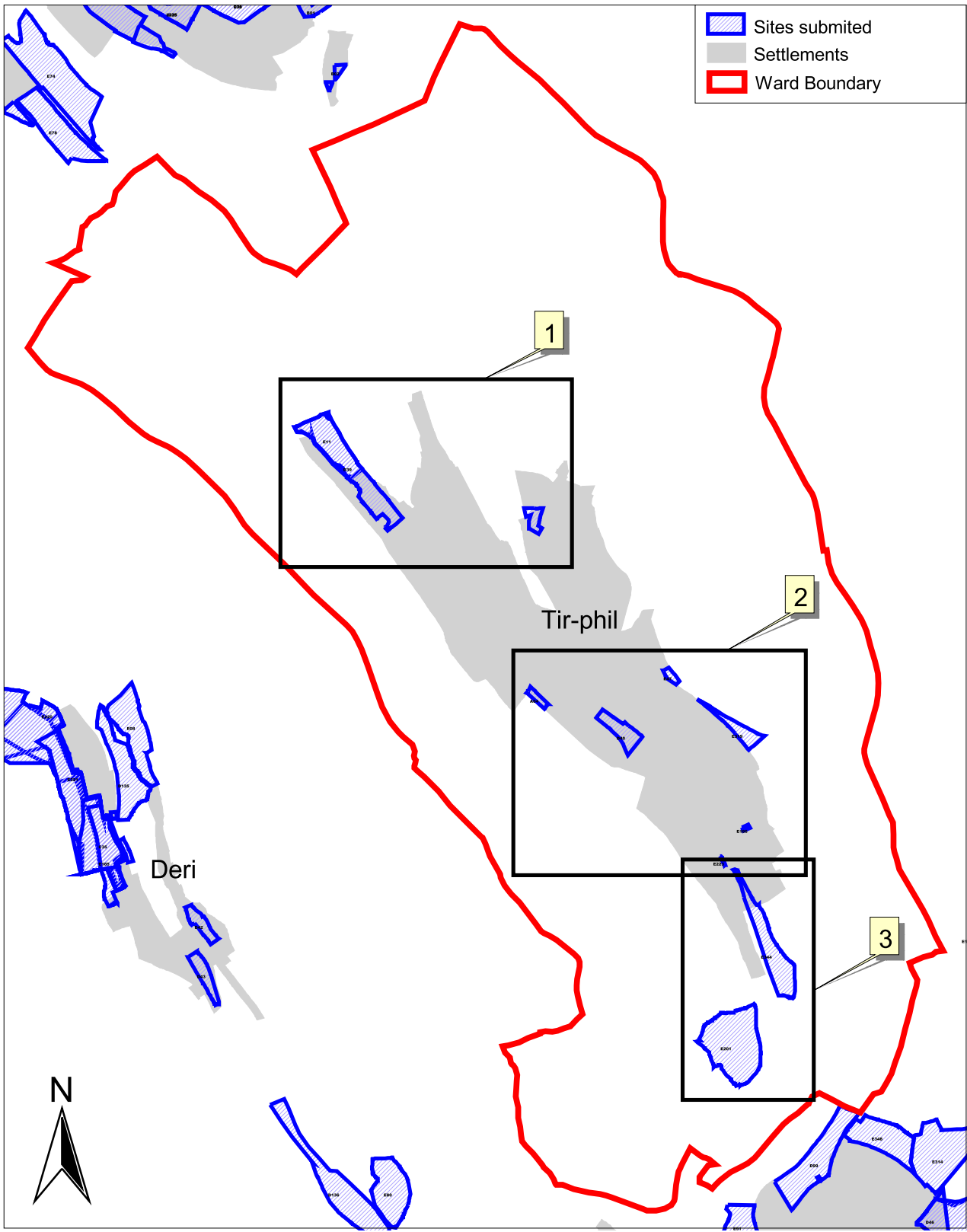


Caerphilly County Borough Local Development Plan Candidate Sites

New Tredegar Ward - Overview Plan



Last updated 28th of March 2007

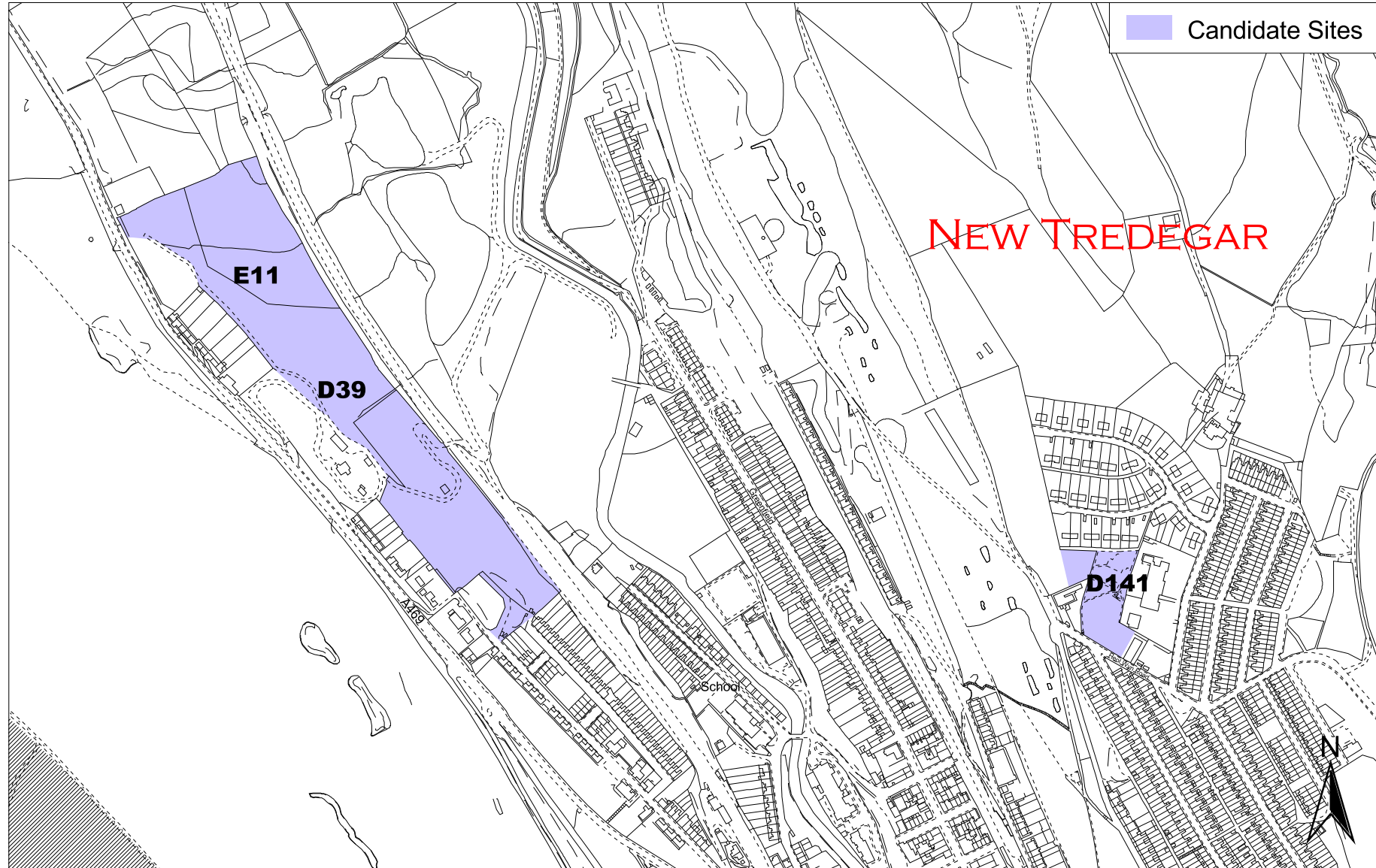
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Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, LA09004L, 2006.

Caerphilly County Borough Local Development Plan Candidate Sites

New Tredegar Ward - Plan 1 of 3



0 100 200 300 400 Meters

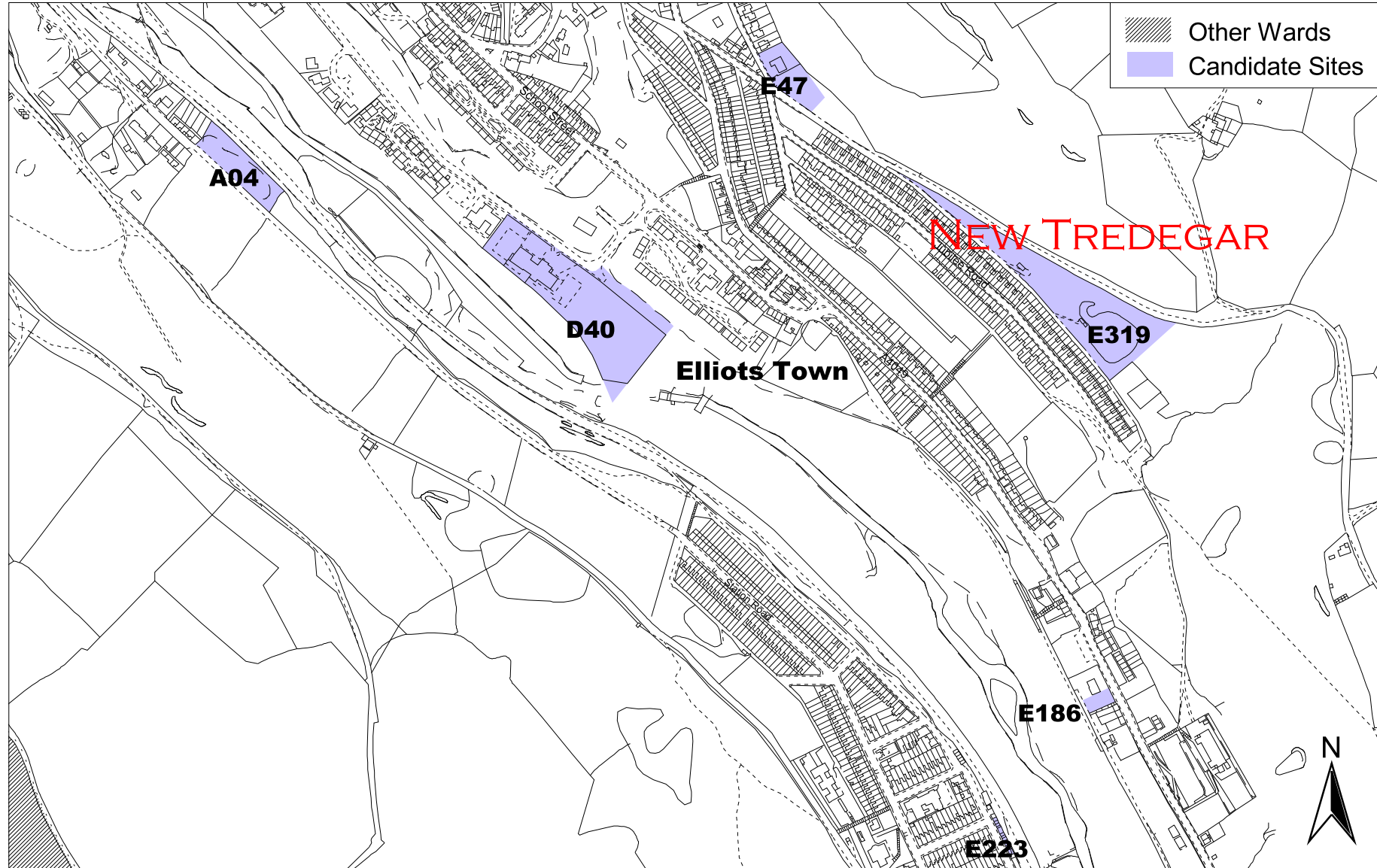
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Gall llyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, LA09004L, 2006.

Caerphilly County Borough Local Development Plan Candidate Sites



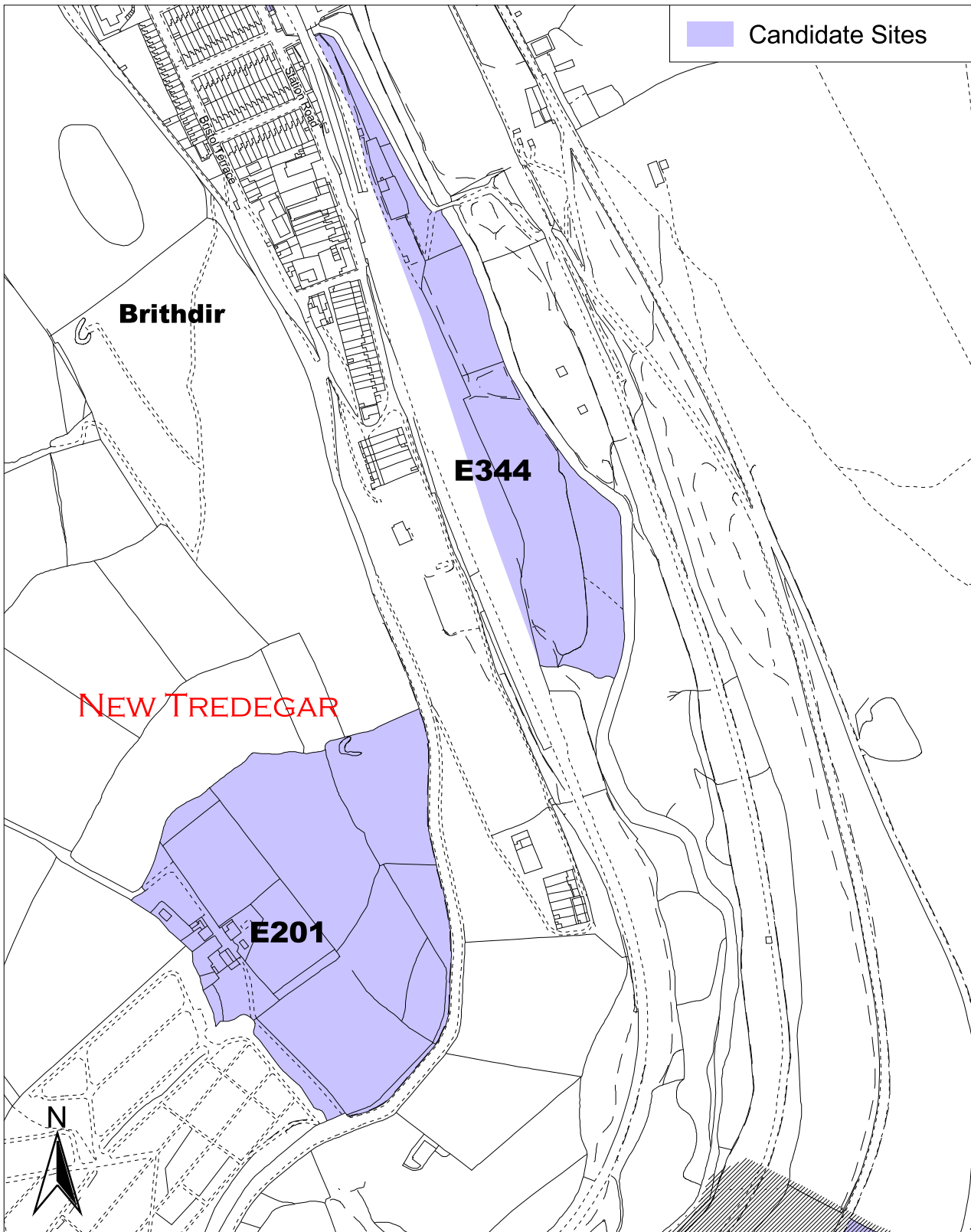
New Tredegar Ward - Plan 2 of 3



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

Caerphilly County Borough Local Development Plan Candidate Sites

New Tredegar Ward - Plan 3 of 3



0 100 200 300 Meters

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

Provisional LDP Candidate Site Assessment Summary

Site Reference: A04 **Site Description:** Heol Coed Cae

Settlement: Tirphil **Ward:** New Tredegar

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

Not acceptable - would require 3rd party land to provide acceptable visibility at the junction. Very steep bank from edge of road to plateau.

Environmental Health

Additional Comments

Is the site acceptable for further consideration? No

Justification

Site is not suitable as it would be difficult to provide access due to visibility problems and the steepness of the land.

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

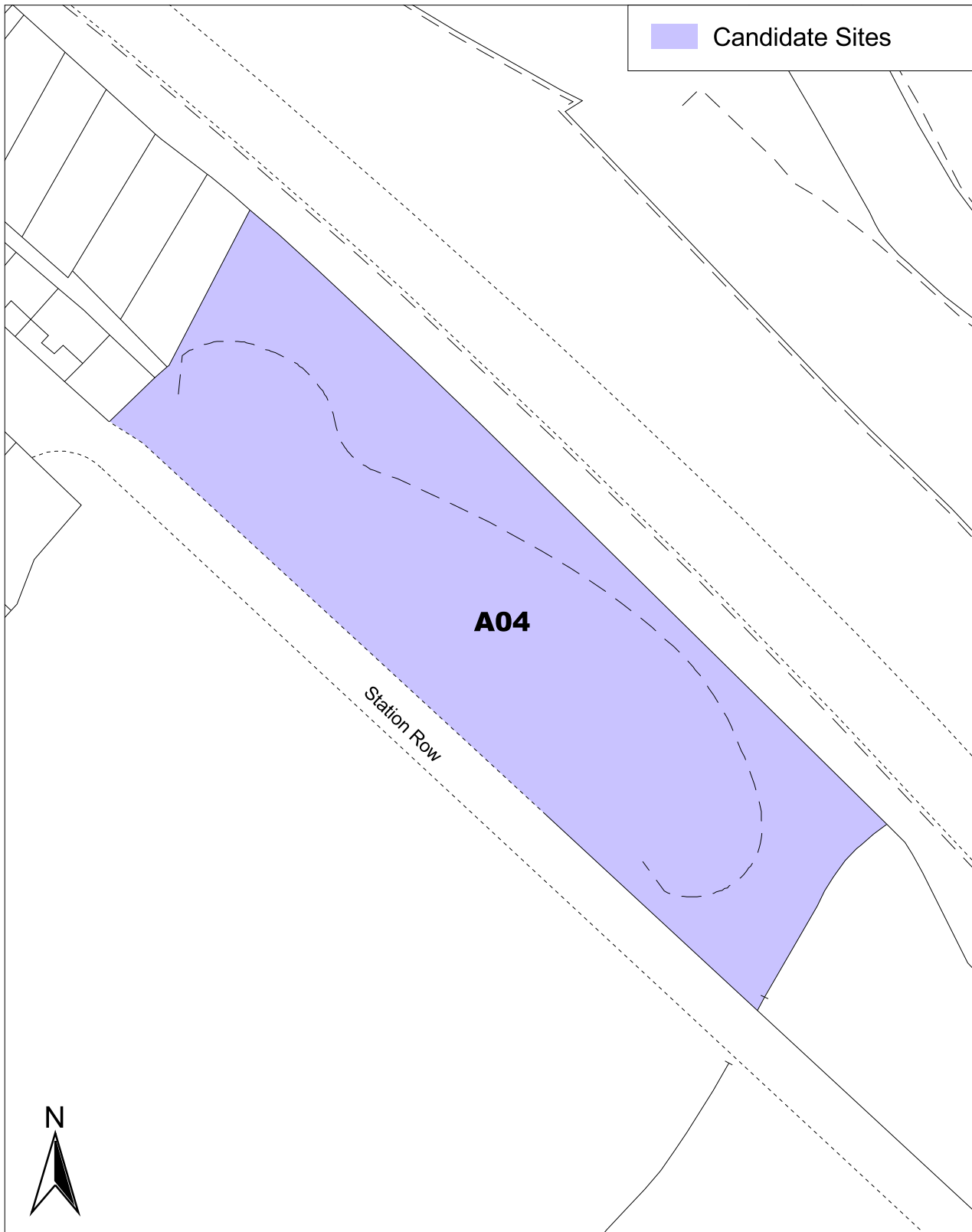
Conformity with components of preferred strategy

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



New Tradegar Ward - Site Reference - A04



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: D39 **Site Description:** Land at Graig Rhymney

Settlement: New Tredegar **Ward:** New Tredegar

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. Boundary should be amended to exclude woodland in north of site and other habitats and trees to enable their retention, or they should be identified within site allocation as constraints to development.

Highways Conclusions

Site suitable provided access is obtained from A4049 using access for Graig Rhymney Farm, as visibility is adequate although land will need to be acquired. An adequate footway would need to be provided along A469.

Environmental Health

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

Additional Comments

Southern part of the site has been granted planning permission for residential development

Is the site acceptable for further consideration? Yes

Justification

Only the southern part of the site, which has already been granted planning permission, is acceptable due to the ecological value of the northern 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, otter, dormouse, great crested newt).

Accordance with Strategies

None UDP Urban Containment
Sustainable Growth Preferred Strategy

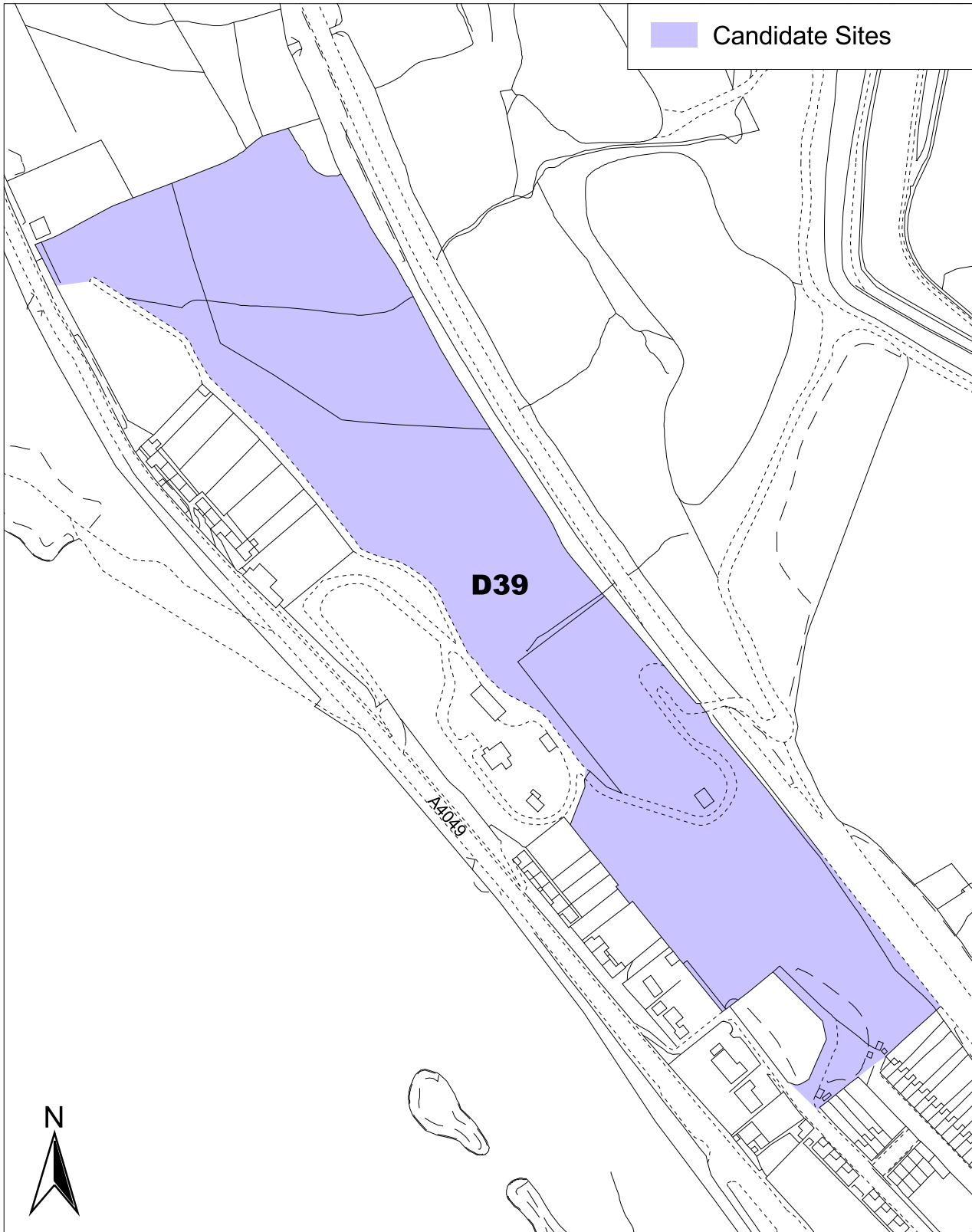
Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites



New Tradeagar Ward - Site Reference - D39



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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: D40 **Site Description:** Old School Site, Elliott Town

Settlement: New Tredegar **Ward:** New Tredegar

Planning Preferred Use: Leisure/Community Facilities

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. Buffer recommended along south western boundary to protect wooded area.

Highways Conclusions

Site is suitable, although it is currently being used as a playing field and car park for White Rose Primary.

Environmental Health

BS4142 noise assessment. Ground investigation for contaminated land.

Additional Comments

Subject to planning application no.P.03.0853.

Is the site acceptable for further consideration? Yes

Justification

Site is currently being used as a car park and playing field to serve the White Rose Primary and should be retained for this use.

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

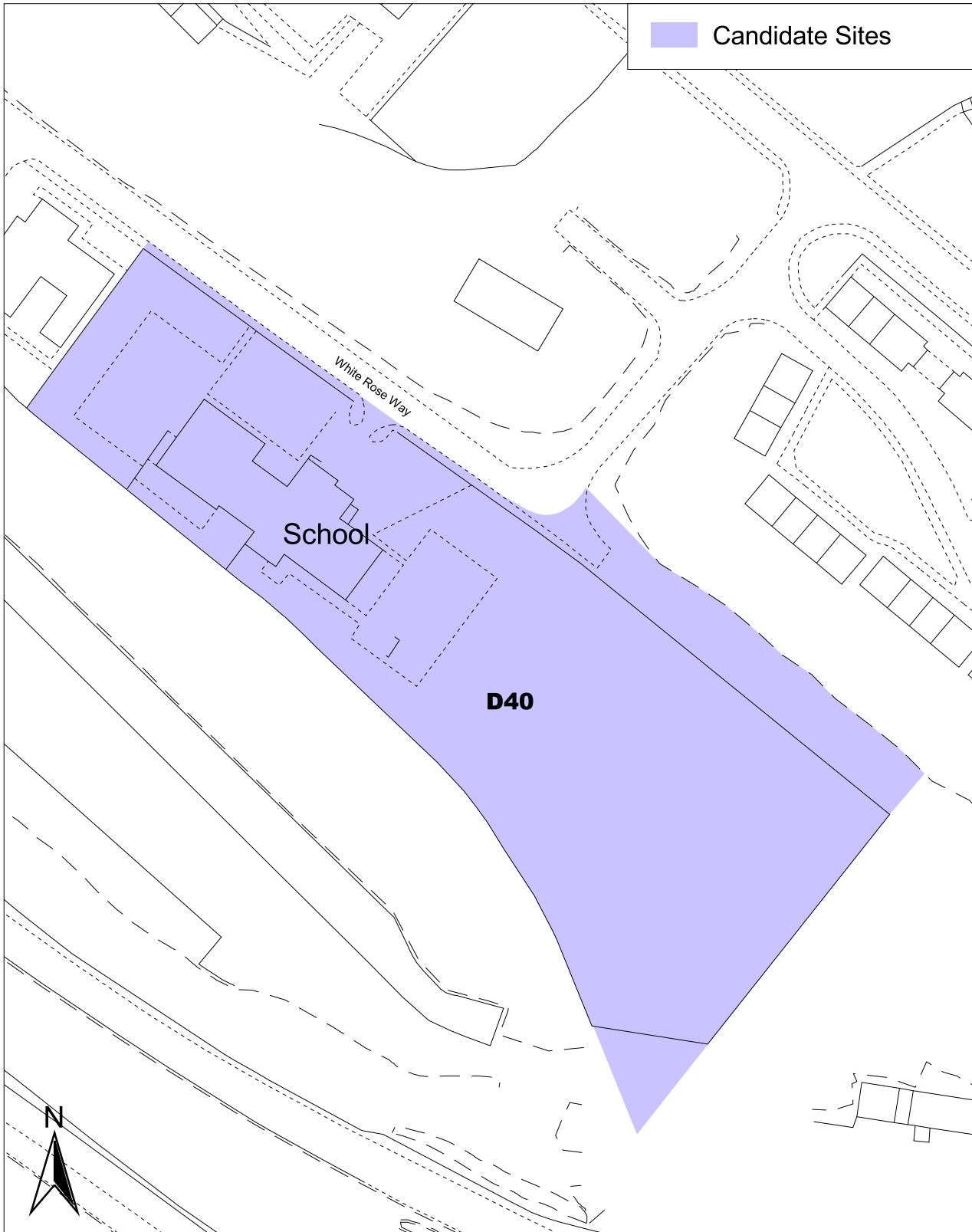
Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites



New Tradegar Ward - Site Reference - D40



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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: D141 **Site Description:** Land fronting South View Terrace

Settlement: New Tredegar **Ward:** New Tredegar

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

Site is suitable although front wall along Bedlwyn Road may need to be set back to increase visibility.

Environmental Health

Site suitable for intended purpose.

Additional Comments

Is the site acceptable for further consideration? Yes

Justification

Site would be a suitable brownfield development

Subject to the results of the following:

TIA.

Accordance with Strategies

None UDP Urban Containment
Sustainable Growth Preferred Strategy

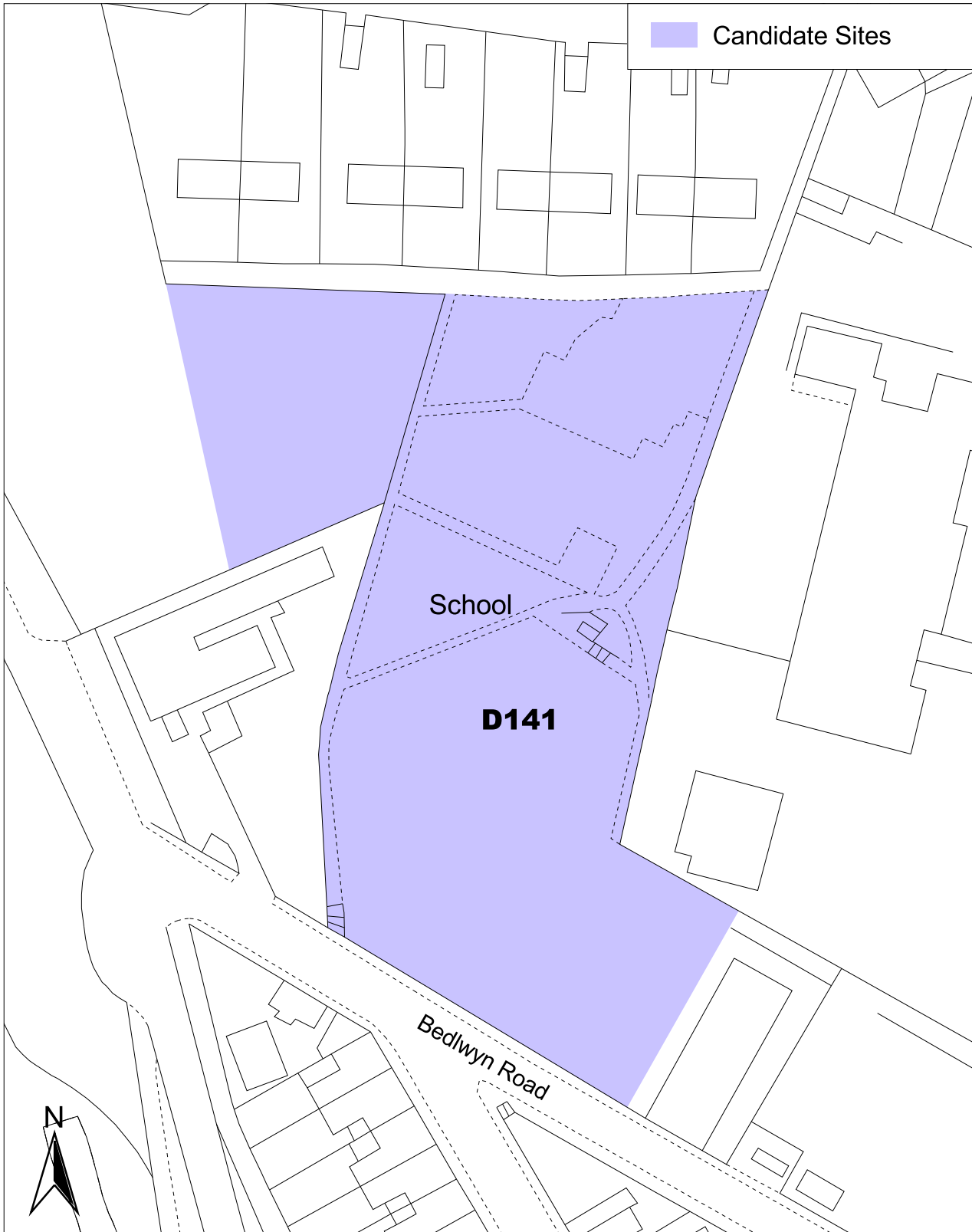
Conformity with components of preferred strategy

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



New Tradegar Ward - Site Reference - D141



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: E11 **Site Description:** Land north of Graig Rhymney Farm

Settlement: Tirphil **Ward:** New Tredegar

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 divorced from the main settlement and would be an unacceptable and massive enlargement of a very small scale linear extension of the main settlement.

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

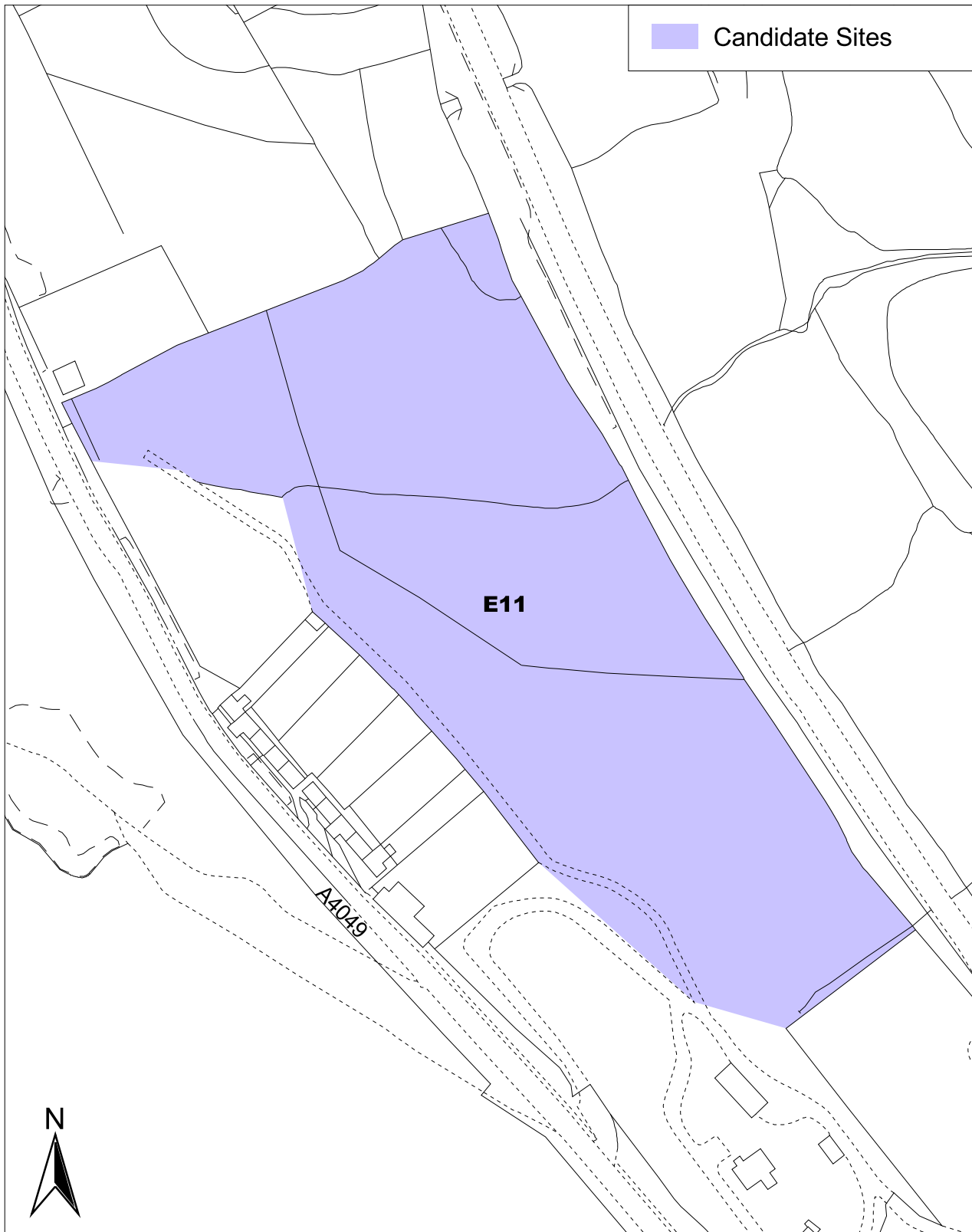
Conformity with components of preferred strategy

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



New Tradegar Ward - Site Reference - E11



0 20 40 60 80 100 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: E47 **Site Description:** Land adjacent to Bedwellty Road

Settlement: New Tredegar **Ward:** New Tredegar

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

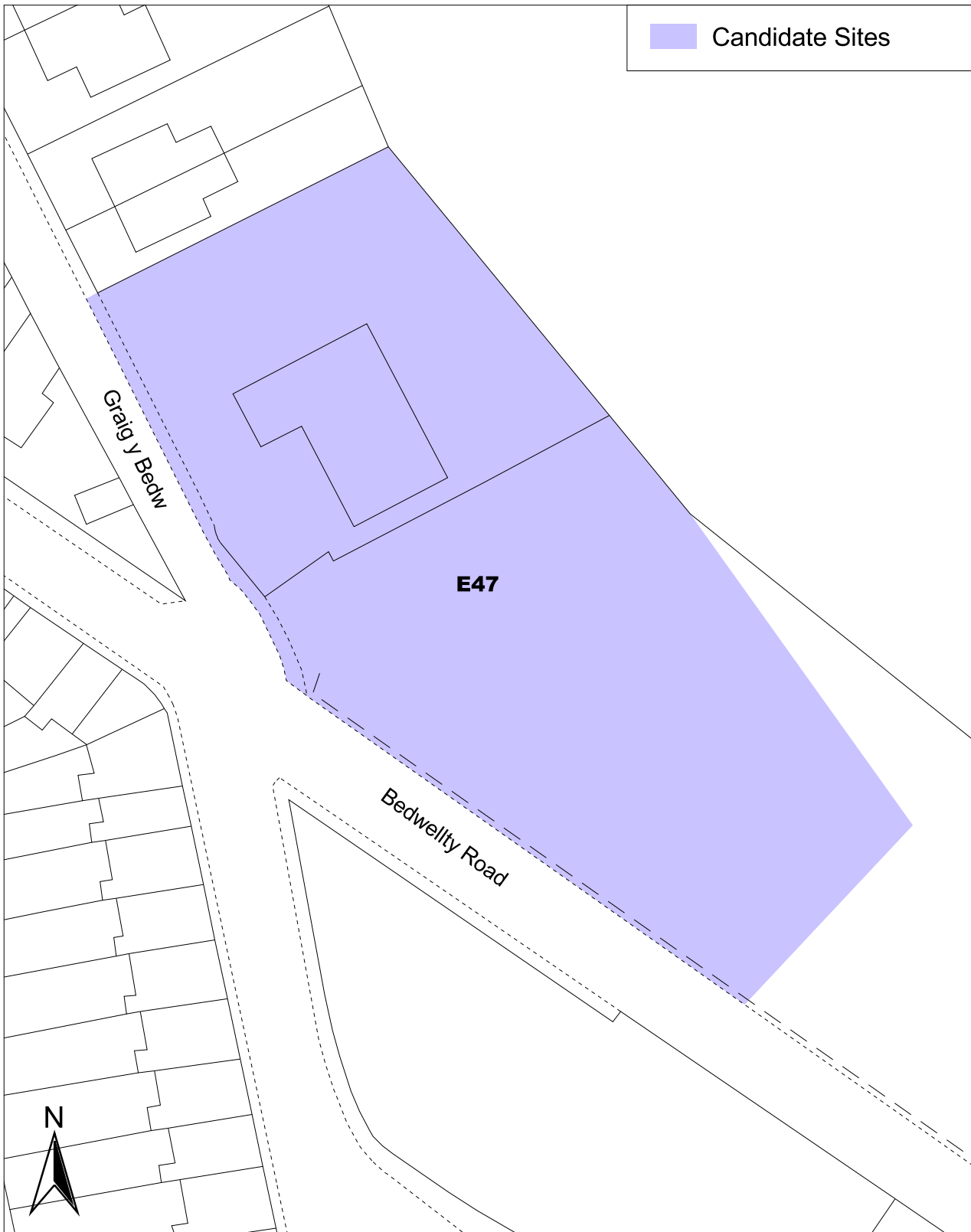
Conformity with components of preferred strategy

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



New Tradegar Ward - Site Reference - E47



0 5 10 15 20 25 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: E186 **Site Description:** Land adjacent to 22 Upper Road

Settlement: New Tredegar **Ward:** New Tredegar

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

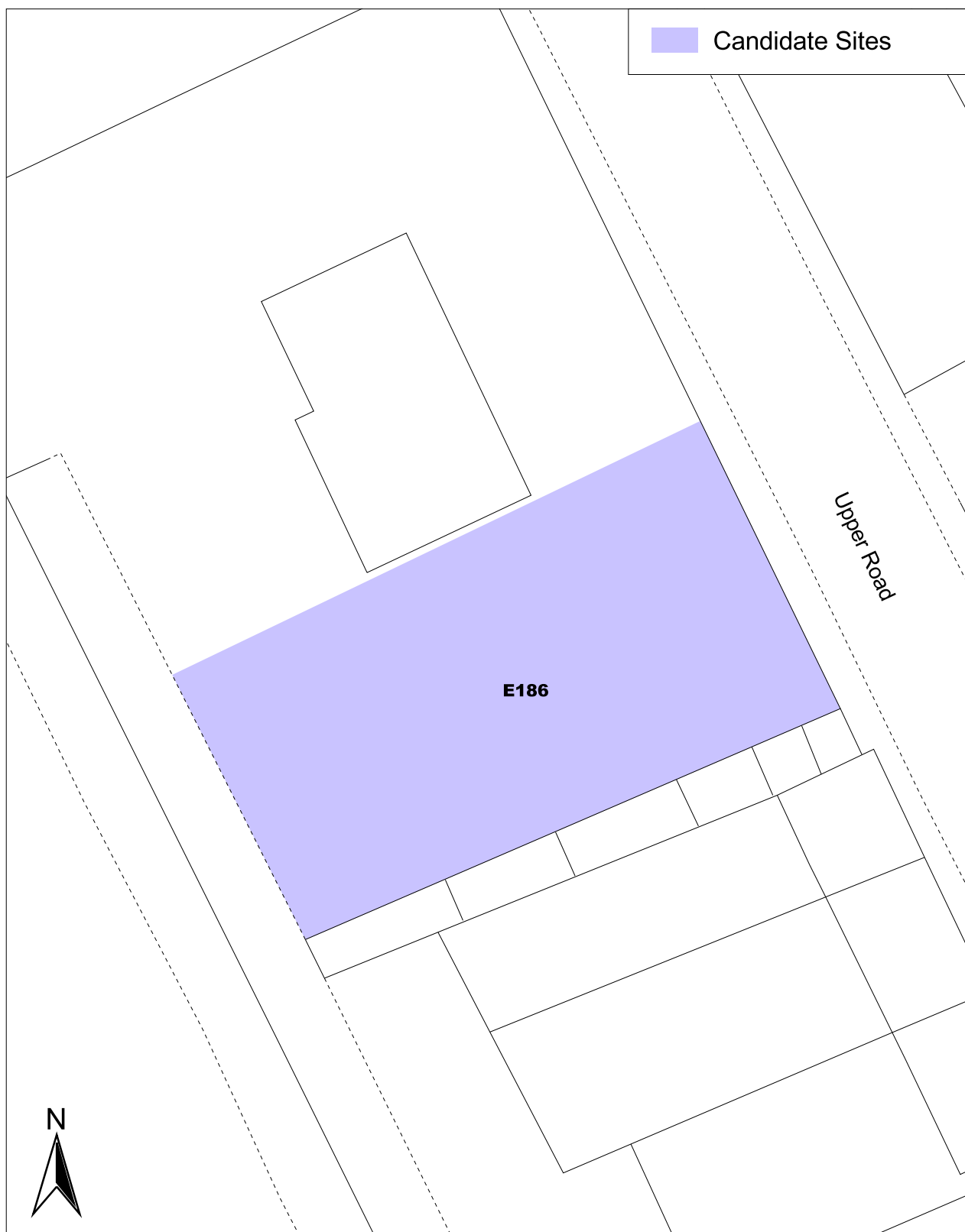
Conformity with components of preferred strategy

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



New Tradegar Ward - Site Reference - E186



0 5 10 15 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: E201 **Site Description:** Land south of Tir-y-Ferth Gryno

Settlement: Brithdir **Ward:** New Tredegar

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 divorced from existing settlement and would be an unacceptable development in 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

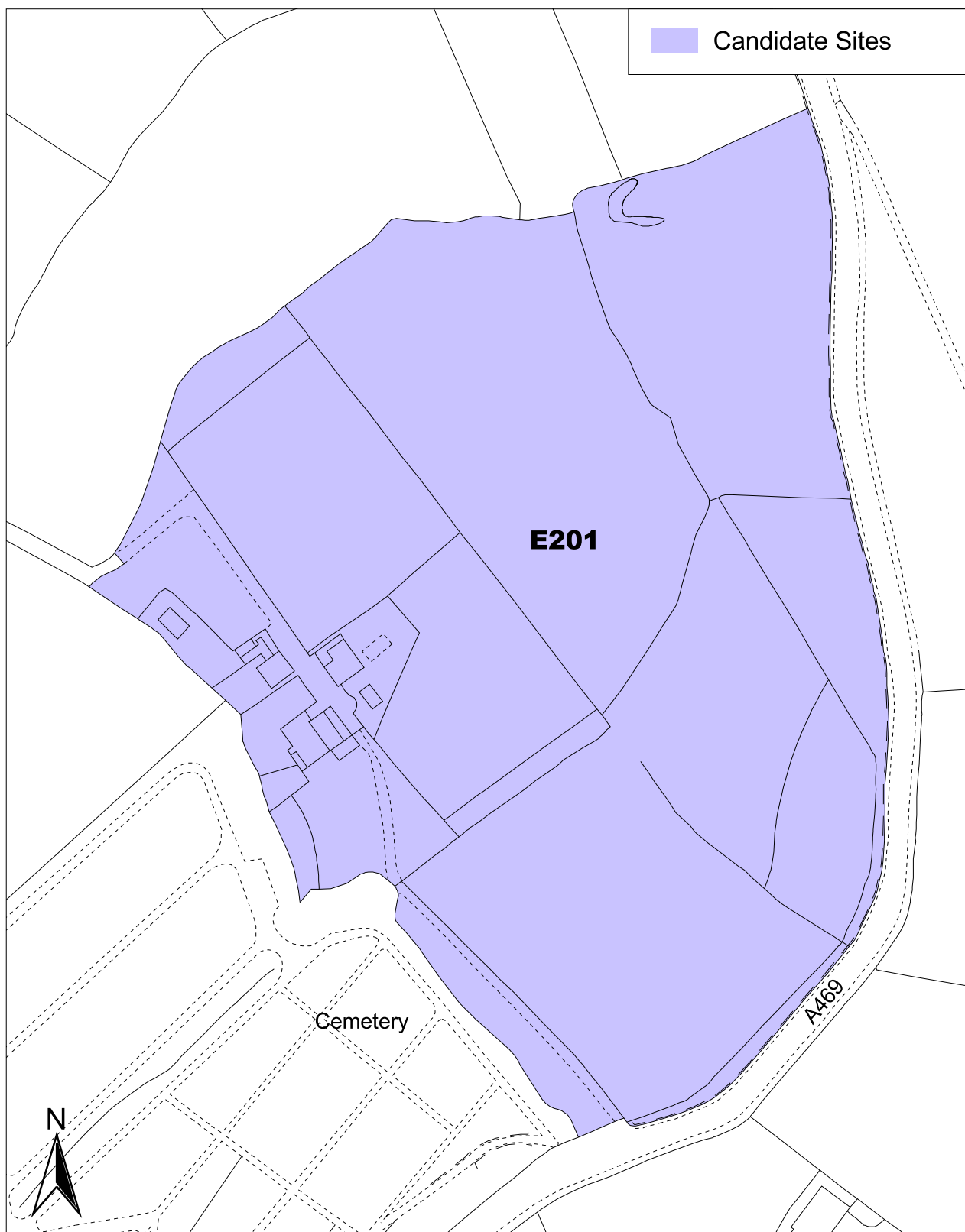
Conformity with components of preferred strategy

Opportunities 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



New Tradegar Ward - Site Reference - E201



0 20 40 60 80 100 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: E223 **Site Description:** Land adjacent to Bridge House, Brithdir

Settlement: New Tredegar **Ward:** New Tredegar

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



New Tradegar Ward - Site Reference - E223



0 5 10 15 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: E319 **Site Description:** Land to the rear of Jubilee Road, Cwmsyfiog

Settlement: New Tredegar **Ward:** New Tredegar

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 - site is designated as a SINC (subject to review). Records of acid grassland.

Highways Conclusions

Not suitable - lack of safe pedestrian access off site, vehicle access with adequate visibility would be difficult, if not impossible, to achieve. Steeply sloping.

Environmental Health

Site suitable for intended purpose.

Additional Comments

Is the site acceptable for further consideration? No

Justification

Site is a SINC, steep and access with sufficient visibility cannot be obtained.

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

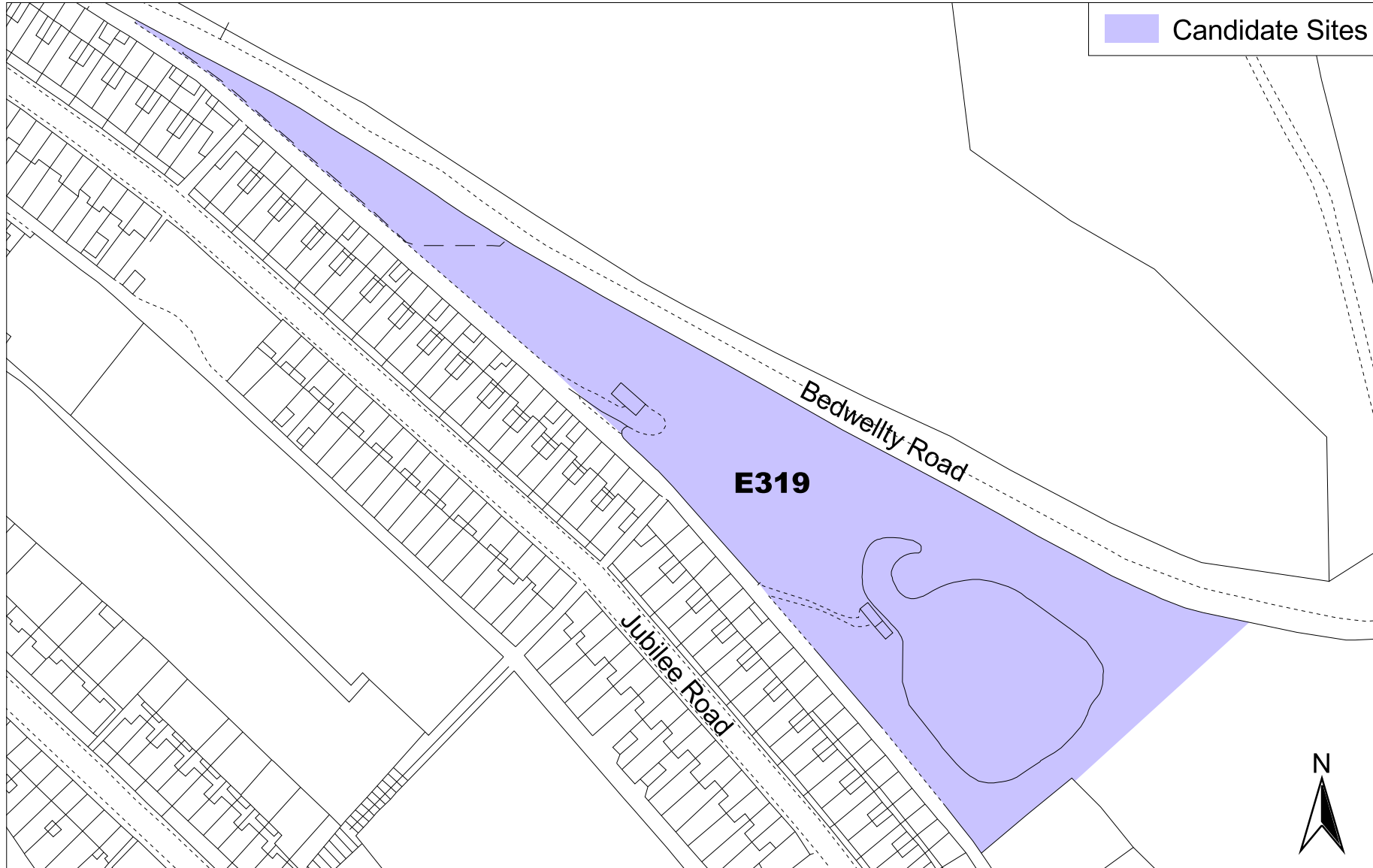
Conformity with components of preferred strategy

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



New Tredegar Ward - Site Reference - E319



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Provisional LDP Candidate Site Assessment Summary

Site Reference: E344 **Site Description:** Land to the east of the railway, Brithdir

Settlement: Brithdir **Ward:** New Tredegar

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

Linear nature of site and C2 flood risk area would restrict amount of land suitable for development.
Seperated from Brithdir by railway line

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

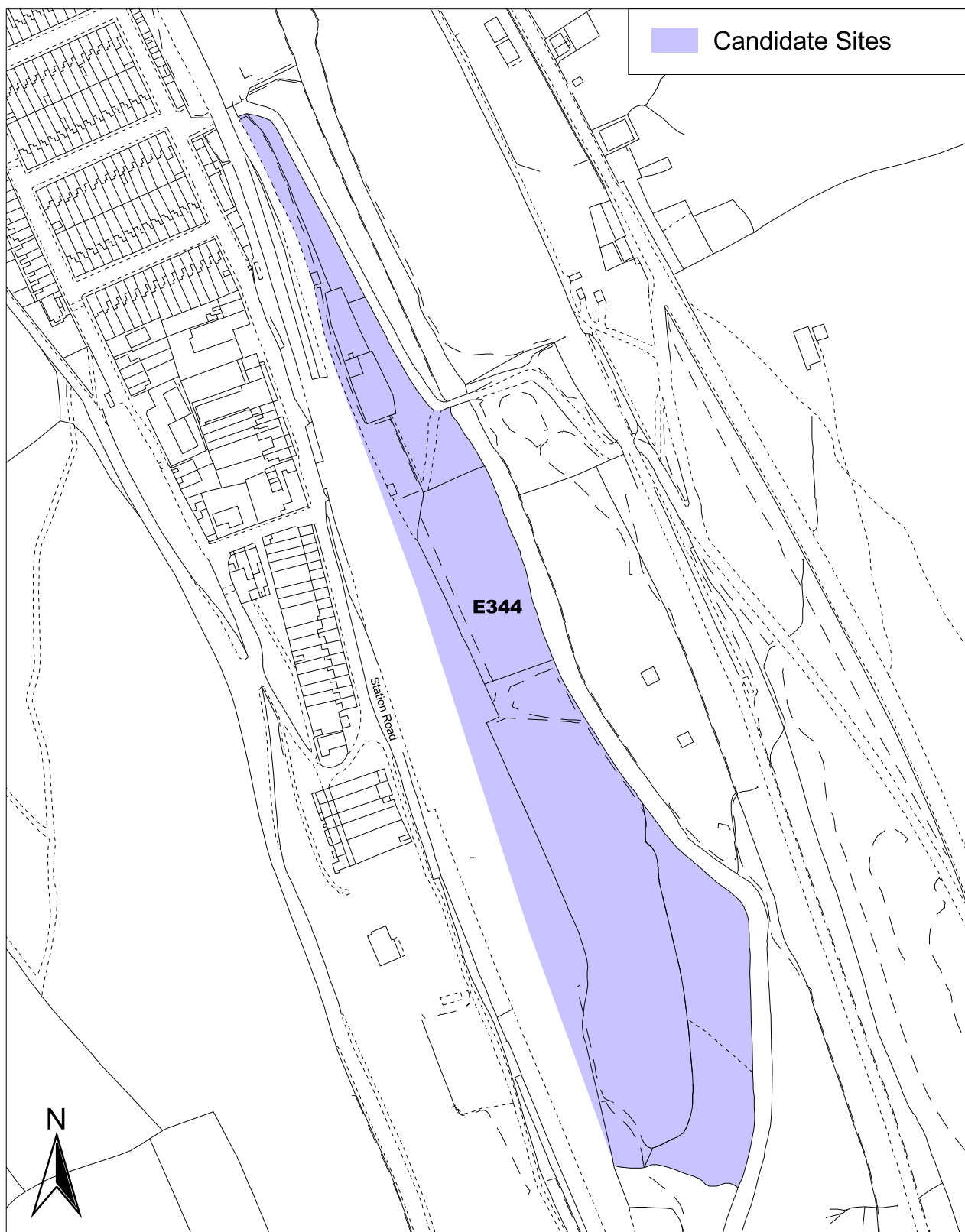
Conformity with components of preferred strategy

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



New Tradegar Ward - Site Reference - E344



0 50 100 150 Meters

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