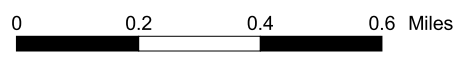
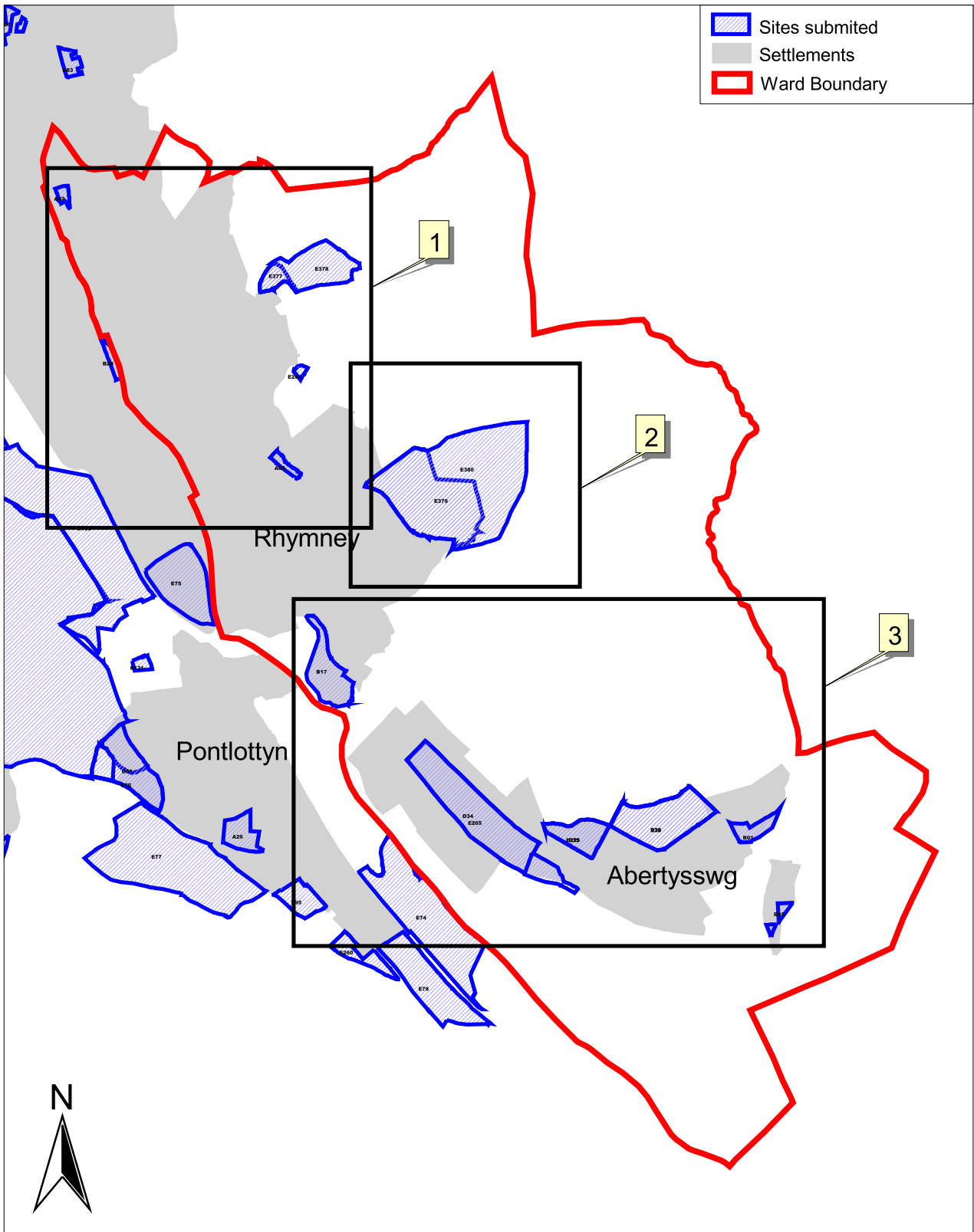


Caerphilly County Borough Local Development Plan Candidate Sites

Moriah Ward - Overview Plan



Last updated 21st of August 2006

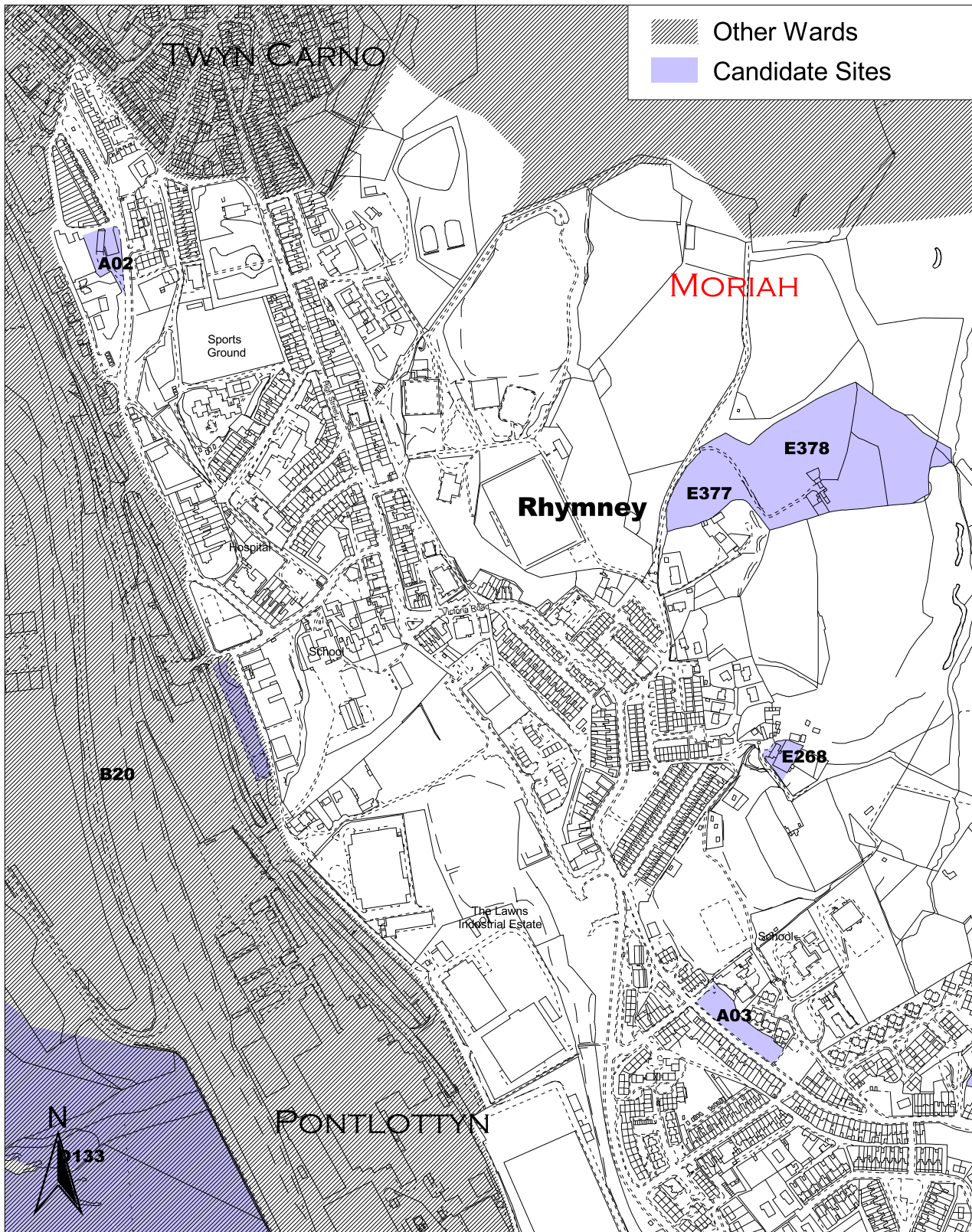
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Atgynhychwyd o fapiad yr Arolwg Ordnans gyda chaniatod rheolwr Llyfrfa ei Mawrhydi hawlfraint y Goron. Mae atgynhyrchu heb awdurdod yn torri hawlfraint y Goron.

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

Caerphilly County Borough Local Development Plan Candidate Sites

Moriah Ward - Plan 1 of 3



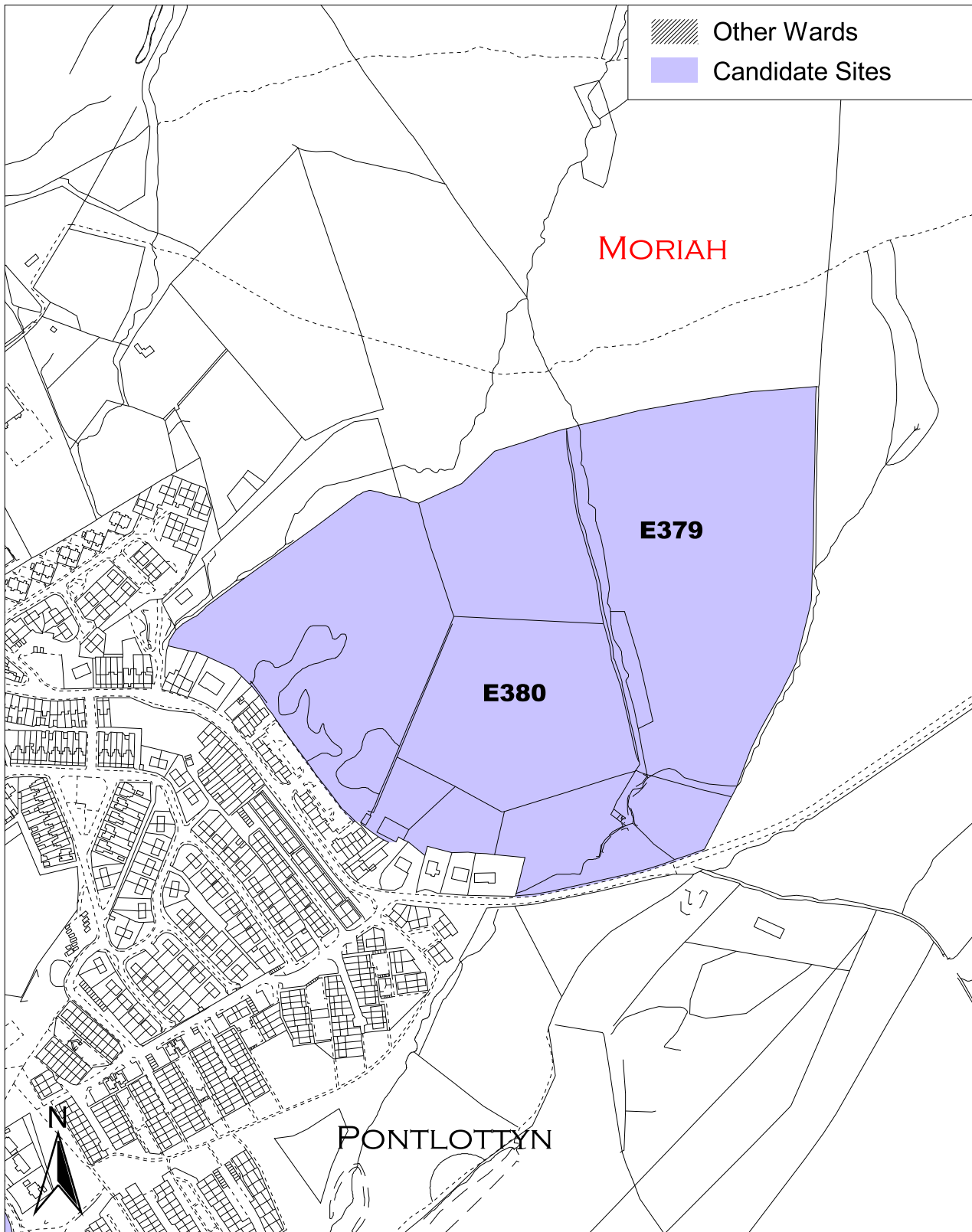
Last updated 5th of September 2006

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

Caerphilly County Borough Local Development Plan Candidate Sites

Moriah Ward - Plan 2 of 3



0 100 200 300 Meters

Last updated 5th of September 2006

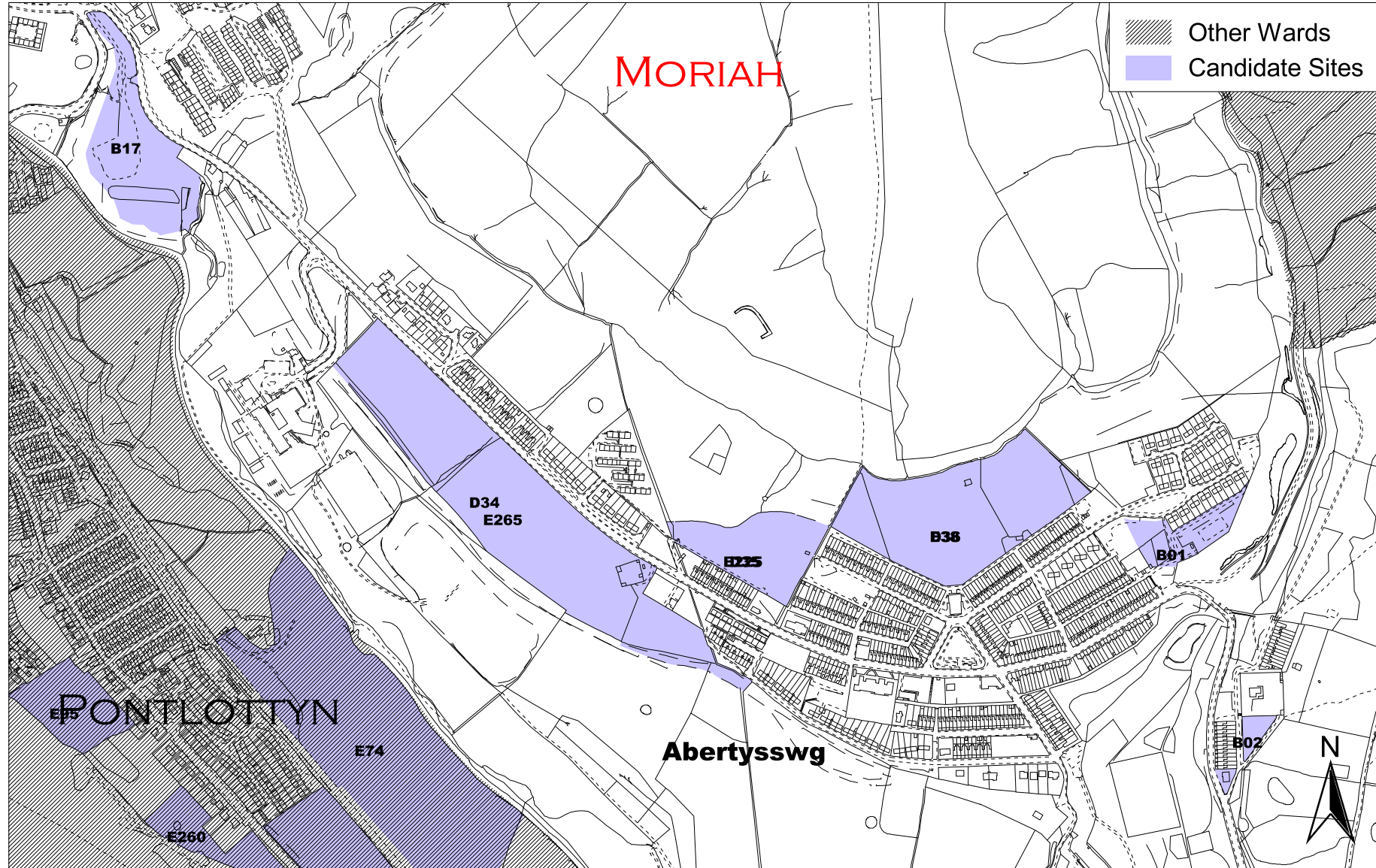
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Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, LA09004L, 2006.

Caerphilly County Borough Local Development Plan Candidate Sites



Moriah Ward - Plan 3 of 3



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Atgynhychwyd o fapiau yr Arrolwg Ordnans gyda channodad rheolwr Llyfrfa ei Mawrhydi hawffrant y Goron. Mae atgynhyrchu heb awdurdod yn torri hawffrant y Goron.
Gall llyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, LA09004L, 2006.

Provisional LDP Candidate Site Assessment Summary

Site Reference: A02 **Site Description:** Old Barrell Store

Settlement: Rhymney **Ward:** Moriah

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 may need to be retained depending on results of a tree survey.

Highways Conclusions

Acceptable subject to 3rd party land being acquired to provide visibility around junction. Requirement to remove tall conifers and wall to improve visibility. Footway should be provided.

Environmental Health

Additional Comments

Site has planning consent for residential development

Is the site acceptable for further consideration? Yes

Justification

Site has planning consent for residential development with few constraints identified and would therefore be acceptable subject to the results of required surveys.

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

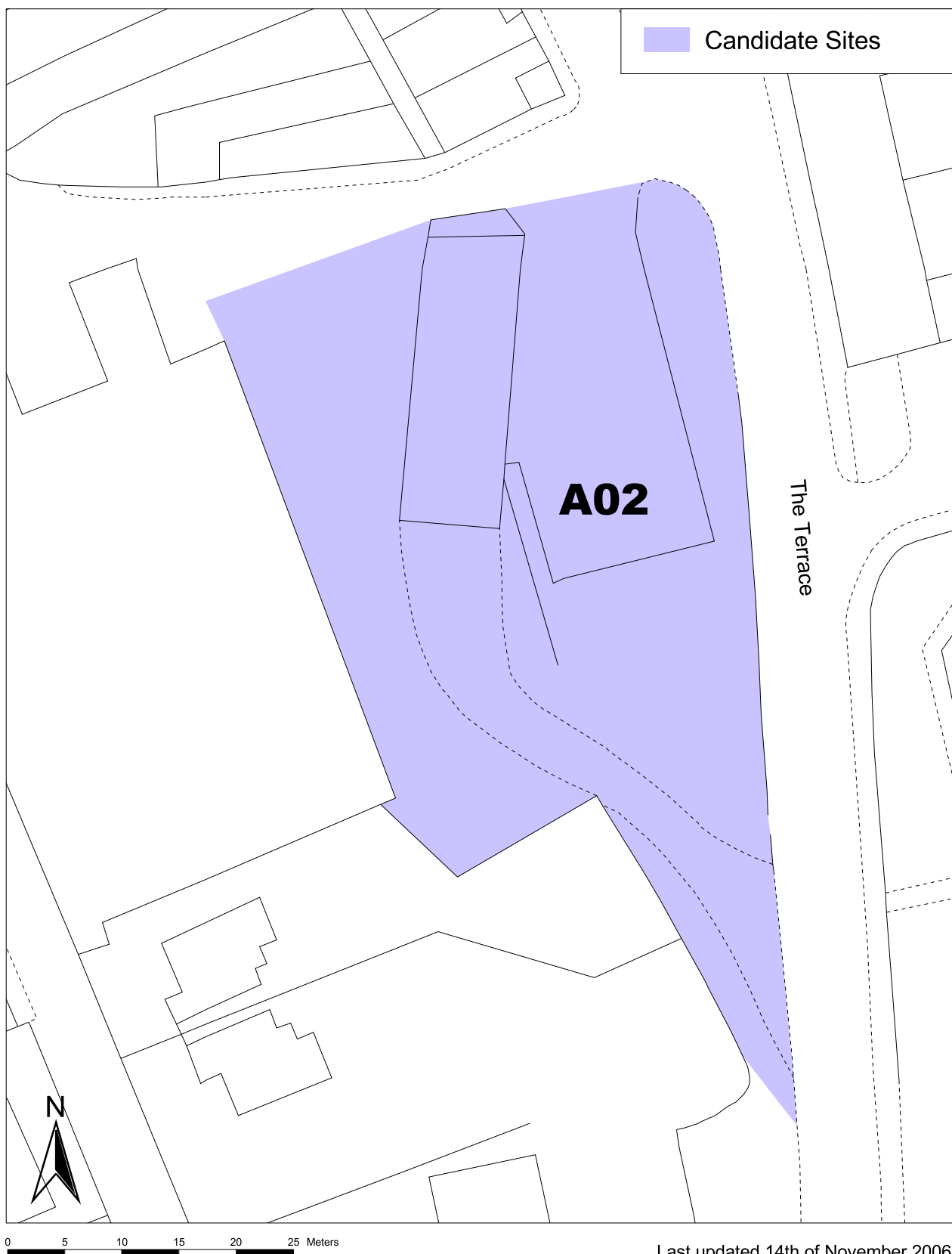
Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites



Moriah Ward - Site Reference - A02



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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: A03 **Site Description:** Lower Hill Street

Settlement: Rhymney **Ward:** Moriah

Planning Preferred Use: Residential

Small Site **Comment if small site:**

Has the site satisfied the Initial Planning Assessment? Yes

Justification if site has not satisfied the Initial Planning Assessment

Site Assessment Conclusions

Countryside Conclusions

Whole of site is acceptable.

Highways Conclusions

Access easily obtainable - visibility can be increased by taking down fenceline or reducing height.

Environmental Health

Additional Comments

One dwelling built on part of the site.

Is the site acceptable for further consideration? Yes

Justification

No major constraints identified. Development has occurred on part of the site so it is questionable as to whether the site has capacity for 10 dwellings.

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

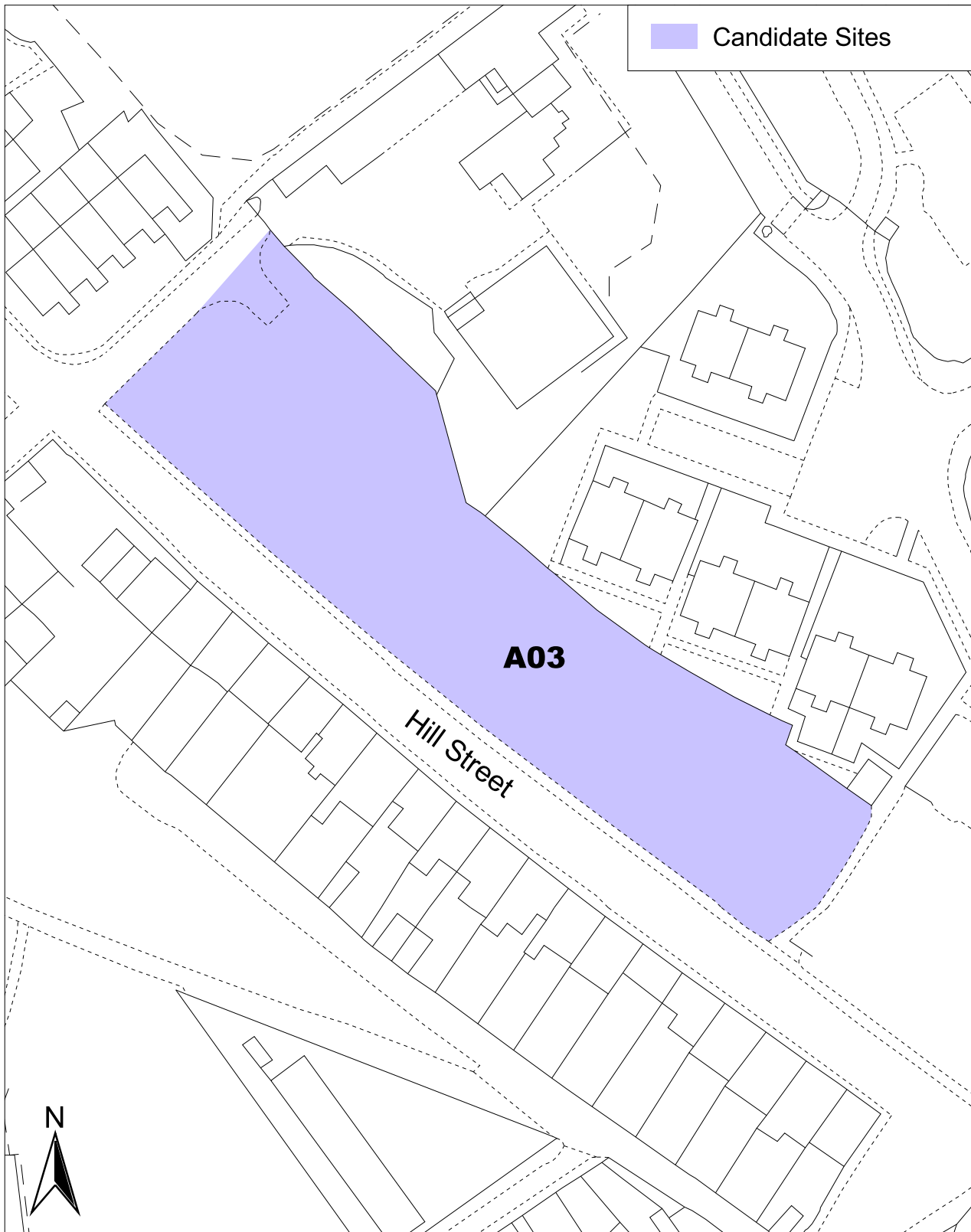
Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites



Moriah Ward - Site Reference - A03



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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: B01 **Site Description:** Greensway

Settlement: Abertysswg **Ward:** Moriah

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. Mature trees worthy of protection.

Highways Conclusions

Site is suitable for residential development providing access is from Greensway, although land acquisition required to overcome ransom strip at Greensway.

Environmental Health

Additional Comments

Is the site acceptable for further consideration? Yes

Justification

Site suitable subject to land acquisition in order to ensure 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).

Accordance with Strategies

None UDP Urban Containment
Sustainable Growth Preferred Strategy

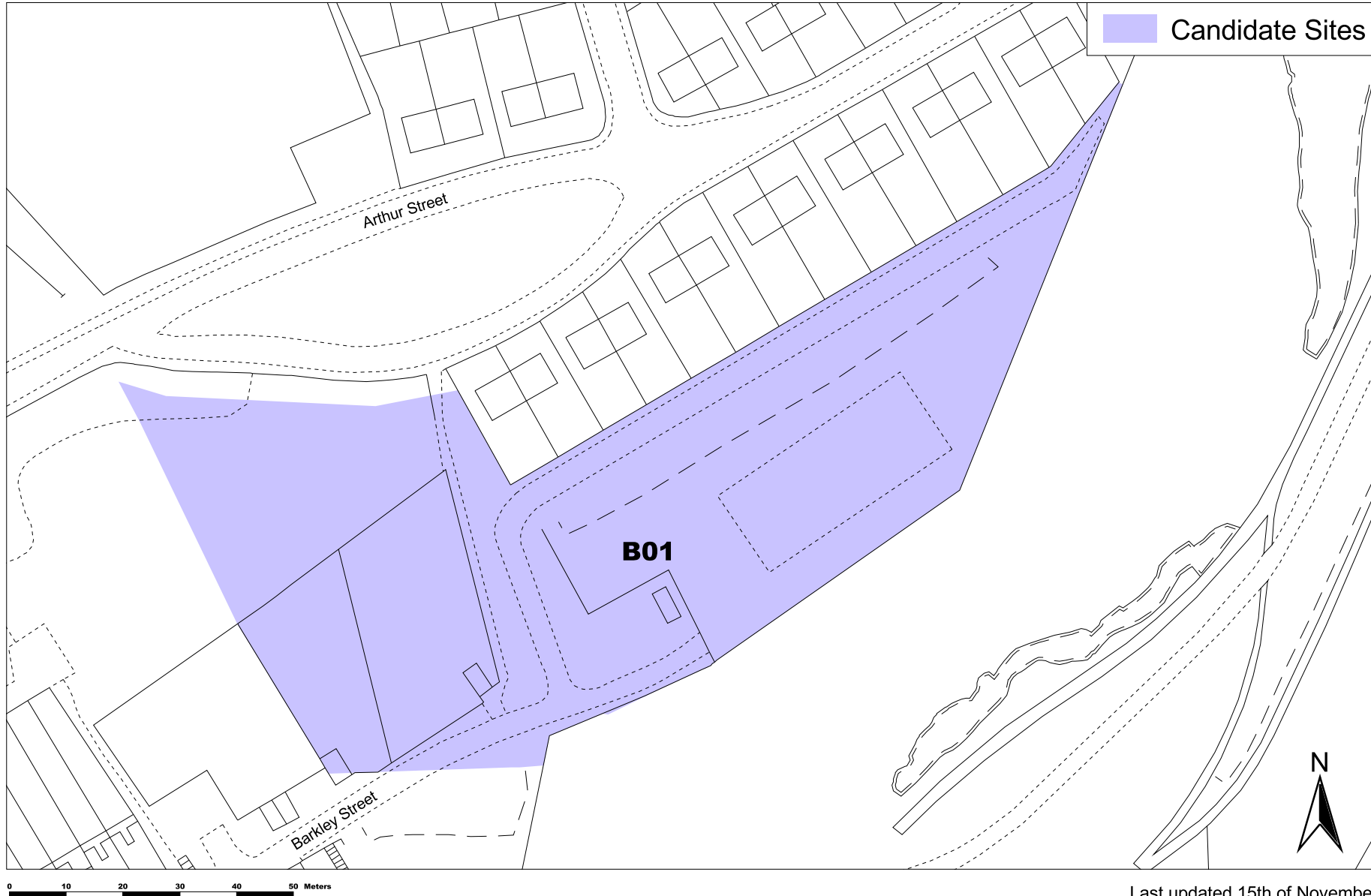
Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites



Moriah Ward - Site Reference - B01



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

Last updated 15th of November 2006

Provisional LDP Candidate Site Assessment Summary

Site Reference: B02 **Site Description:** McLaren Cottages

Settlement: Abertysswg

Ward: Moriah

Planning Preferred Use:

Small Site

Comment if small site: Too small - settlement boundary

Has the site satisfied the Initial Planning Assessment? Not Assessed

Justification if site has not satisfied the Initial Planning Assessment

Site Assessment Conclusions

Countryside Conclusions

Highways Conclusions

Environmental Health

Additional Comments

Is the site acceptable for further consideration?

Justification

Subject to the results of the following:

Accordance with Strategies

None UDP Urban Containment
Sustainable Growth Preferred Strategy

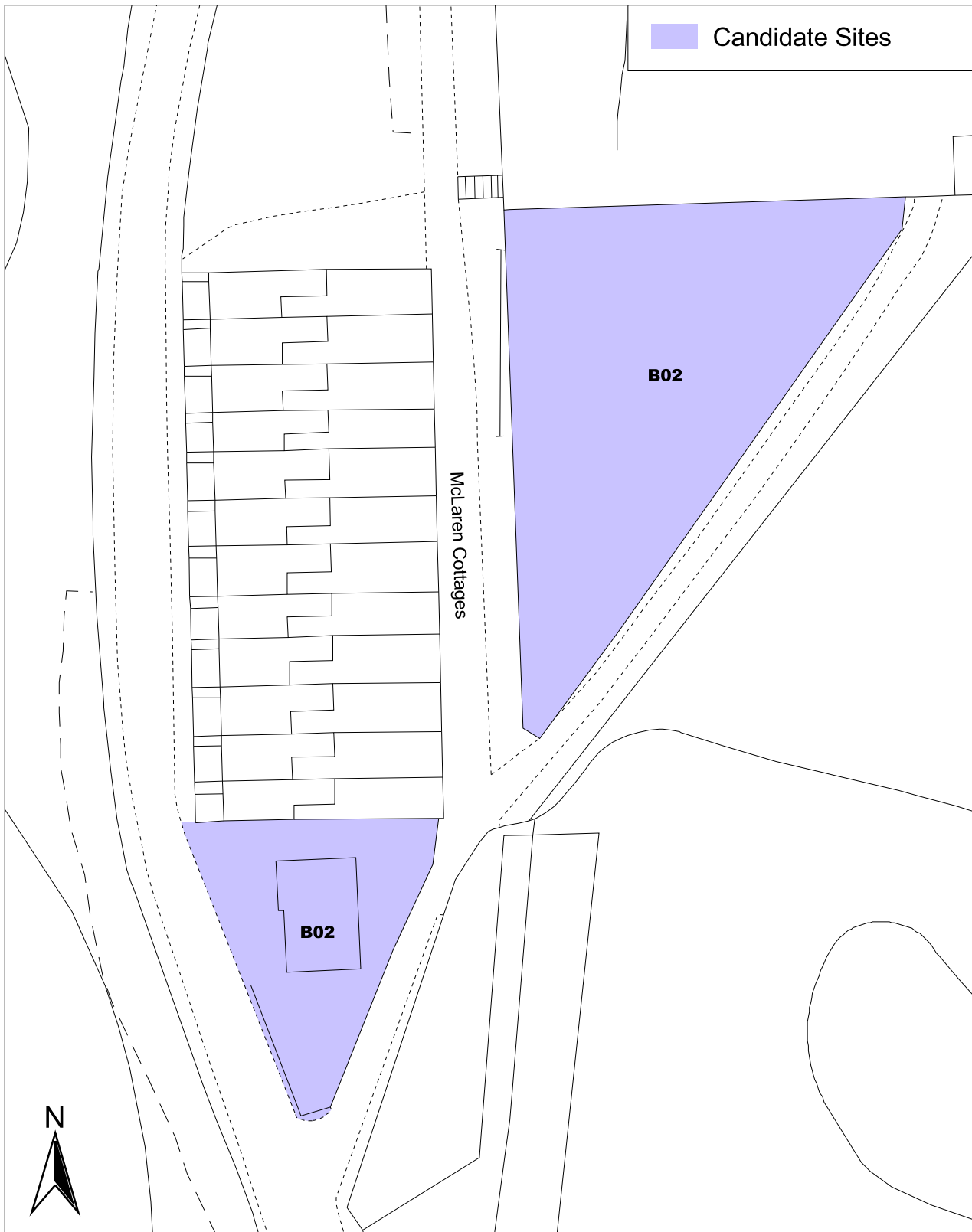
Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites



Moriah Ward - Site Reference - B02



0 10 20 30 40 Meters

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

Provisional LDP Candidate Site Assessment Summary

Site Reference: B17 **Site Description:** Maerdy Crossing

Settlement: Rhymney **Ward:** Moriah

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 acceptable - wooded embankment within the site should be retained.

Highways Conclusions

Site is suitable, subject to boundary wall being demolished to give adequate visibility and footway width.

Environmental Health

Additional Comments

Site has planning permission.

Is the site acceptable for further consideration? Yes

Justification

Past planning history identified residential acceptable subject to wooded embankment being retained.

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

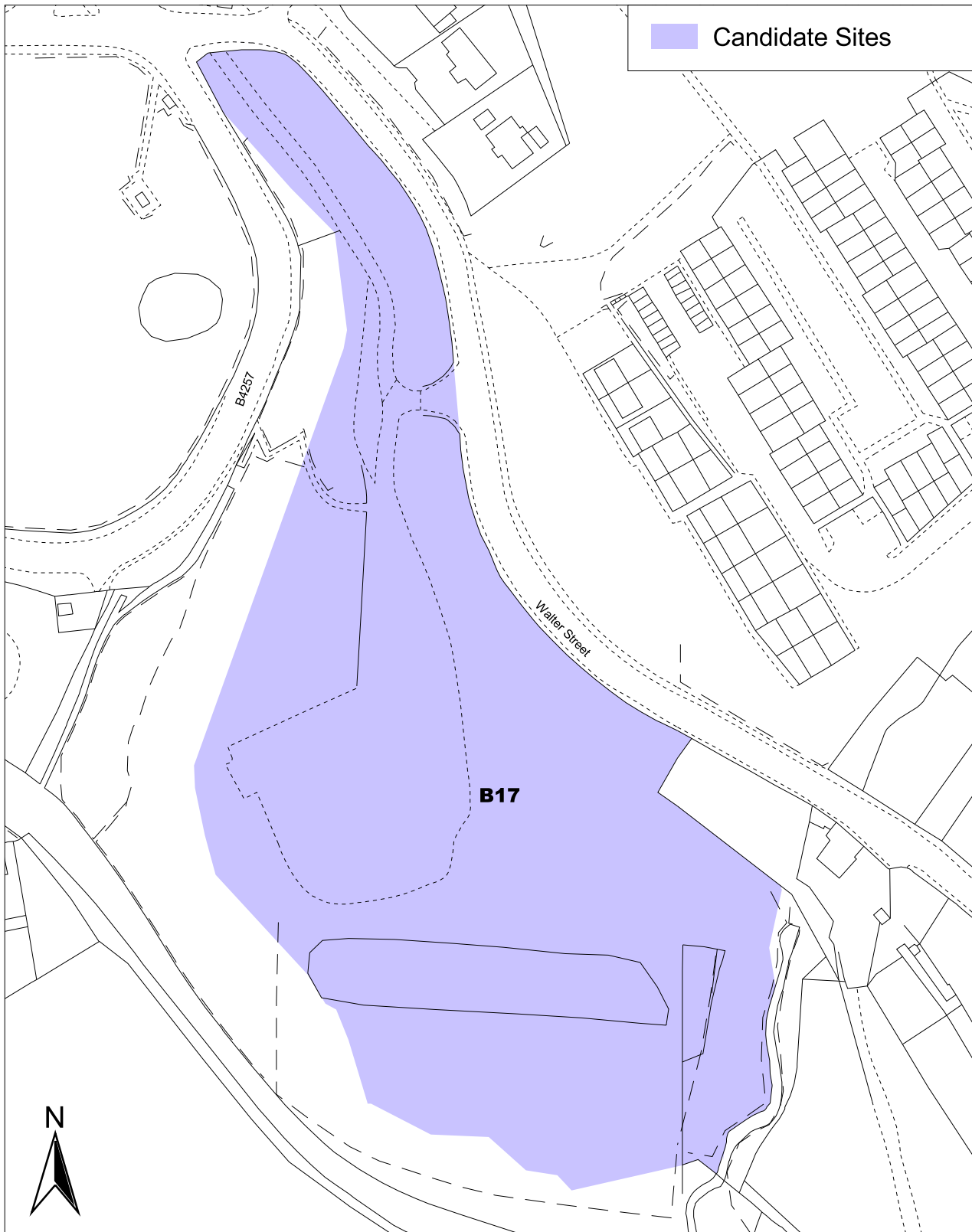
Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites



Moriah Ward - Site Reference - B17



0 20 40 60 80 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: D34 **Site Description:** Land opposite Carn-y-tyla Terrace

Settlement: Abertysswg **Ward:** Moriah

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 worthy of TPO and hedgerows, which should be retained. Records of bats nearby

Highways Conclusions

(DRAFT) Site is suitable for residential development with preferred access at northwestern edge of site.

Environmental Health

Site is suitable for intended purpose.

Additional Comments

See E265 Site is subject to a current planning application for residential development

Is the site acceptable for further consideration? Yes

Justification

Site is suitable subject to the required surveys being undertaken as it has few constraints and is subject to a current planning application

Subject to the results of the following:

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

Accordance with Strategies

None UDP Urban Containment
Sustainable Growth Preferred Strategy

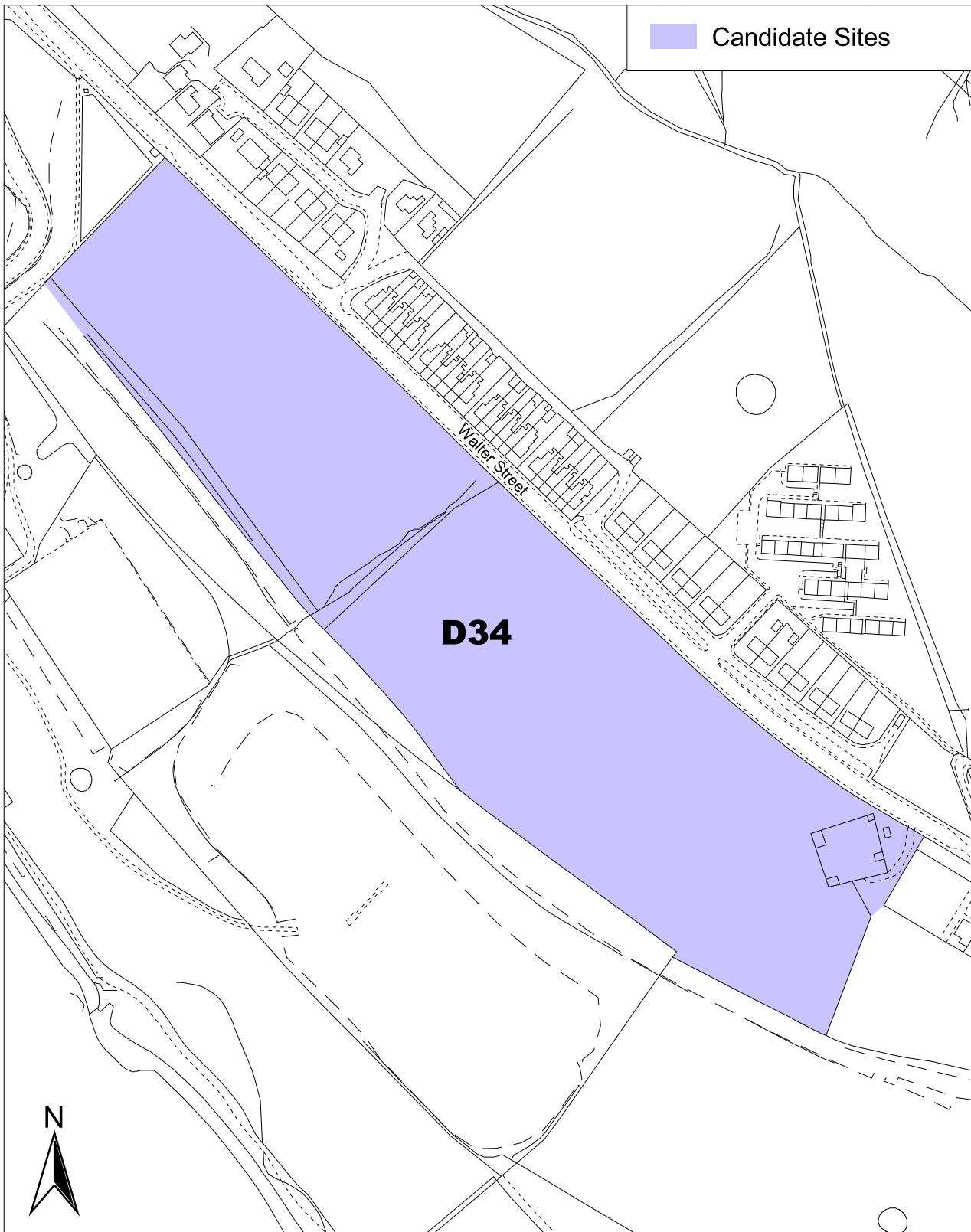
Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites



Moriah Ward - Site Reference - D34



0 50 100 150 Meters

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

Provisional LDP Candidate Site Assessment Summary

Site Reference: D35 **Site Description:** Land adjacent to Alexander Street and Glyn Street

Settlement: Abertysswg **Ward:** Moriah

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 suitable. Development of this site presents an ideal opportunity for biodiversity enhancement.

Highways Conclusions

(DRAFT) Site is suitable for residential development with access along Alexander Street, subject to increase in traffic being acceptable and acquiring a strip of land to allow access between Alexander Street and site.

Environmental Health

Additional Comments

See E225

Is the site acceptable for further consideration? Yes

Justification

Site has few constraints and would be a sensible extension to the settlement subject to the results of the required surveys

Subject to the results of the following:

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

Accordance with Strategies

None UDP Urban Containment
Sustainable Growth Preferred Strategy

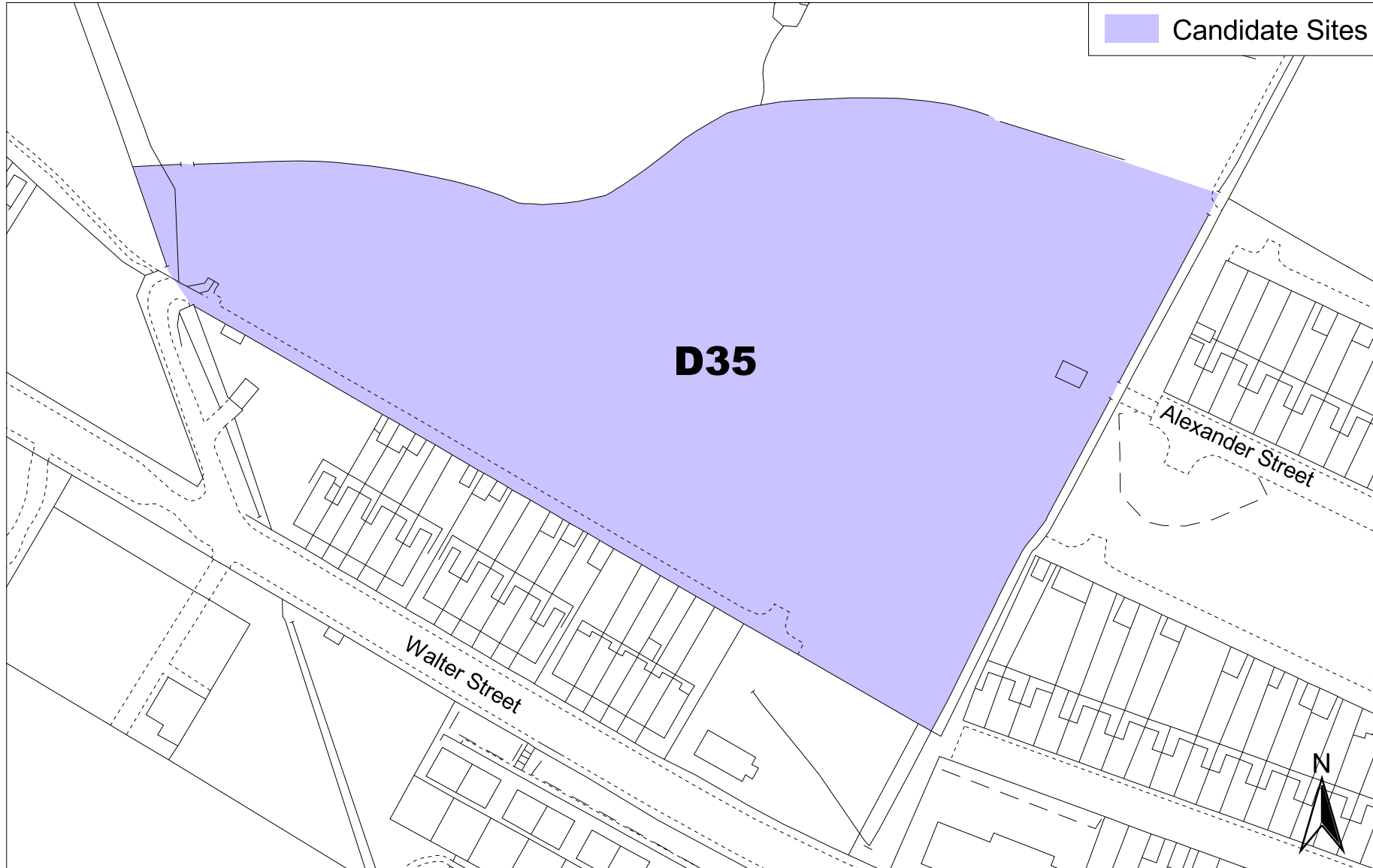
Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites



Moriah Ward - Site Reference - D35



0 20 40 60 Meters

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

Provisional LDP Candidate Site Assessment Summary

Site Reference: D36 **Site Description:** Land opposite Arthurs Street

Settlement: Abertysswg **Ward:** Moriah

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 should be retained to reduce landscape impact of the development. However, need to determine whether there is a natural boundary to split the site as requested.

Highways Conclusions

Acceptable subject to third party land. Access off north of Arthur Street would need to be widened.

Environmental Health

Additional Comments

See E38

Is the site acceptable for further consideration? Yes

Justification

Site is suitable, although development should be controlled to minimise landscape impact 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

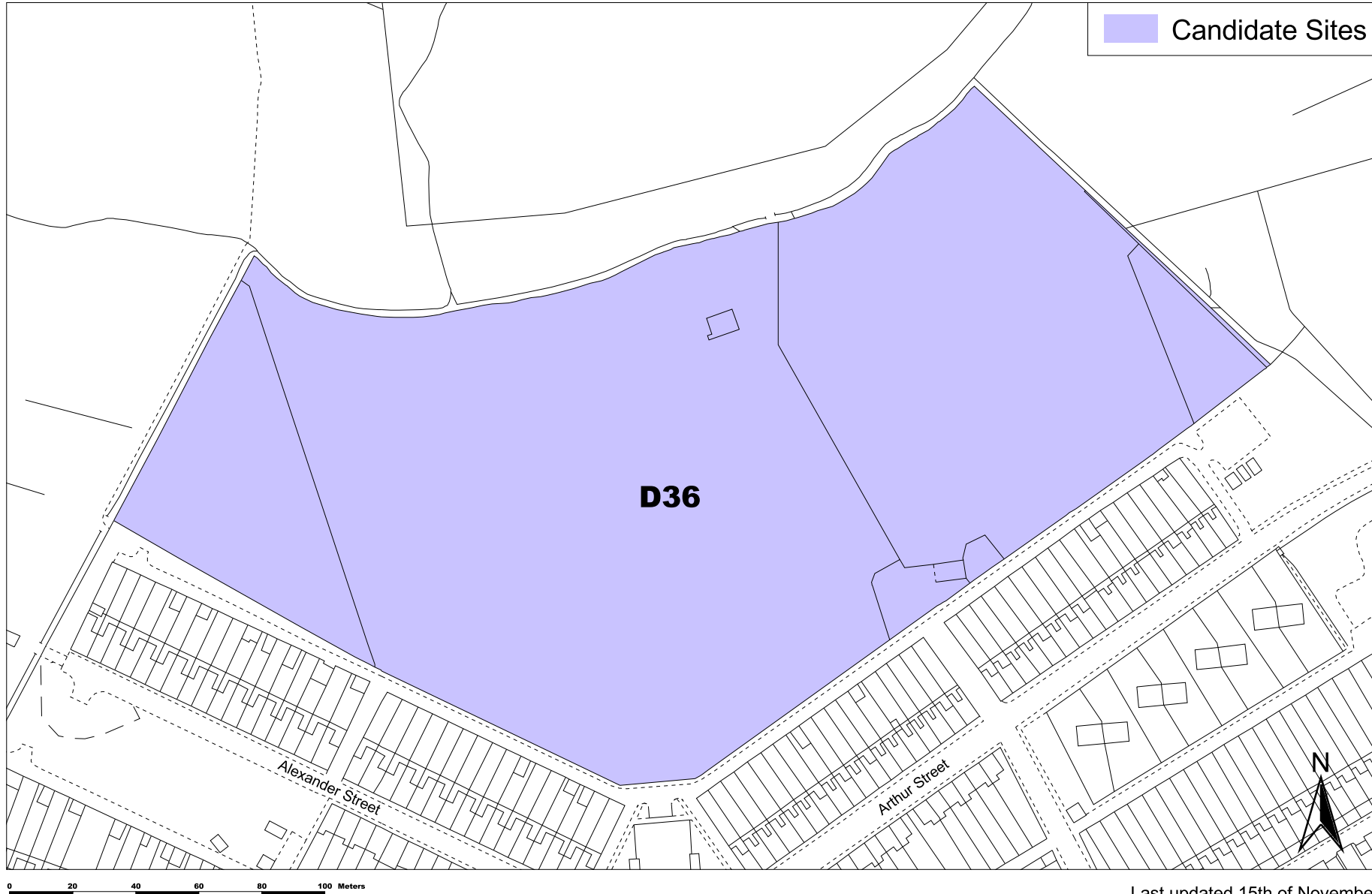
Conformity with components of preferred strategy

Opportunities 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



Moriah Ward - Site Reference - D36



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

Last updated 15th of November 2006

Provisional LDP Candidate Site Assessment Summary

Site Reference: E38 **Site Description:** Land adjacent to Arthur Street

Settlement: Abertysswg **Ward:** Moriah

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. Development of whole site would constitute unacceptable erosion into countryside and should therefore only be permitted where the site adjoins the existing settlement. Contains hedgerows. Potential for nesting birds and bats.

Highways Conclusions

The site is suitable for its intended purpose, subject to adequate access being provided, which will involve the purchase of Third Party land. A TIA will also be required to assess the increase in traffic along Arthur Street and The Green.

Environmental Health

Site suitable for intended purpose.

Additional Comments

Is the site acceptable for further consideration? Yes

Justification

Site is suitable, although development should be controlled to minimise landscape impact 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

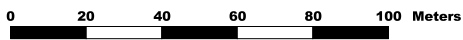
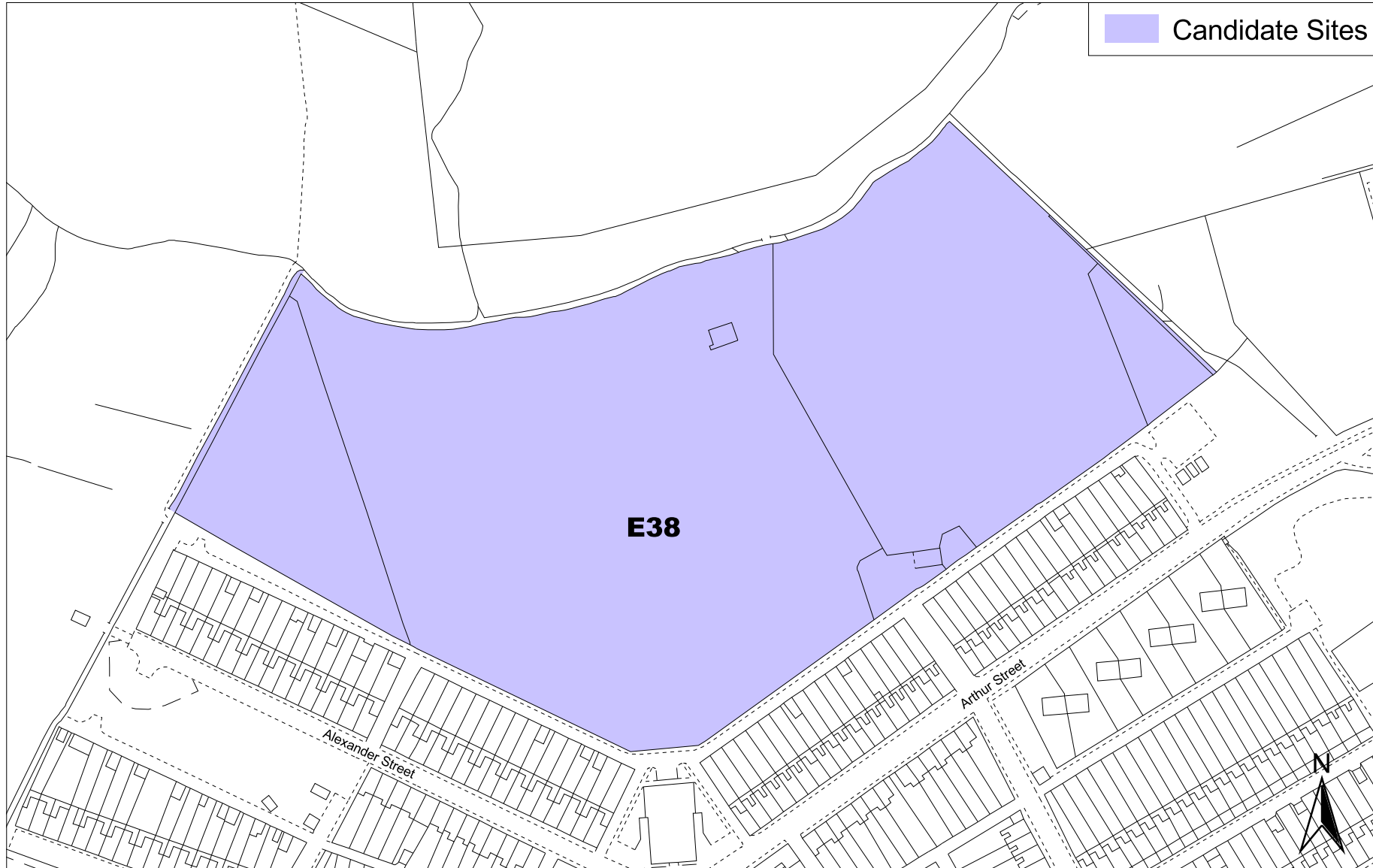
Conformity with components of preferred strategy

Opportunities 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



Moriah Ward - Site Reference - E38



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

Provisional LDP Candidate Site Assessment Summary

Site Reference: E225 **Site Description:** Land adjacent to Alexander Street and Glyn Street

Settlement: Abertysswg **Ward:** Moriah

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 suitable. No significant biodiversity constraints.

Highways Conclusions

(DRAFT) Site is suitable for residential development with access via Alexander Street but subject to crossing/acquisition of third party land.

Environmental Health

Site is suitable for intended purpose.

Additional Comments

See D35

Is the site acceptable for further consideration? Yes

Justification

Site has few constraints and would be a sensible extension to the settlement subject to the results of the required surveys

Subject to the results of the following:

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

Accordance with Strategies

None UDP Urban Containment
Sustainable Growth Preferred Strategy

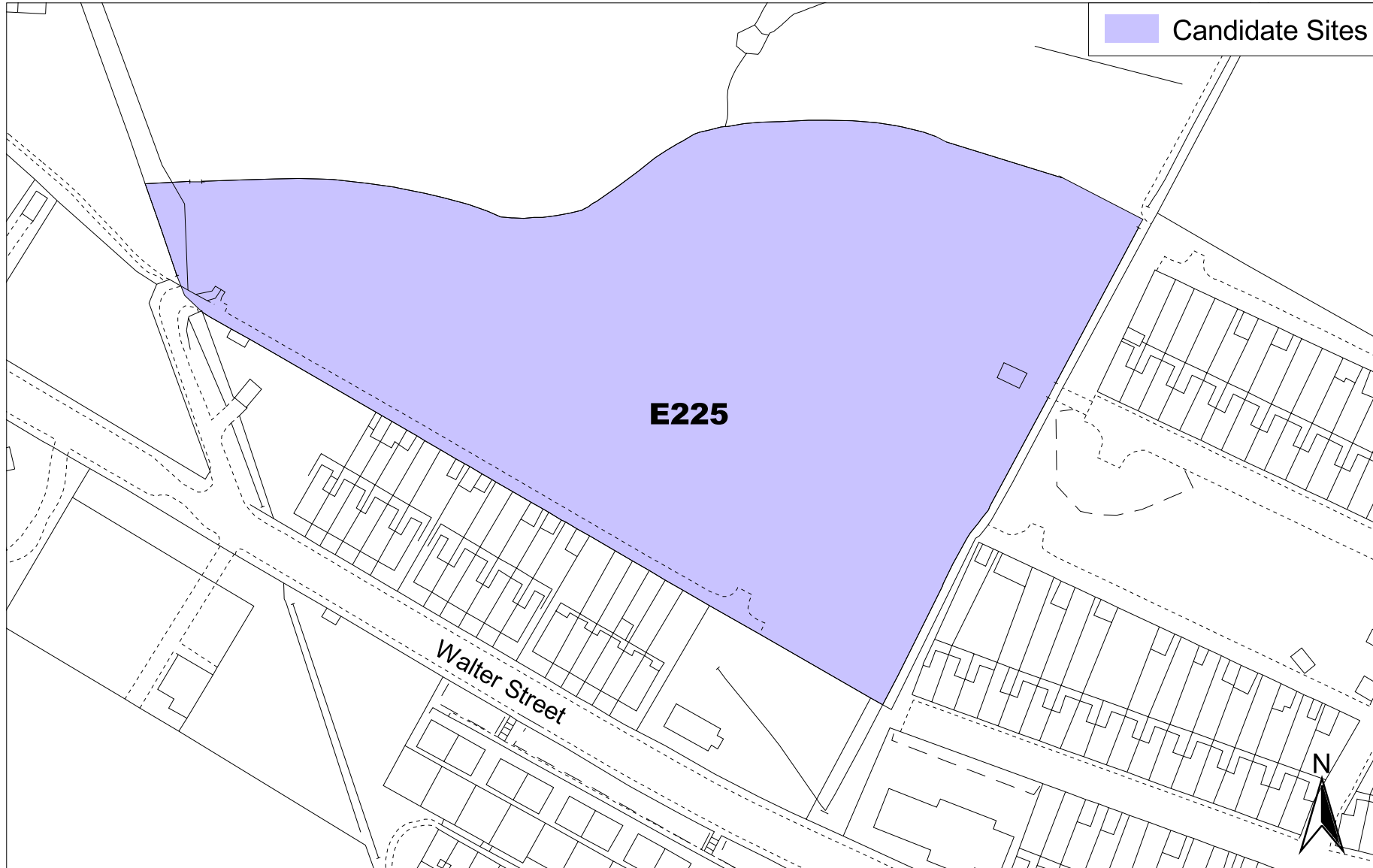
Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites



Moriah Ward - Site Reference - E225



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Provisional LDP Candidate Site Assessment Summary

Site Reference: E265 **Site Description:** Land fronting Waun Terrace

Settlement: Abertysswg **Ward:** Moriah

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 and hedgerows which should be retained.

Highways Conclusions

(DRAFT) Site is suitable for residential development with preferred access at northwestern edge of site.

Environmental Health

Site is suitable for intended purpose.

Additional Comments

See D34

Is the site acceptable for further consideration? Yes

Justification

Site is suitable subject to the required surveys being undertaken as it has few constraints and is subject to a current planning application

Subject to the results of the following:

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

Accordance with Strategies

None UDP Urban Containment
Sustainable Growth Preferred Strategy

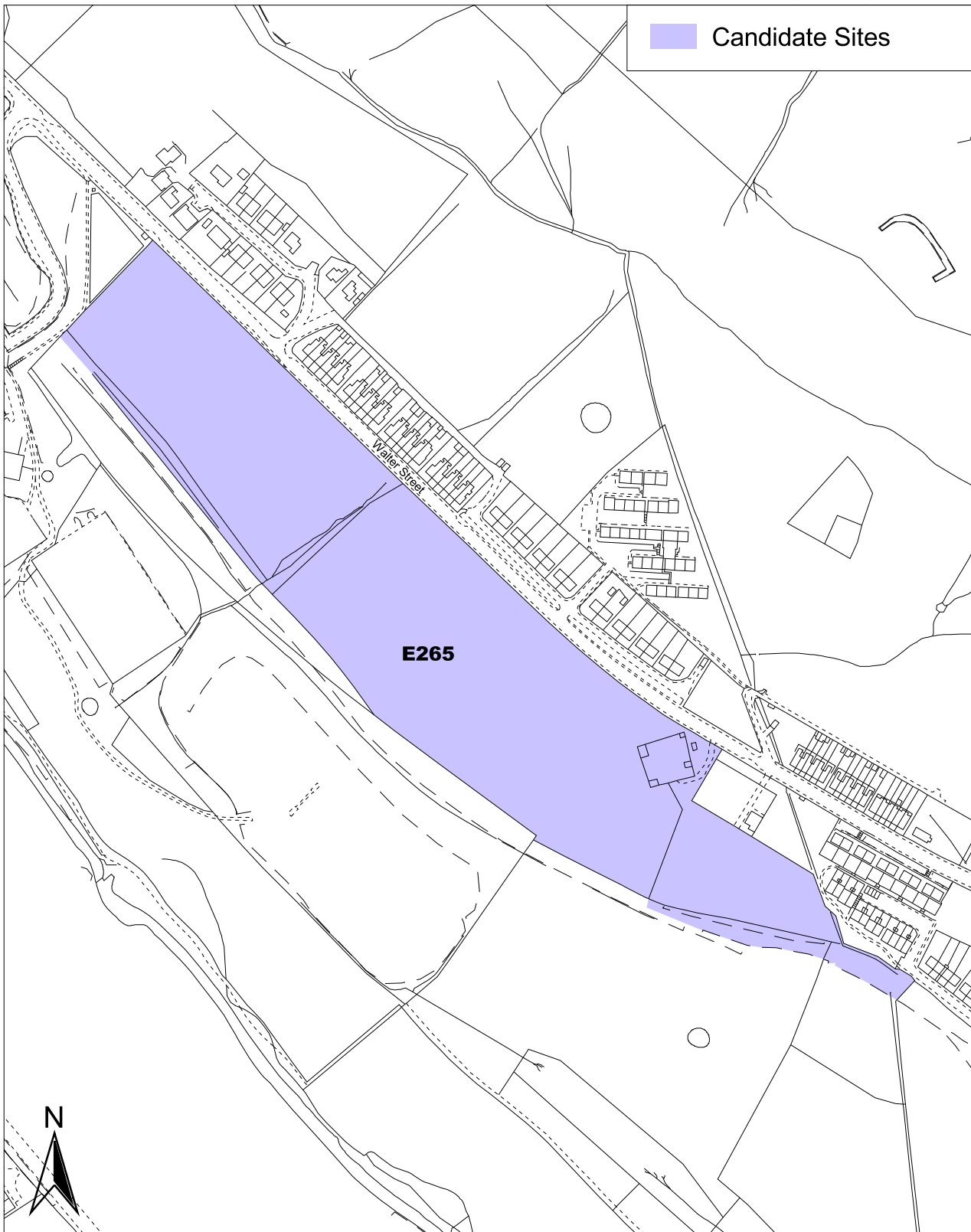
Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites



Moriah Ward - Site Reference - E265



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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: E268 **Site Description:** Land east of Mountbatten

Settlement: Rhymney **Ward:** Moriah

Planning Preferred Use:

Small Site **Comment if small site:** Too small - settlement boundary consideration

Has the site satisfied the Initial Planning Assessment? Not Assessed

Justification if site has not satisfied the Initial Planning Assessment

Site Assessment Conclusions

Countryside Conclusions

Highways Conclusions

Environmental Health

Additional Comments

Is the site acceptable for further consideration?

Justification

Subject to the results of the following:

Accordance with Strategies

None UDP Urban Containment
Sustainable Growth Preferred Strategy

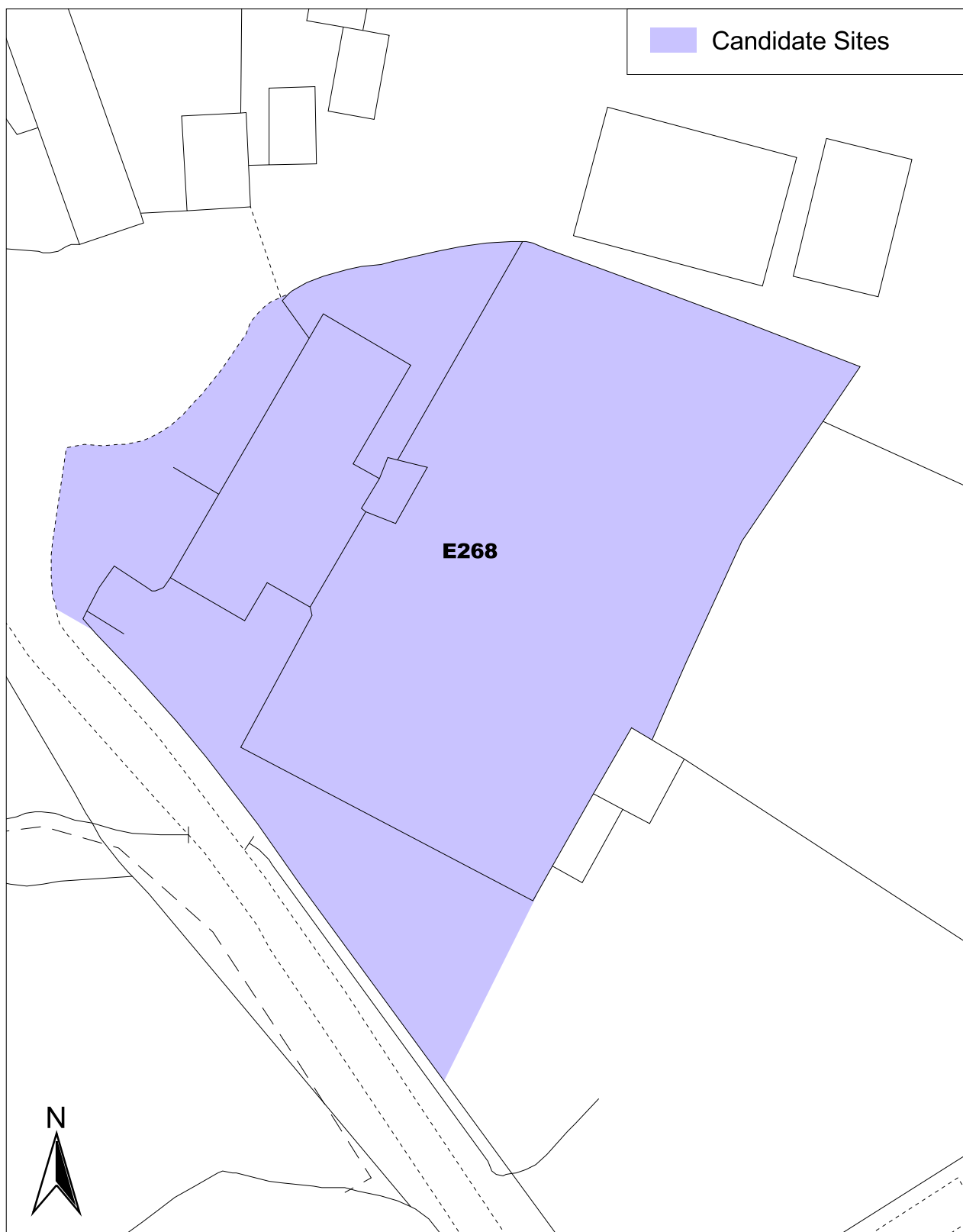
Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites



Moriah Ward - Site Reference - E268



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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: E377 **Site Description:** Land west of the Gnoll

Settlement: Rhymney **Ward:** Moriah

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. Adjoins low density residential development and may be considered as an extension to the settlement boundary. However, extension beyond the site would be regarded as encroachment into the countryside.

Highways Conclusions

(DRAFT) Site not suitable. Too many constraints in terms of providing access as access is off an unmade track and culvert at lower end is prone to flooding.

Environmental Health

Further information required - ground contamination investigation

Additional Comments

Is the site acceptable for further consideration? No

Justification

Site is not considered to be a natural extension to the settlement and does not reflect the existing settlement pattern of the area and site is constrained meaning access cannot be provided.

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

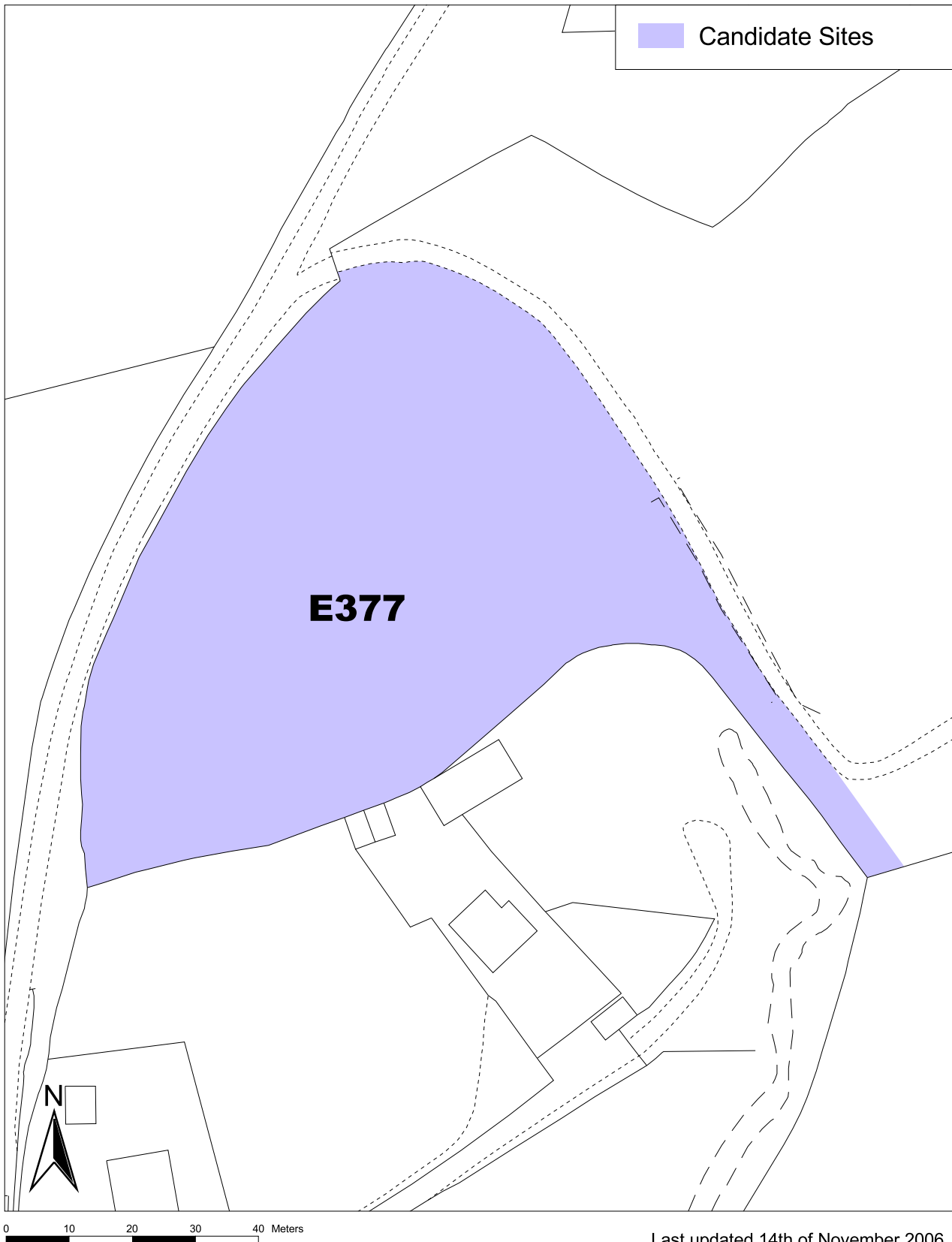
Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites



Moriah Ward - Site Reference - E377



Last updated 14th of November 2006

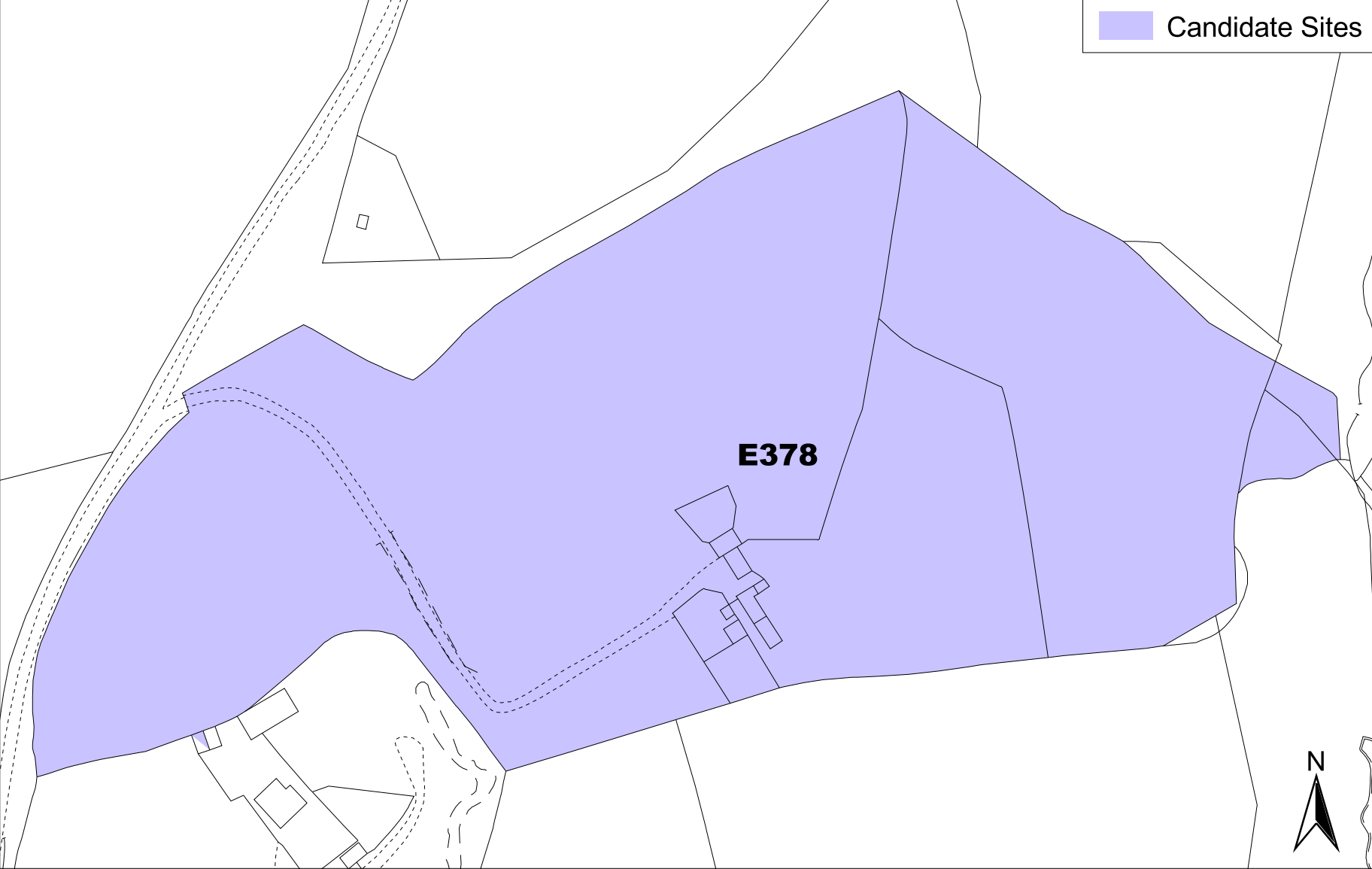
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Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, 100025372, 2006.

Caerphilly County Borough Local Development Plan Candidate Sites



Moriah Ward - Site Reference - E378



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Provisional LDP Candidate Site Assessment Summary

Site Reference: E379 **Site Description:** Land to the rear of Benjamin Court

Settlement: Rhymney **Ward:** Moriah

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. Development of part of site considered encroachment into countryside and should be prevented. Field boundaries comprising hedgerows and dry stone walls should be retained.

Highways Conclusions

(DRAFT) Site suitable. Access can be provided off T-junction in Benjamin Court.

Environmental Health

Site suitable for intended purpose.

Additional Comments

Is the site acceptable for further consideration? Yes

Justification

Site is suitable with few ecological or highways constraints, although development should be restricted to reduce impact on the hillside.

Subject to the results of the following:

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

Accordance with Strategies

None UDP Urban Containment
Sustainable Growth Preferred Strategy

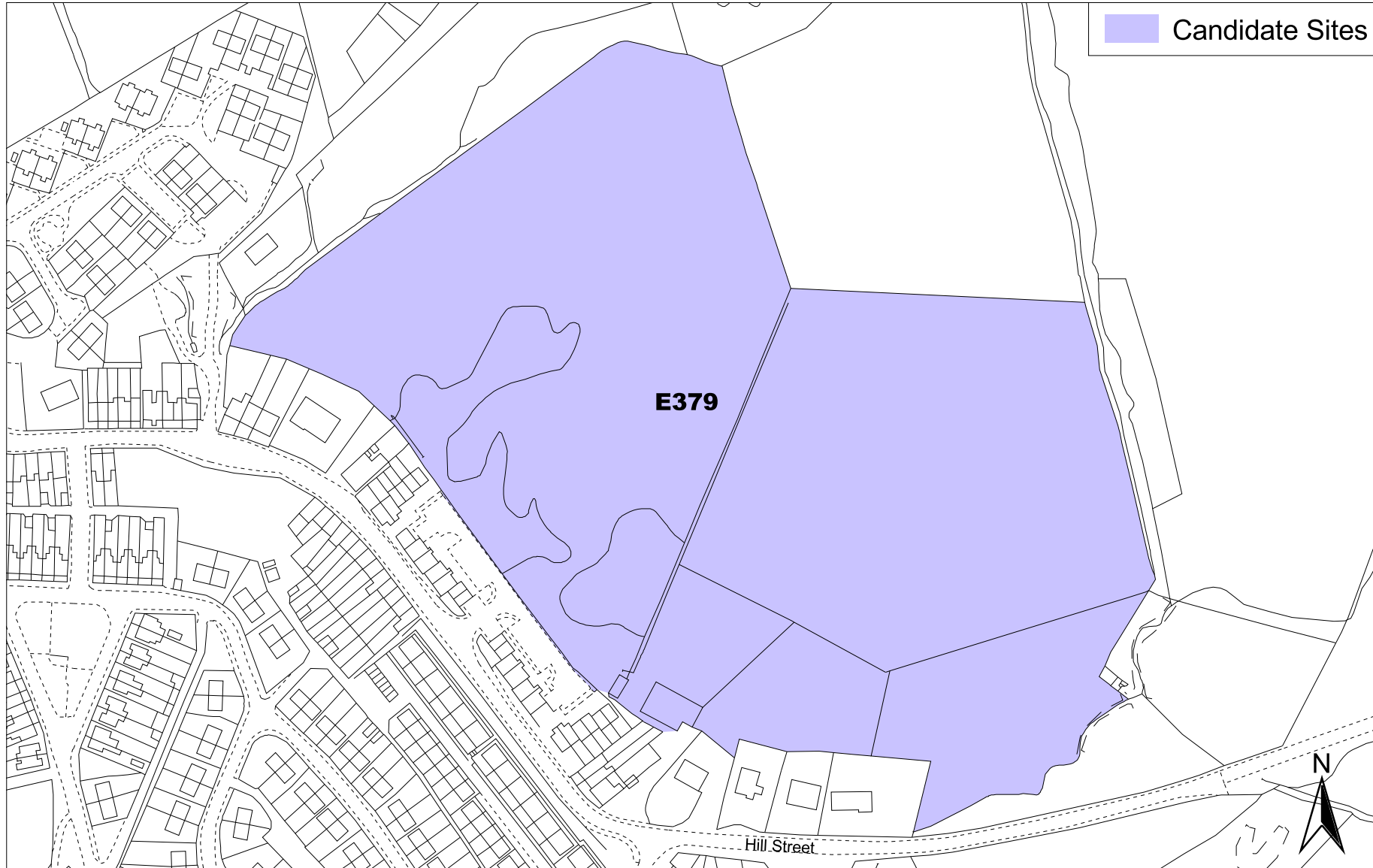
Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites



Moriah Ward - Site Reference - E379



0 20 40 60 80 100 120 140 Meters

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

Provisional LDP Candidate Site Assessment Summary

Site Reference: E380 **Site Description:** Land to rear of Benjamin Court and Hill Street

Settlement: Rhymney **Ward:** Moriah

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 adjoins the settlement but extends beyond what would be seen as natural extension due to its size.

Site Assessment Conclusions

Countryside Conclusions

Highways Conclusions

Environmental Health

Additional Comments

Is the site acceptable for further consideration?

Justification

Subject to the results of the following:

Accordance with Strategies

None UDP Urban Containment
Sustainable Growth Preferred Strategy

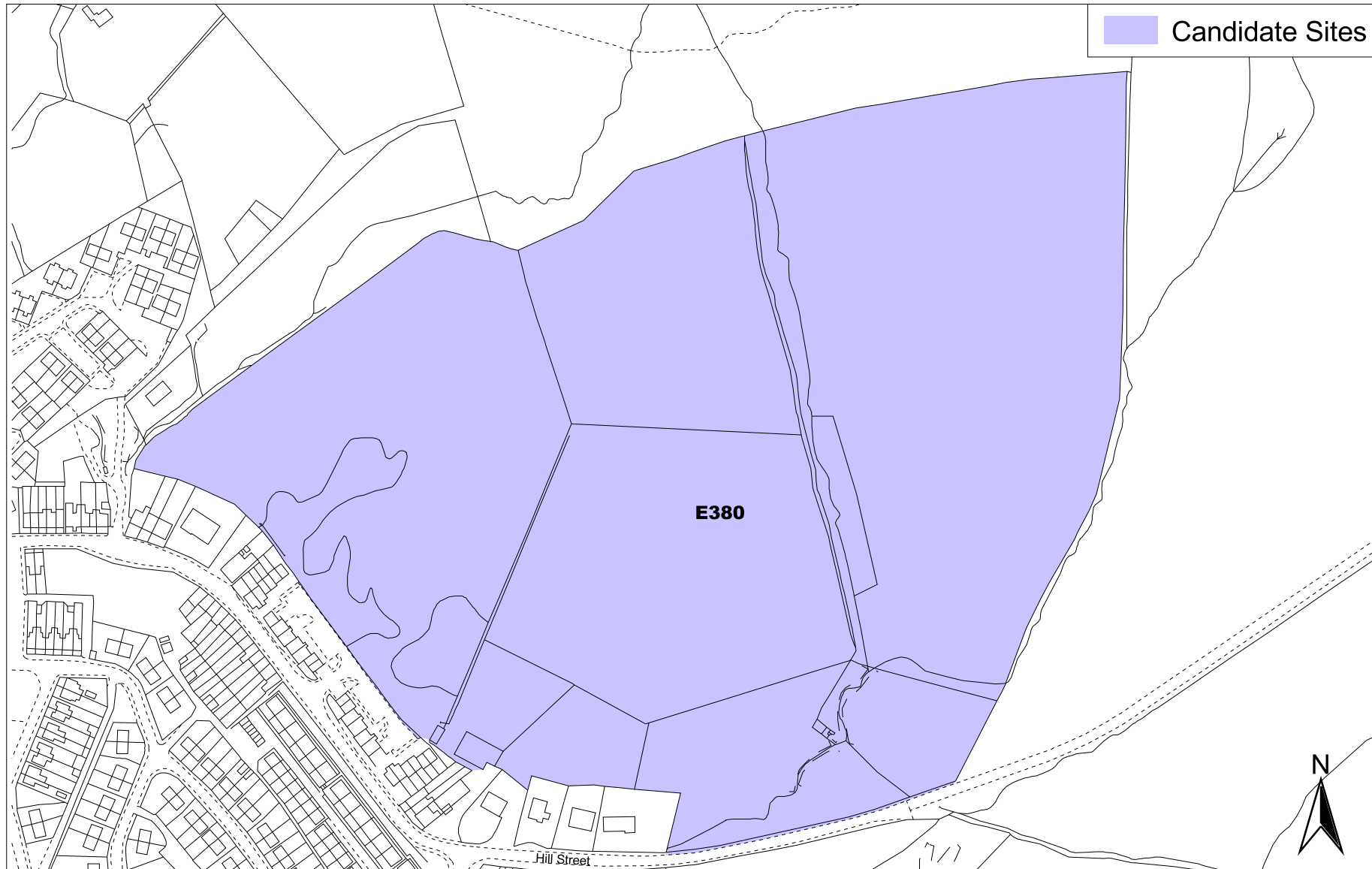
Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites



Moriah Ward - Site Reference - E380



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

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