☒

Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites

Maesycwmmmer Ward - Site Reference - E381



0 10 20 30 40 50 Meters

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