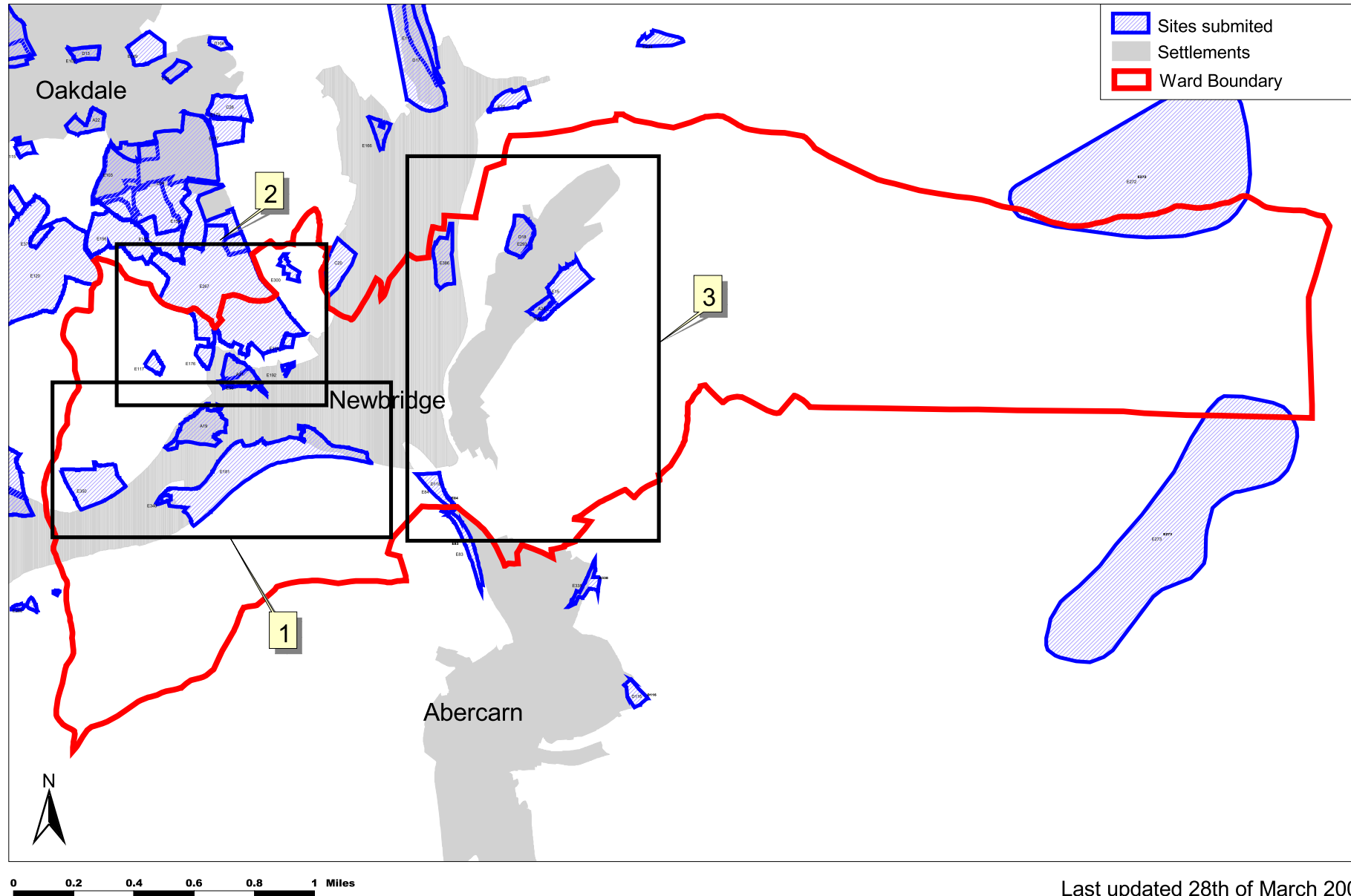


# Caerphilly County Borough Local Development Plan Candidate Sites



## Newbridge Ward - Overview Plan

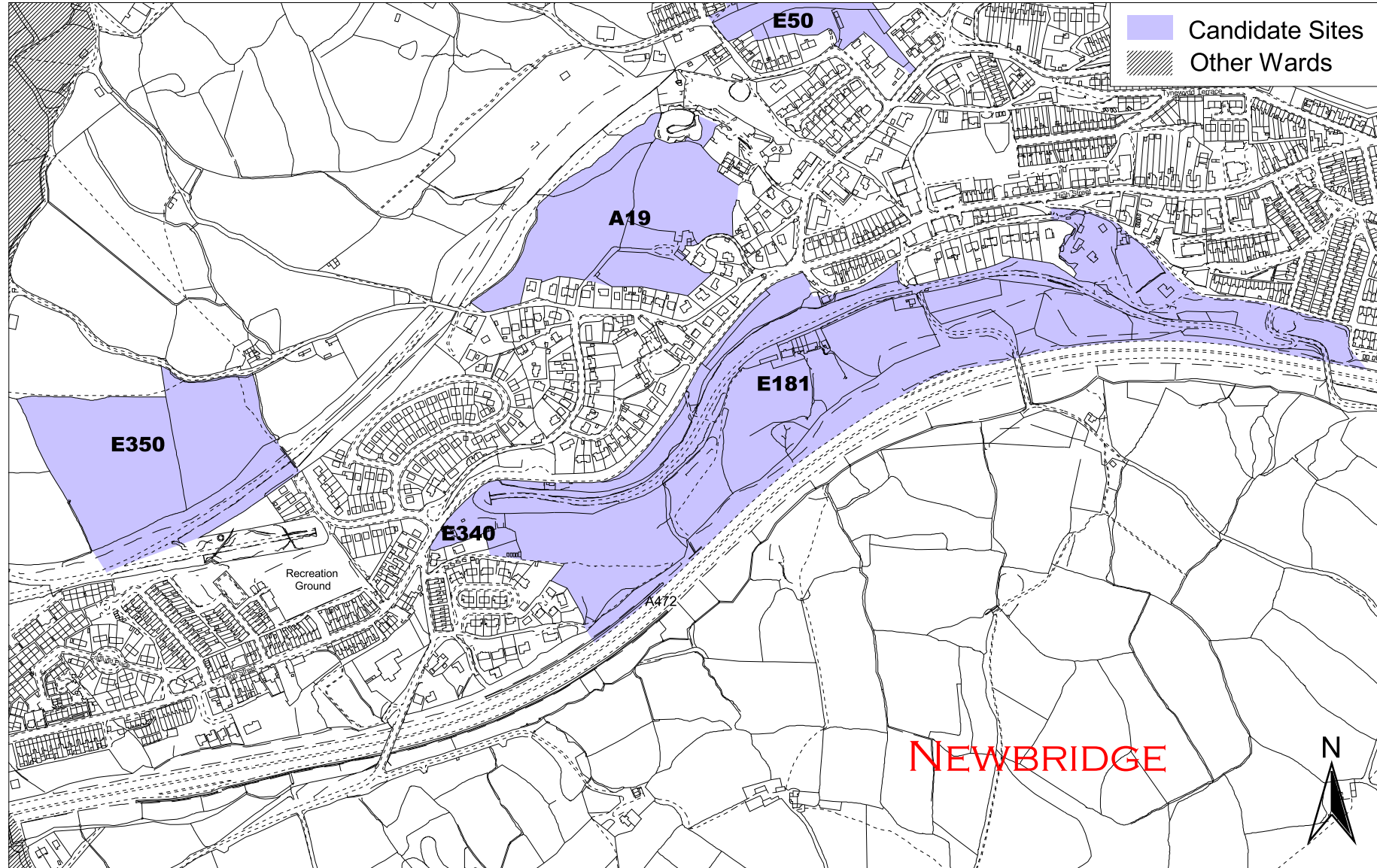


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Atgynychwyd o fapiau yr Arrolwg Ordnans gyda chaniatâd rheolwr Llyfrfa a Mawrhydi hawffraint y Goron. Mae atgynychu heb awdurdod yn torri hawffraint y Goron. Gall llyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, LA09004L, 2006.

Last updated 28th of March 2007

# Caerphilly County Borough Local Development Plan Candidate Sites

## Newbridge Ward - Plan 1 of 3



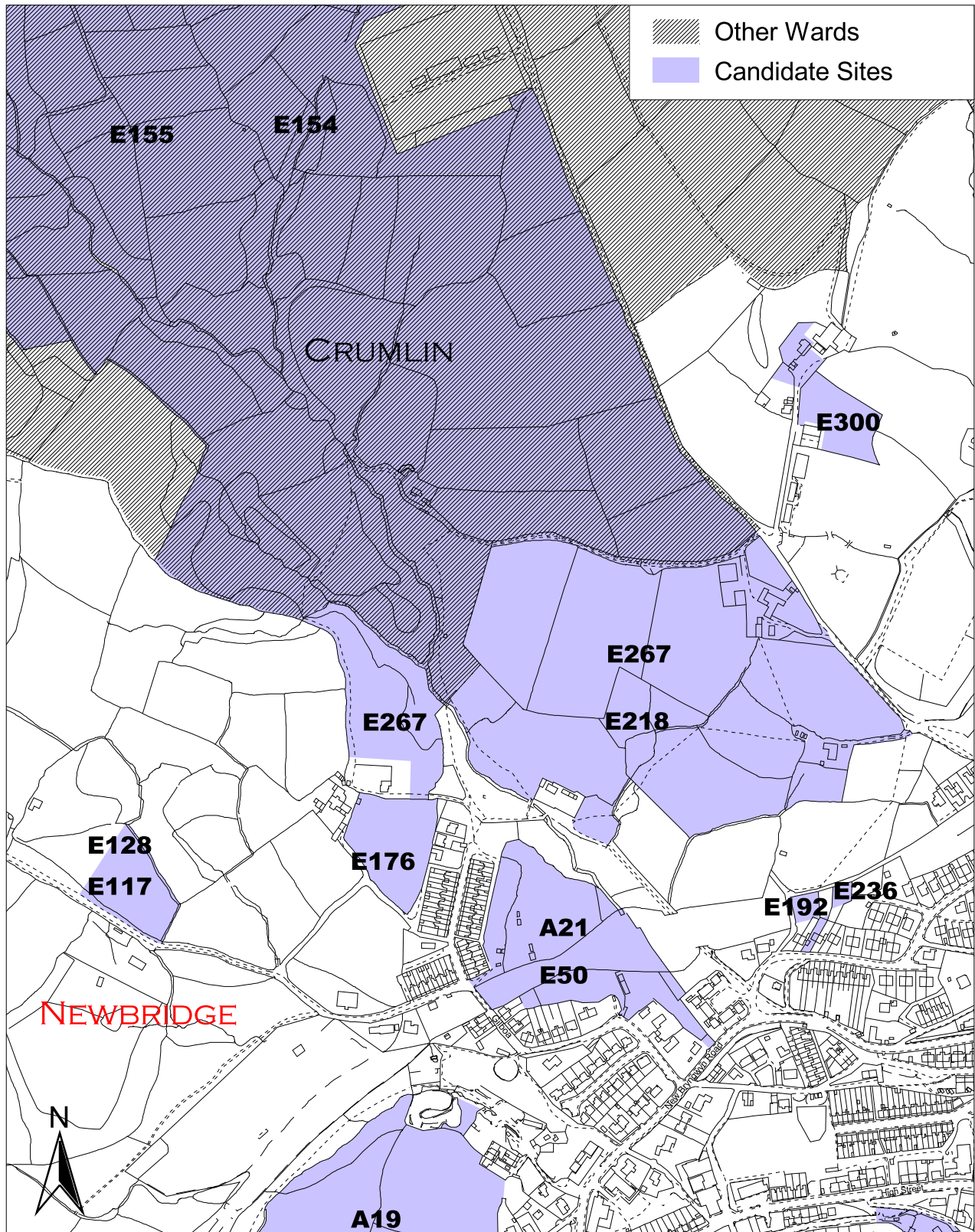
0 100 200 300 400 Meters

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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

Newbridge Ward - Plan 2 of 3



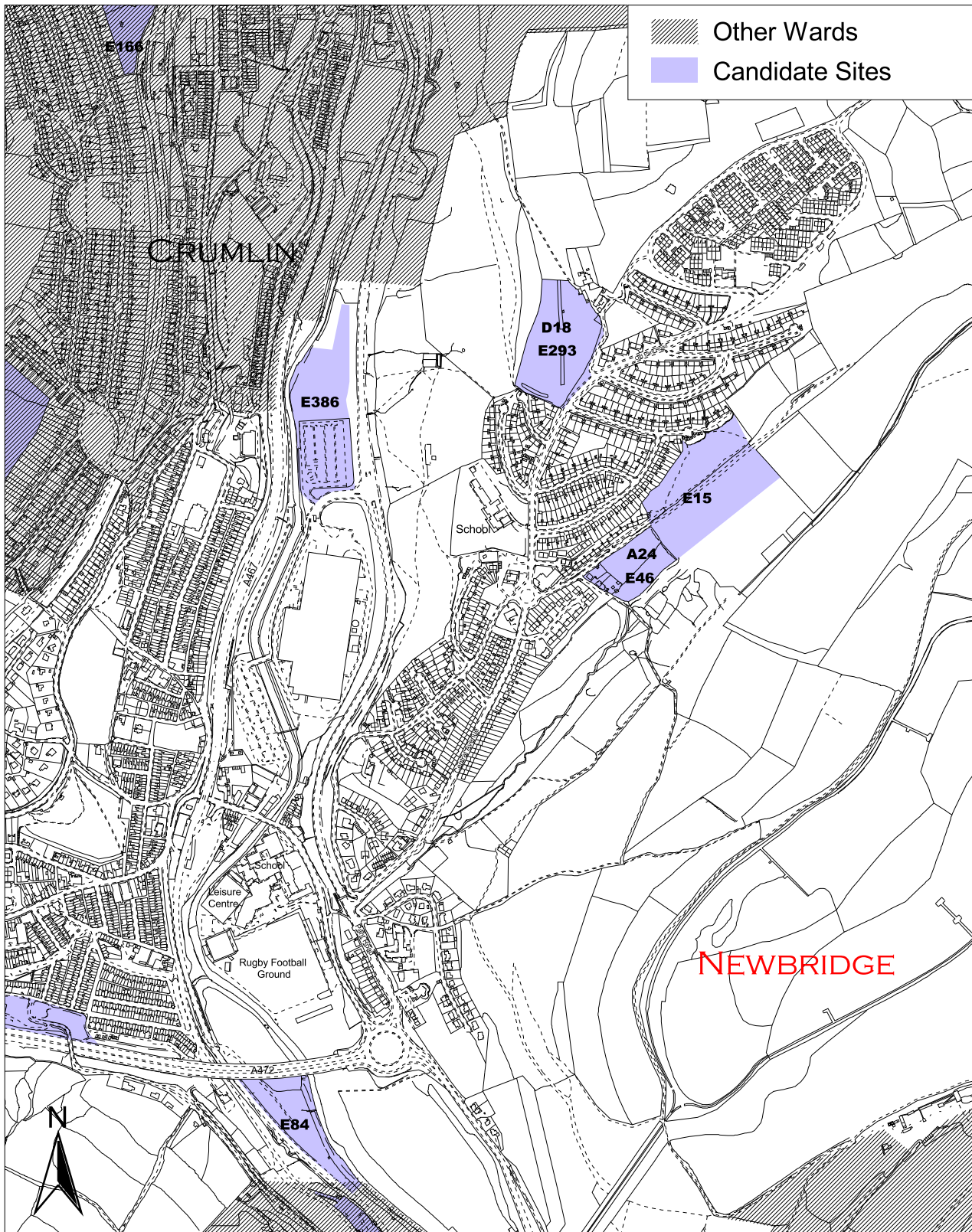
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Gall hyn arwain at eryniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, LA09004L, 2006.

# Caerphilly County Borough Local Development Plan Candidate Sites

Newbridge Ward - Plan 3 of 3



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

# Provisional LDP Candidate Site Assessment Summary

**Site Reference:** A19    **Site Description:** Land to the rear of Pennar Lane

**Settlement:** Newbridge                          **Ward:** Newbridge

**Planning Preferred Use:** Residential

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

<b>Has the site satisfied the Initial Planning Assessment?</b> Yes
--

<b>Justification if site has not satisfied the Initial Planning Assessment</b>
--

## Site Assessment Conclusions

<b>Countryside Conclusions</b>
--------------------------------

Part of site acceptable - site with planning permission acceptable but part should be excluded - SINC (subject to review).
--

<b>Highways Conclusions</b>
-----------------------------

Site not suitable - no footways, on street parking, poor visibility. Traffic generated would have detrimental effect.
---

<b>Environmental Health</b>
-----------------------------

<b>Additional Comments</b>
----------------------------

Site under construction.
--------------------------

<b>Is the site acceptable for further consideration?</b> No
---

<b>Justification</b>
----------------------

Site is under construction and is therefore likely to be completed during the plan preparation period and therefore not it is not necessary to consider it further.
---

<b>Subject to the results of the following:</b>
---

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

<b>Accordance with Strategies</b>
-----------------------------------

None <input checked="" type="checkbox"/> UDP <input type="checkbox"/> Urban Containment <input type="checkbox"/> Sustainable Growth <input type="checkbox"/> Preferred Strategy <input type="checkbox"/>
---

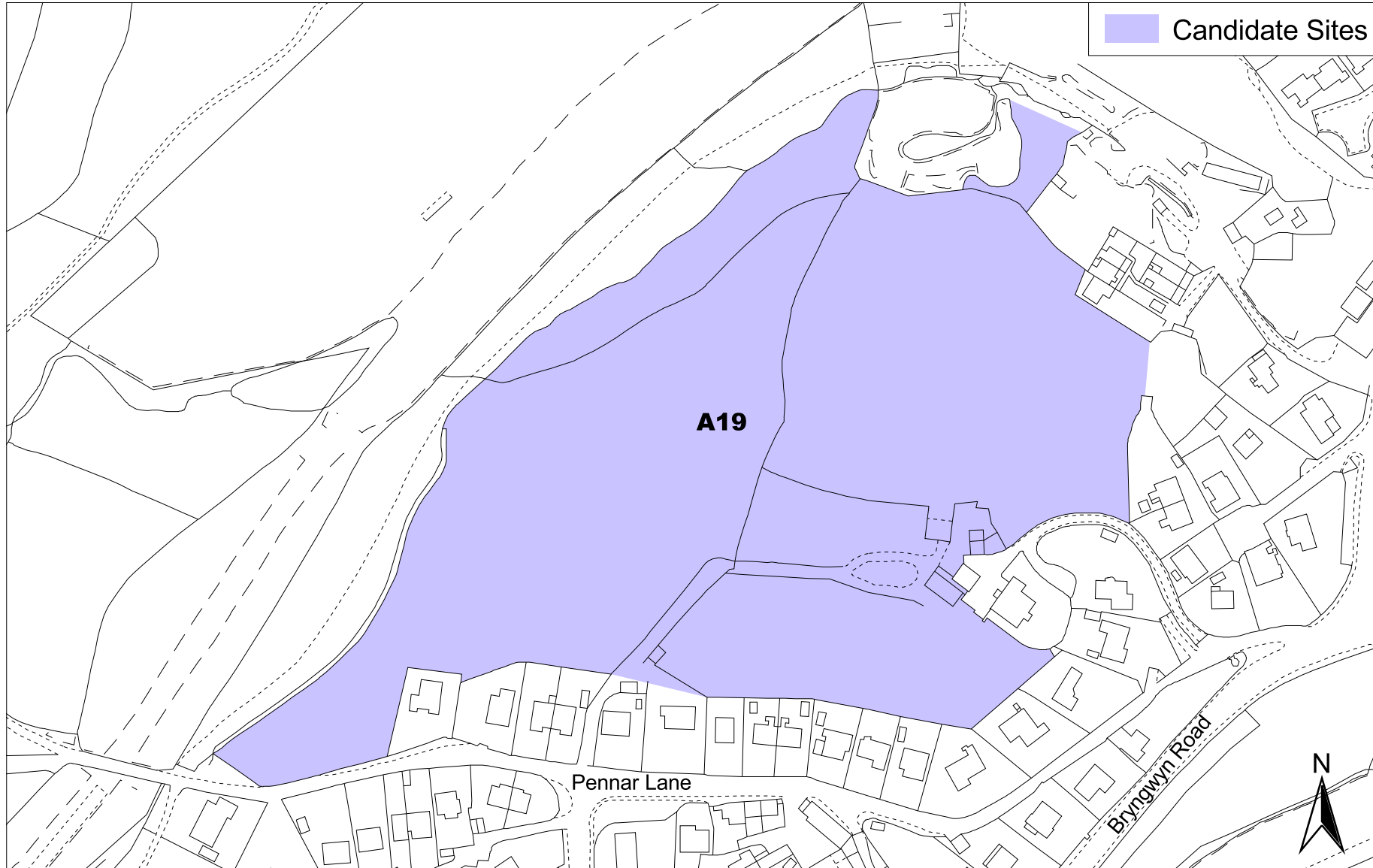
<b>Conformity with components of preferred strategy</b>
---

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

# Caerphilly County Borough Local Development Plan Candidate Sites



Newbridge Ward - Site Reference - A19



0 20 40 60 80 100 Meters

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# Provisional LDP Candidate Site Assessment Summary

**Site Reference:** A21    **Site Description:** Land at Fields Park

**Settlement:** Newbridge    **Ward:** Newbridge

**Planning Preferred Use:** Residential

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

**Has the site satisfied the Initial Planning Assessment?**    Yes

**Justification if site has not satisfied the Initial Planning Assessment**

## Site Assessment Conclusions

### Countryside Conclusions

Part of site suitable. Contains trees and hedgerows. North eastern boundary should be retained, along with a buffer to protect the integrity of the feature due to its landscape and biodiversity importance.

### Highways Conclusions

Site is suitable subject to land acquisition adjacent to Martins Field. Existing access off New Bryngwyn road is not suitable for an increase in traffic and visibility is obstructed.

### Environmental Health

### Additional Comments

**Is the site acceptable for further consideration?** Yes

### Justification

Site is suitable, although there are constraints. Site boundary will be amended to include the Martins Field 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, dormouse).

## Accordance with Strategies

None     UDP     Urban Containment   
Sustainable Growth     Preferred Strategy

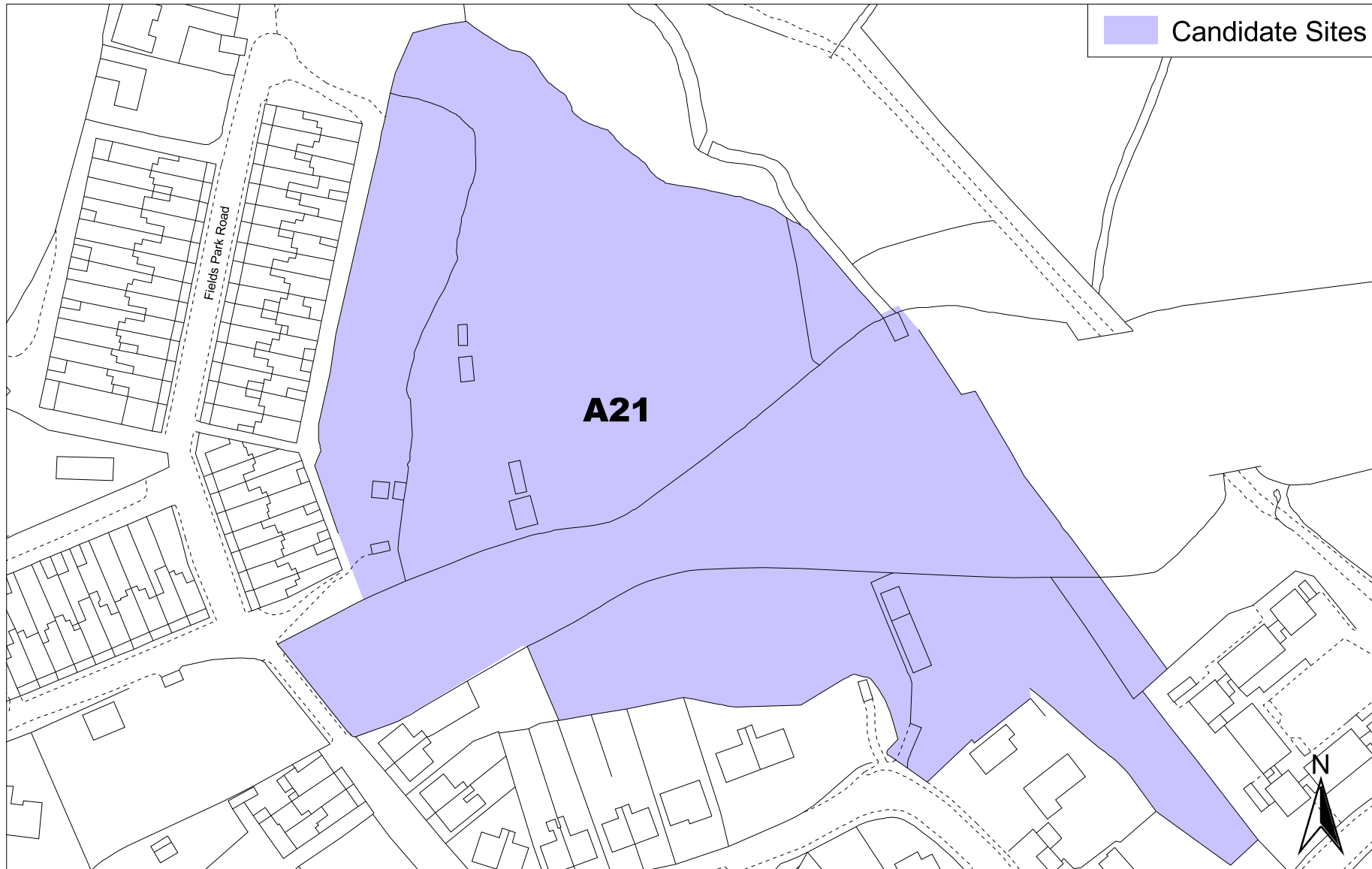
## Conformity with components of preferred strategy

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



Newbridge Ward - Site Reference - A21



0 20 40 60 80 100 Meters

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



# Provisional LDP Candidate Site Assessment Summary

**Site Reference:** A24    **Site Description:** Land at Ty Pwll

**Settlement:** Panside                      **Ward:** Newbridge

**Planning Preferred Use:** Residential

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

**Has the site satisfied the Initial Planning Assessment?**    Yes

**Justification if site has not satisfied the Initial Planning Assessment**

## Site Assessment Conclusions

### Countryside Conclusions

Site suitable - site subject to planning application and additional information will be requested subject to planning permission being granted. Trees worthy of TPO, adjacent to SLA and SINC. Great crested newt and hedgerow surveys already completed.

### Highways Conclusions

Site suitable as it is a natural extension to the existing settlement, although access into the site along Tir y Pwll Lane for frontage development only. Land acquisition required to improve the track, some of which is outside the site boundary.

### Environmental Health

### Additional Comments

Planning application for residential development awaiting determination.

**Is the site acceptable for further consideration?** Yes

### Justification

Site is free from major constraints and is subject to a current planning application.

### Subject to the results of the following:

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

## Accordance with Strategies

None               UDP               Urban Containment   
Sustainable Growth               Preferred Strategy

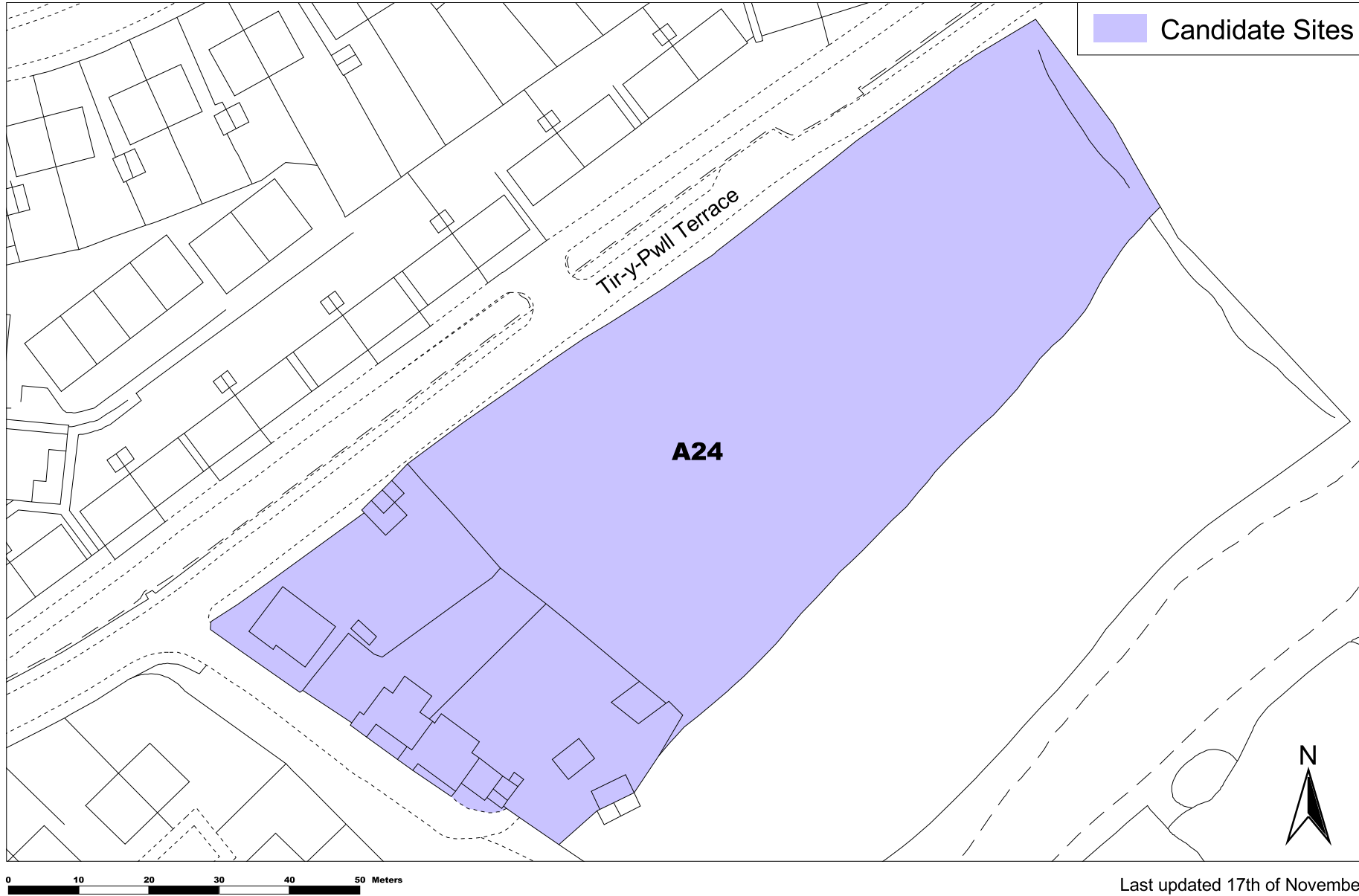
## Conformity with components of preferred strategy

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

# Caerphilly County Borough Local Development Plan Candidate Sites



Newbridge Ward - Site Reference - A24



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Last updated 17th of November 2006

# Provisional LDP Candidate Site Assessment Summary

**Site Reference:** D18    **Site Description:** Land north of Ellesmere Court

**Settlement:** Panside                      **Ward:** Newbridge

**Planning Preferred Use:** Residential

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

**Has the site satisfied the Initial Planning Assessment?**    Yes

**Justification if site has not satisfied the Initial Planning Assessment**

## Site Assessment Conclusions

### Countryside Conclusions

Part of site suitable - TPOs and mature trees in the site are significant constraints to development. It is also adjacent to a SINC and records for UK or Wales priority habitat of improved agricultural grassland

### Highways Conclusions

Site suitable as volume of traffic on access road is low. Access road will require widening to junction with Old Pant Road. Existing access using existing field gate to be used

### Environmental Health

Site is suitable for intended purpose.

### Additional Comments

\*\*See E293\*\*

**Is the site acceptable for further consideration?** Yes

### Justification

Site would be a suitable extension to Panside taking into account the ecological constraints and subject to the results of the required surveys

### 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

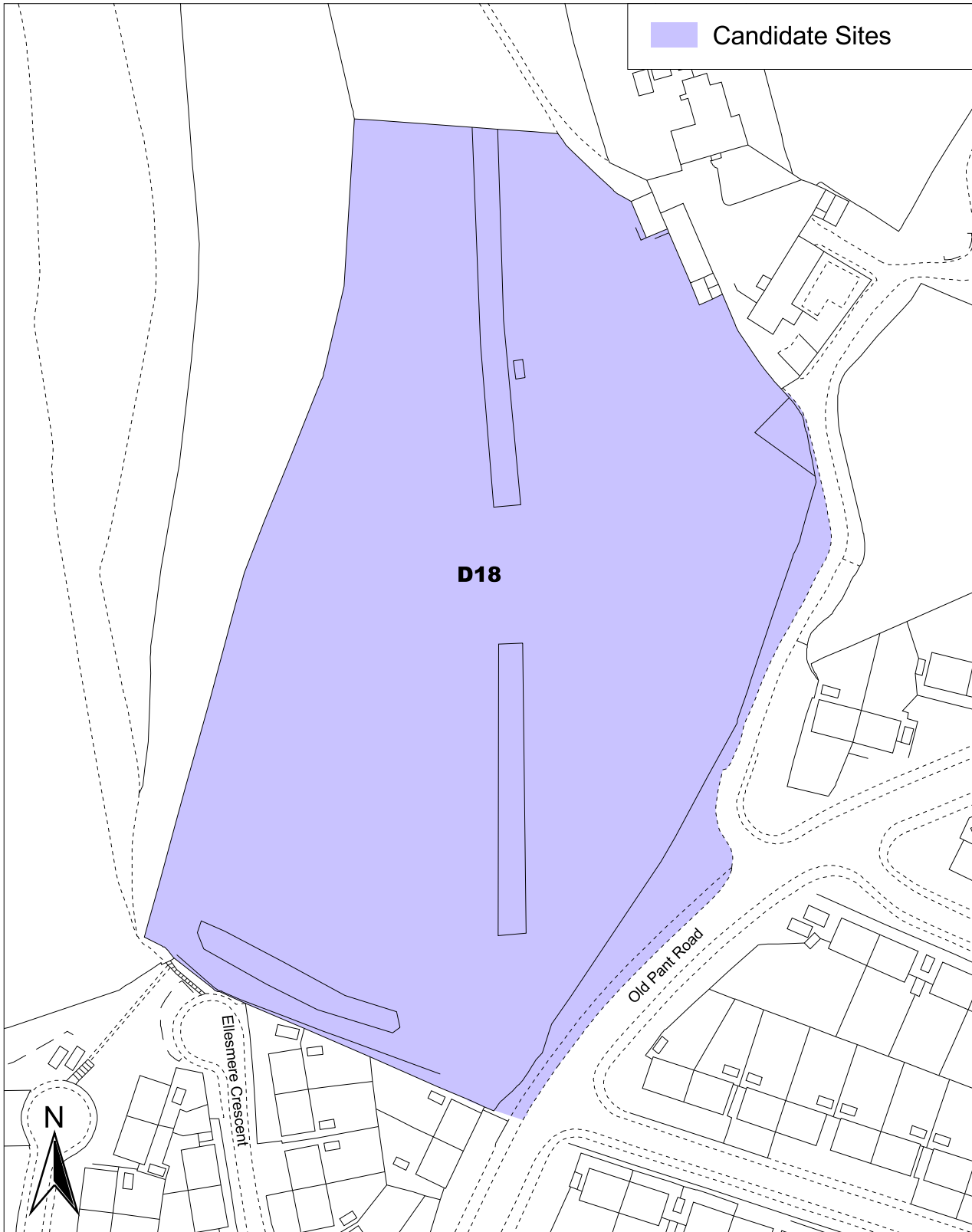
## Conformity with components of preferred strategy

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



Newbridge Ward - Site Reference - D18



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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:** E15    **Site Description:** Land at Tir-y-Pwll

**Settlement:** Newbridge                      **Ward:** Newbridge

**Planning Preferred Use:** Residential/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

Small part of site suitable. Within SLA and adjacent to SINC (subject to review). The site is listed on the Register of Ancient Woodland and also contains hedgerows. Trees worthy of TPO. Contains habitat capable of supporting protected species.

### Highways Conclusions

Suitable - access via Tir Pwll Lane - would need to be widened as only single track. Land acquisition required. Part of site is a steep wooded area. W

### Environmental Health

Further information - ground investigation for contaminated land required.

### Additional Comments

**Is the site acceptable for further consideration?** No

### Justification

Unconnected to existing settlement. Much of the site is steep woodland unsuitable for development and remainder of land is important recreational space.

### 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

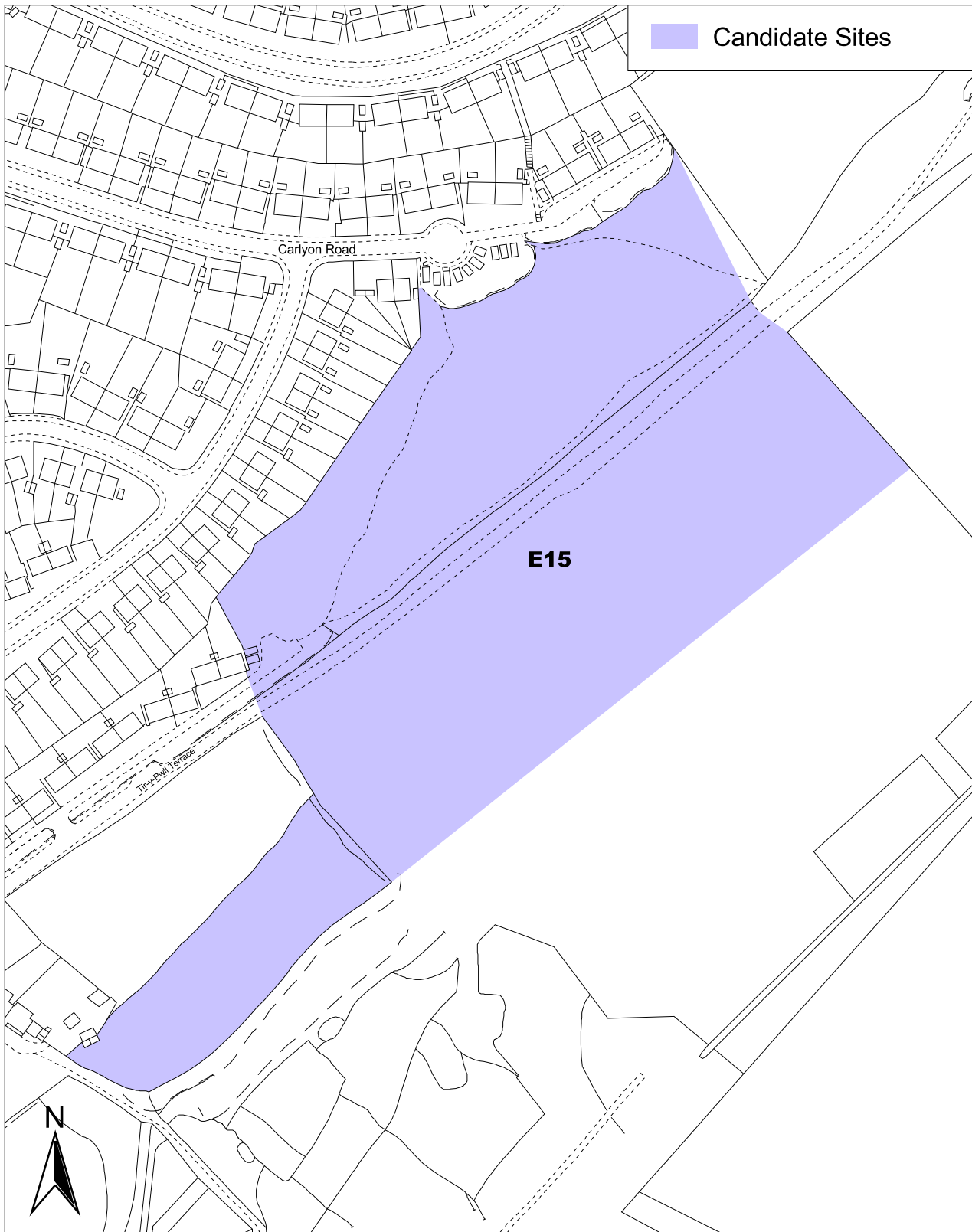
### Conformity with components of preferred strategy

Opportunities       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



Newbridge Ward - Site Reference - E15



0 20 40 60 80 100 Meters

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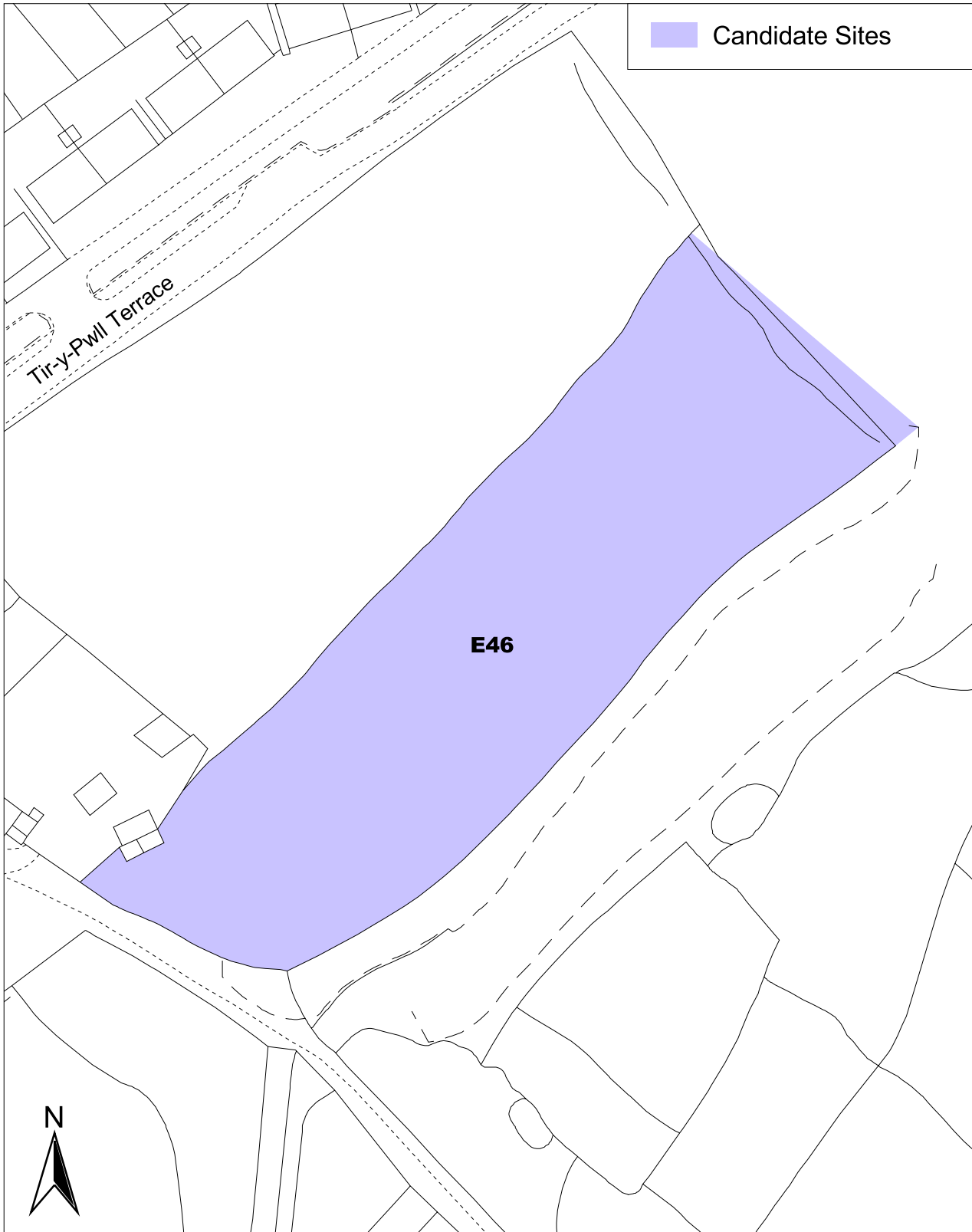
Atgynhychwyd o fapiad yr Arolwg Ordnans gyda chaniatod rheolwr Llyfrfa ei Mawrhydi hawlfraint y Goron. Mae atgynhychu heb awdurdod yn torri hawlfraint y Goron.  
Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, 100025372, 2006.



# Caerphilly County Borough Local Development Plan Candidate Sites



Newbridge Ward - Site Reference - E46



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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:** E50    **Site Description:** Land at Fields Park Road

**Settlement:** Newbridge                      **Ward:** Newbridge

**Planning Preferred Use:** Residential

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

**Has the site satisfied the Initial Planning Assessment?**    Yes

**Justification if site has not satisfied the Initial Planning Assessment**

## Site Assessment Conclusions

### Countryside Conclusions

Part of site suitable. Woodland is located along northern boundary. This is an important landscape and biodiversity feature and needs to be protected and enhanced. A buffer to protect the integrity of the features is also considered significant.

### Highways Conclusions

Suitable for residential development, subject to acquisition of third-party land adjacent to Martins Field to provide adequate visibility at access into site.

### Environmental Health

### Additional Comments

\*\*See A21\*\*

**Is the site acceptable for further consideration?** Yes

### Justification

Site is suitable, although there are constraints, subject to the results of relevant surveys.

### 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).

## Accordance with Strategies

None             UDP     Urban Containment   
 Sustainable Growth     Preferred Strategy

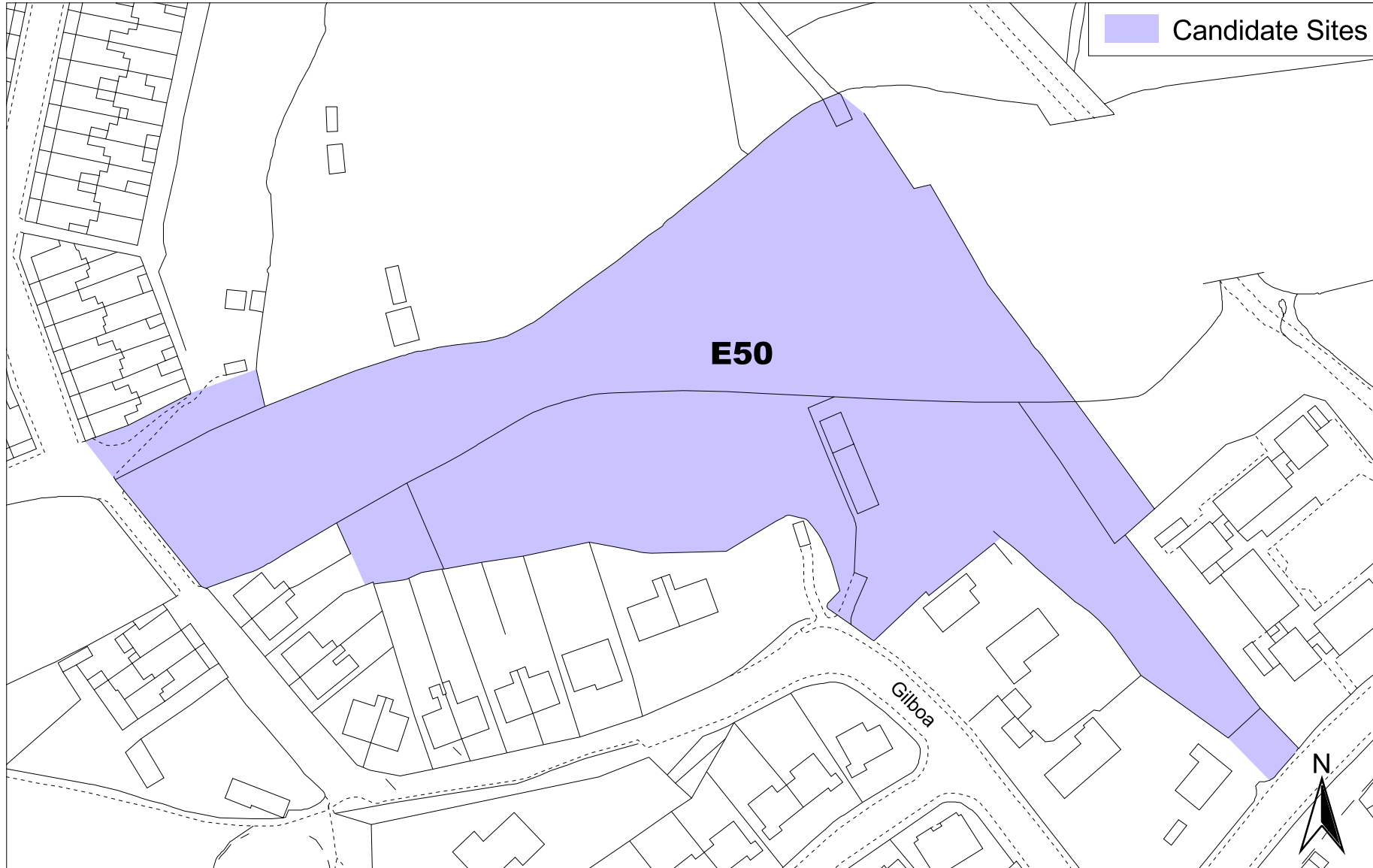
## Conformity with components of preferred strategy

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

# Caerphilly County Borough Local Development Plan Candidate Sites



Newbridge Ward - Site Reference - E50



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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:** E84    **Site Description:** Land north of Celynyn Colliery

**Settlement:** Newbridge                      **Ward:** Newbridge

**Planning Preferred Use:** Sport/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

Part of site suitable. Designated Green Wedge. Tree belts on eastern and western edges of site should be retained and protected. Buffer to protect landscape and biodiversity features required to protect their integrity.

### Highways Conclusions

Site is not suitable for sport/leisure development as access cannot be provided due to severity of constraints and active railway line would need to be negotiated.

### Environmental Health

### Additional Comments

\*See D118\*

**Is the site acceptable for further consideration?** No

### Justification

Site not suitable as access cannot be provided and is identified as public open space in Action Plan.

### 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

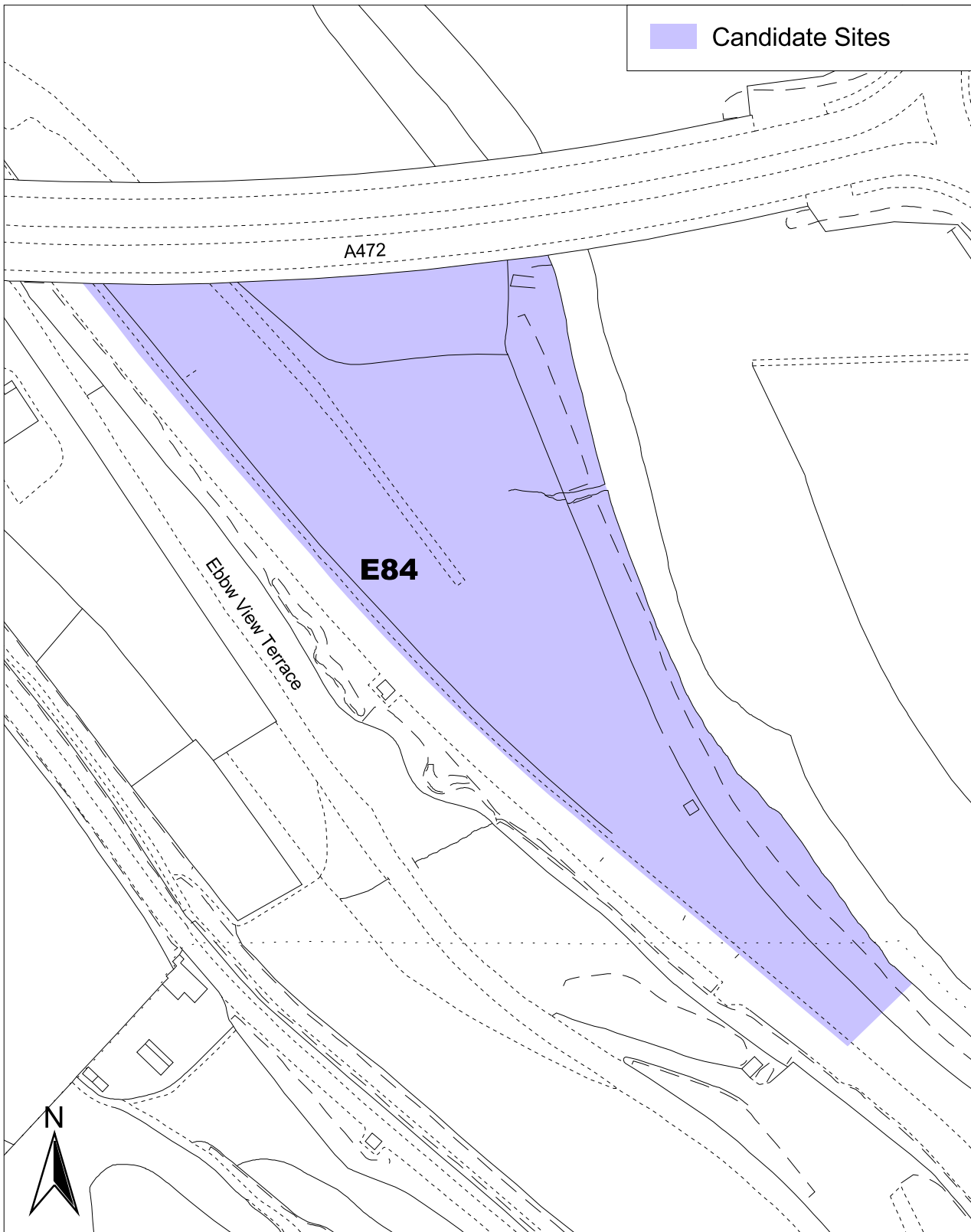
## Conformity with components of preferred strategy

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



Newbridge Ward - Site Reference - E84



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: E117    Site Description: Land at Pentwyn, west of Newbridge

Settlement: Newbridge

Ward: Newbridge

Planning Preferred Use: None

Small Site

Comment if small site:

Has the site satisfied the Initial Planning Assessment?    No

## Justification if site has not satisfied the Initial Planning Assessment

The proposed site is effectively located in the countryside, and is not well related to existing settlements, therefore any form of development should be precluded.

## 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

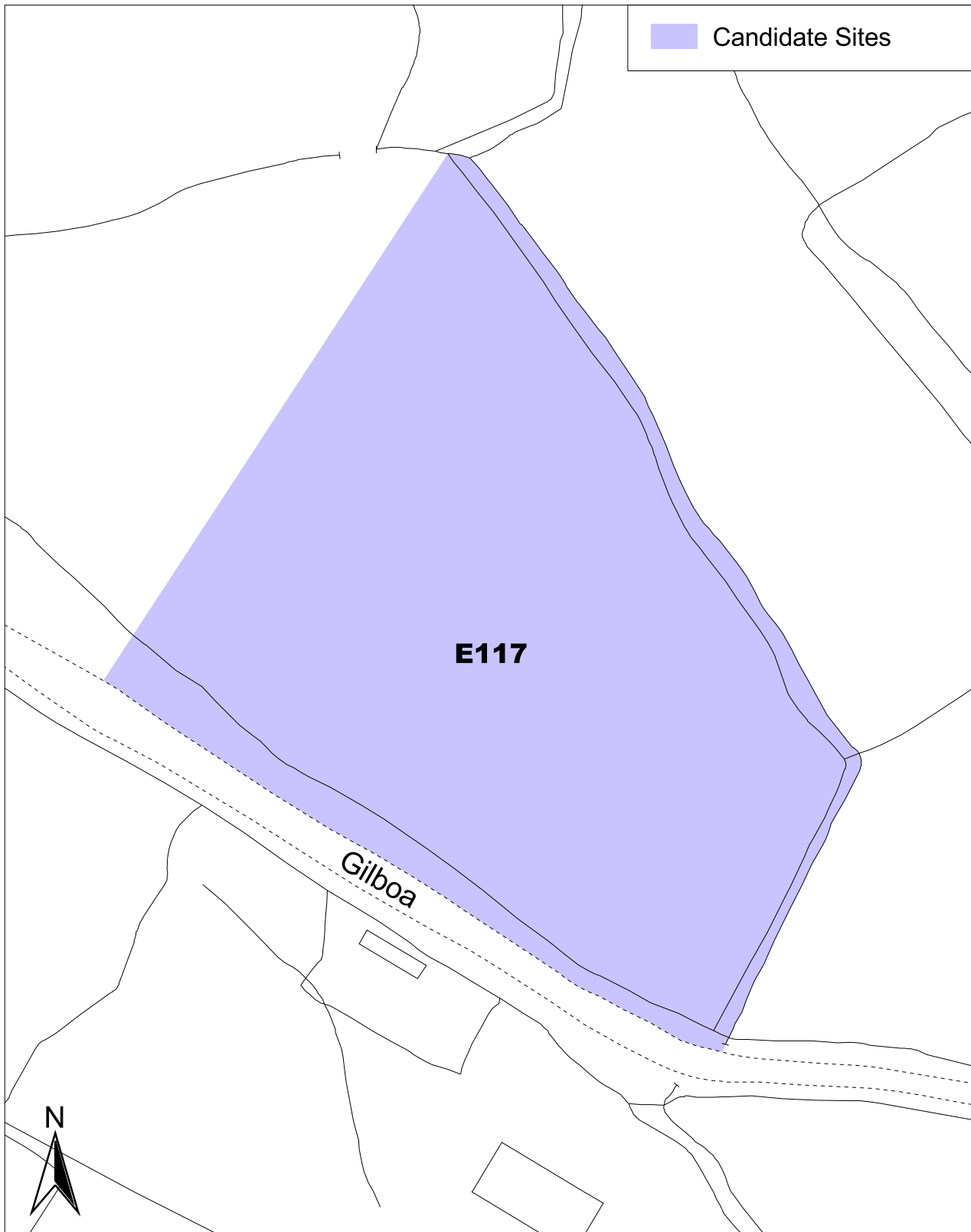
## Conformity with components of preferred strategy

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



Newbridge Ward - Site Reference - E117



0 10 20 30 40 Meters

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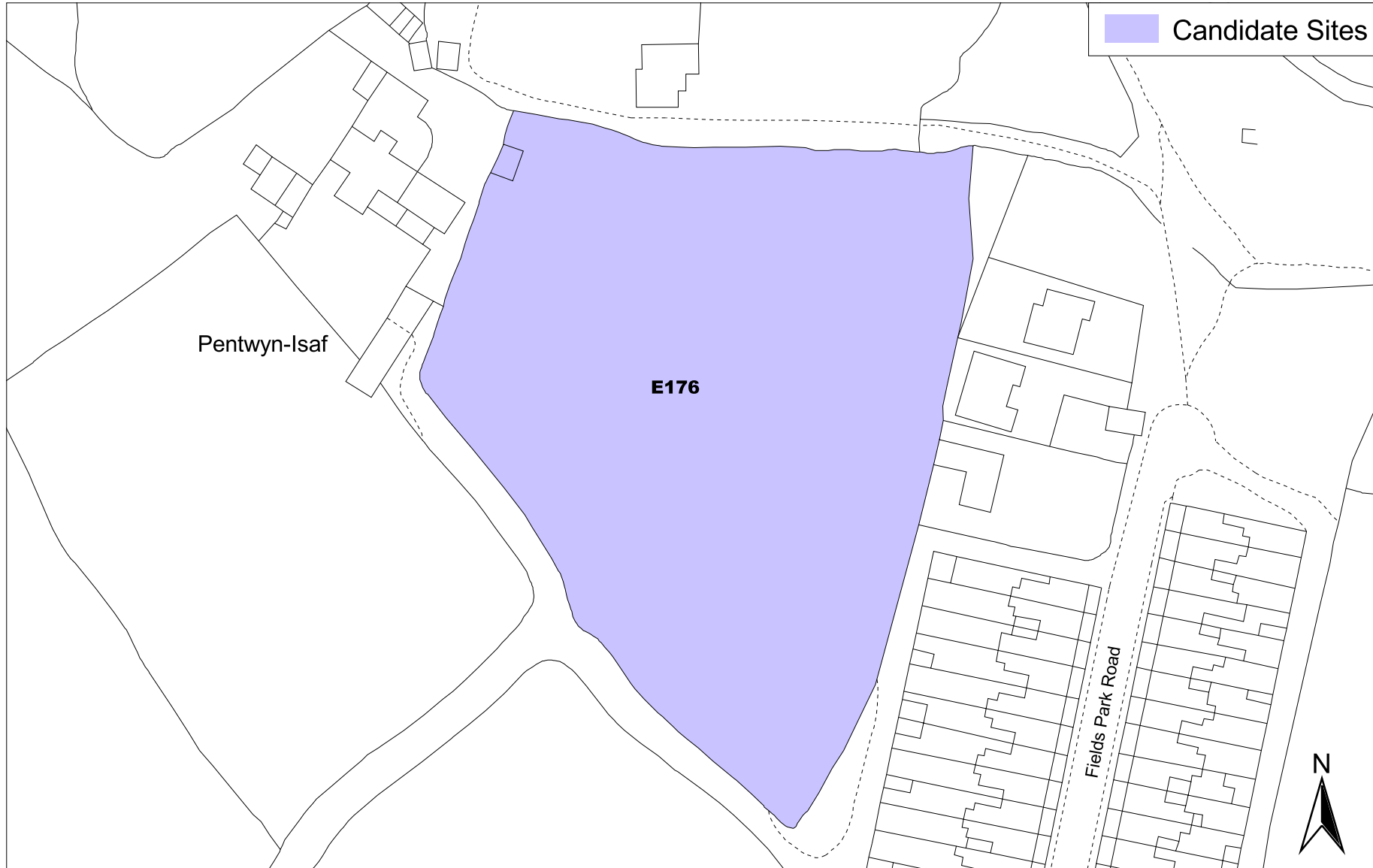
Atgynhychwyd o fapiad yr Arolwg Ordnans gyda chaniatod rheolwr Llyfrfa ei Mawrhydi hawlfraint y Goron. Mae atgynhyrchu heb awdurdod yn torri hawlfraint y Goron.  
Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, 100025372, 2006.



# Caerphilly County Borough Local Development Plan Candidate Sites



Newbridge Ward - Site Reference - E176



0 10 20 30 40 50 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:** E181    **Site Description:** Land north of A472

**Settlement:** Newbridge                      **Ward:** Newbridge

**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

Part of site suitable. Boundary should be amended to exclude wildlife corridors and priority habitats. Contains woodland; acid, neutral and marshy grassland; and heathland.

### Highways Conclusions

Difficult to provide access due to a number of constraints including some areas of the site being very steep and several culverts and watercourses crossing the site, limiting the area of developable land.

### Environmental Health

Further Information required - TAN 11 noise assessment for bypass.

### Additional Comments

**Is the site acceptable for further consideration?** No

### Justification

Site is not suitable as it is an important corridor in visual amenity terms along the A472, with the western part of the site being identified as an area to be retained as it is woodland.

### 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).

## Accordance with Strategies

None                       UDP                       Urban Containment   
Sustainable Growth                       Preferred Strategy

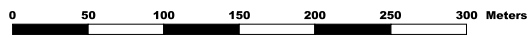
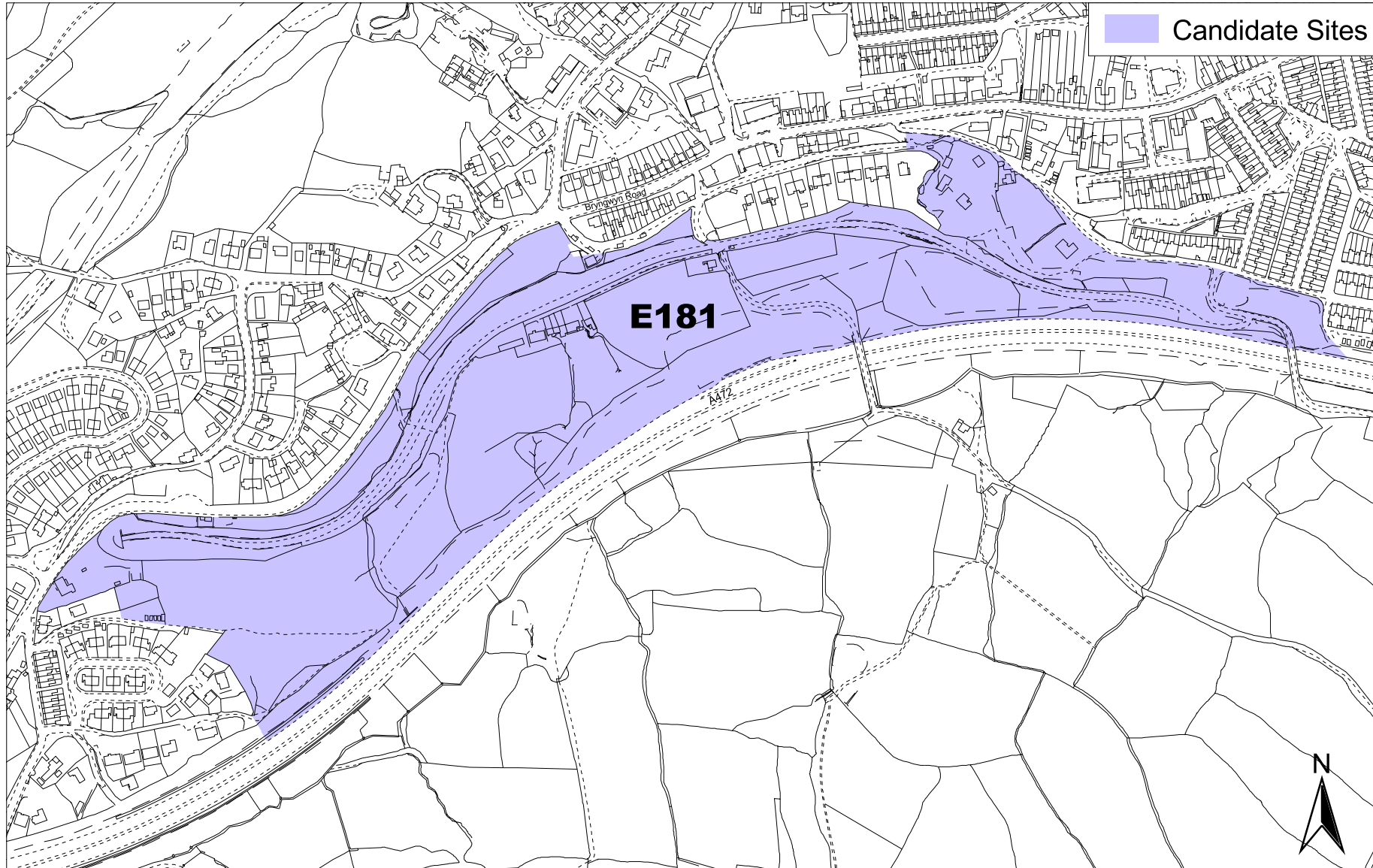
## Conformity with components of preferred strategy

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



Newbridge Ward - Site Reference - E181



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Gall hyn arwain at enyddiad neu achos sifil. Cyngor Bwrdeistrefl Srol Caerffili, 100025372, 2006.

# Provisional LDP Candidate Site Assessment Summary

**Site Reference:** E192    **Site Description:** Land to the rear of 23 and 23a Homeleigh Estate

**Settlement:** Newbridge                      **Ward:** Newbridge

**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

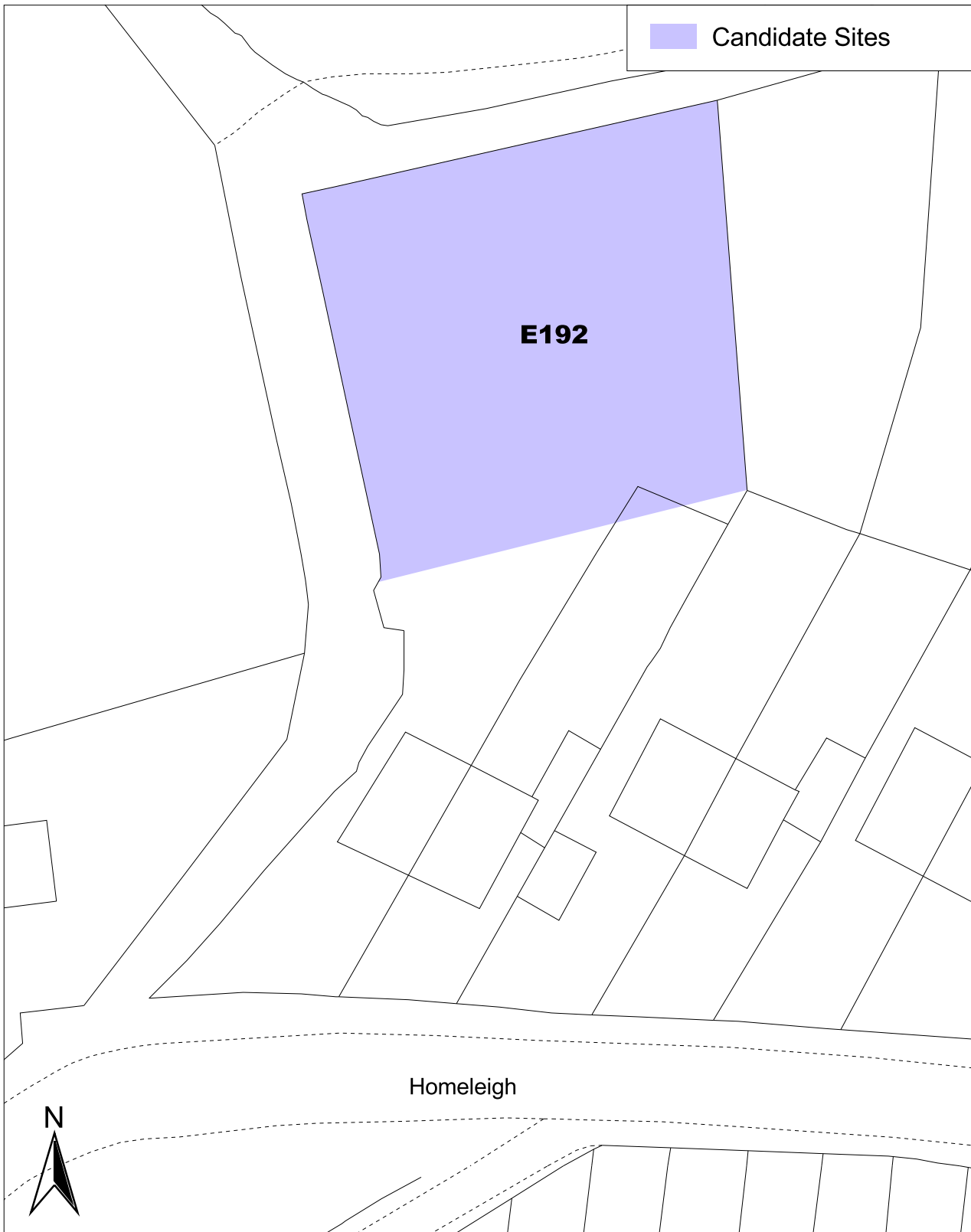
### Conformity with components of preferred strategy

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



Newbridge Ward - Site Reference - E192



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:** E212    **Site Description:** Land to the rear of 24 Homeleigh

**Settlement:** Newbridge                      **Ward:** Newbridge

**Planning Preferred Use:**

**Small Site**                       **Comment if small site:** Too small - within settlement

**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

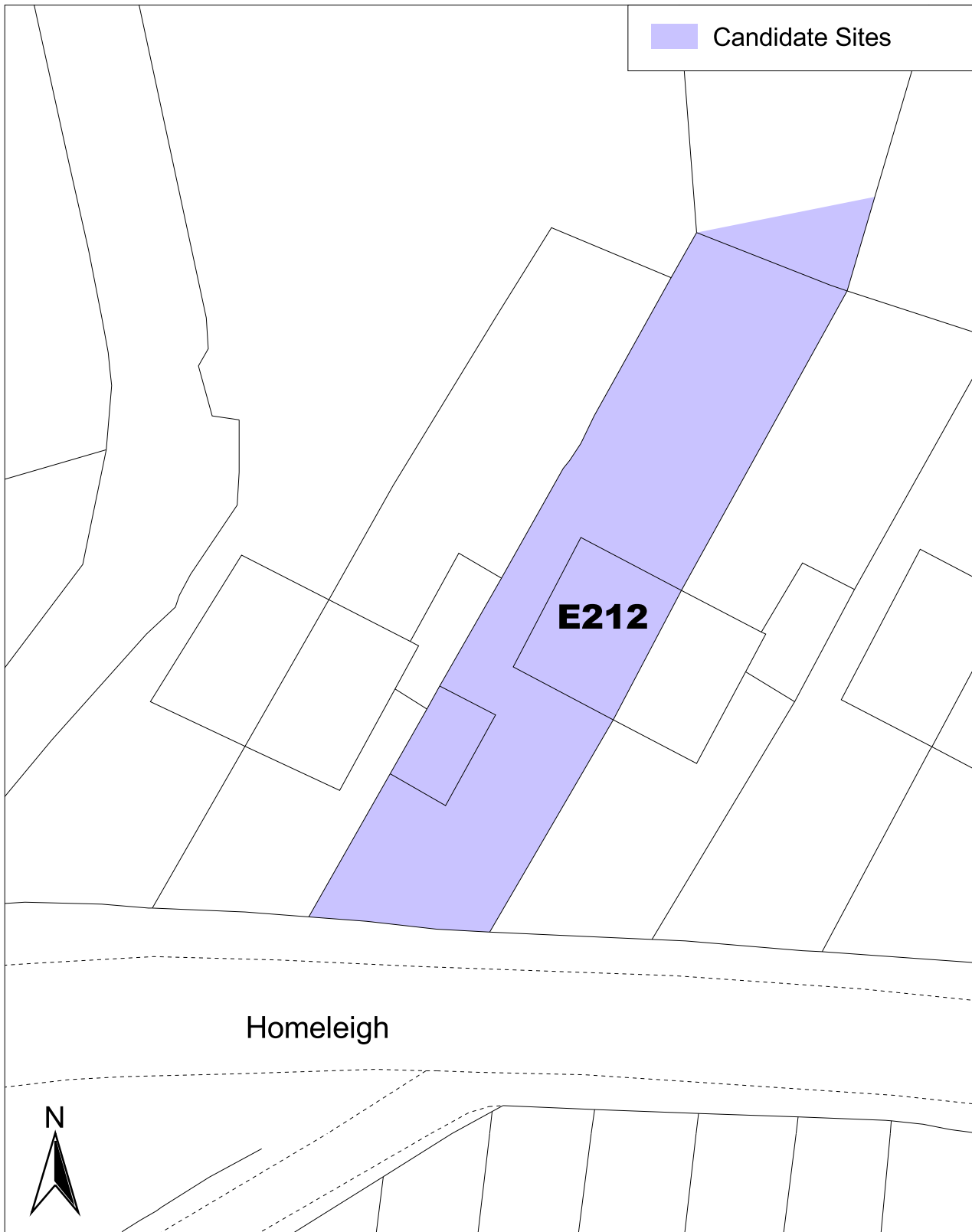
### Conformity with components of preferred strategy

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

# Caerphilly County Borough Local Development Plan Candidate Sites



Newbridge Ward - Site Reference - E212



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:** E218    **Site Description:** Land at Twyn Gwyn Cottage, The Uplands

**Settlement:** Newbridge                    **Ward:** Newbridge

**Planning Preferred Use:** None

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

**Has the site satisfied the Initial Planning Assessment?**    No

**Justification if site has not satisfied the Initial Planning Assessment**

The site is unsympathetic to existing urban form and would have an adverse effect upon rural character.

## 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

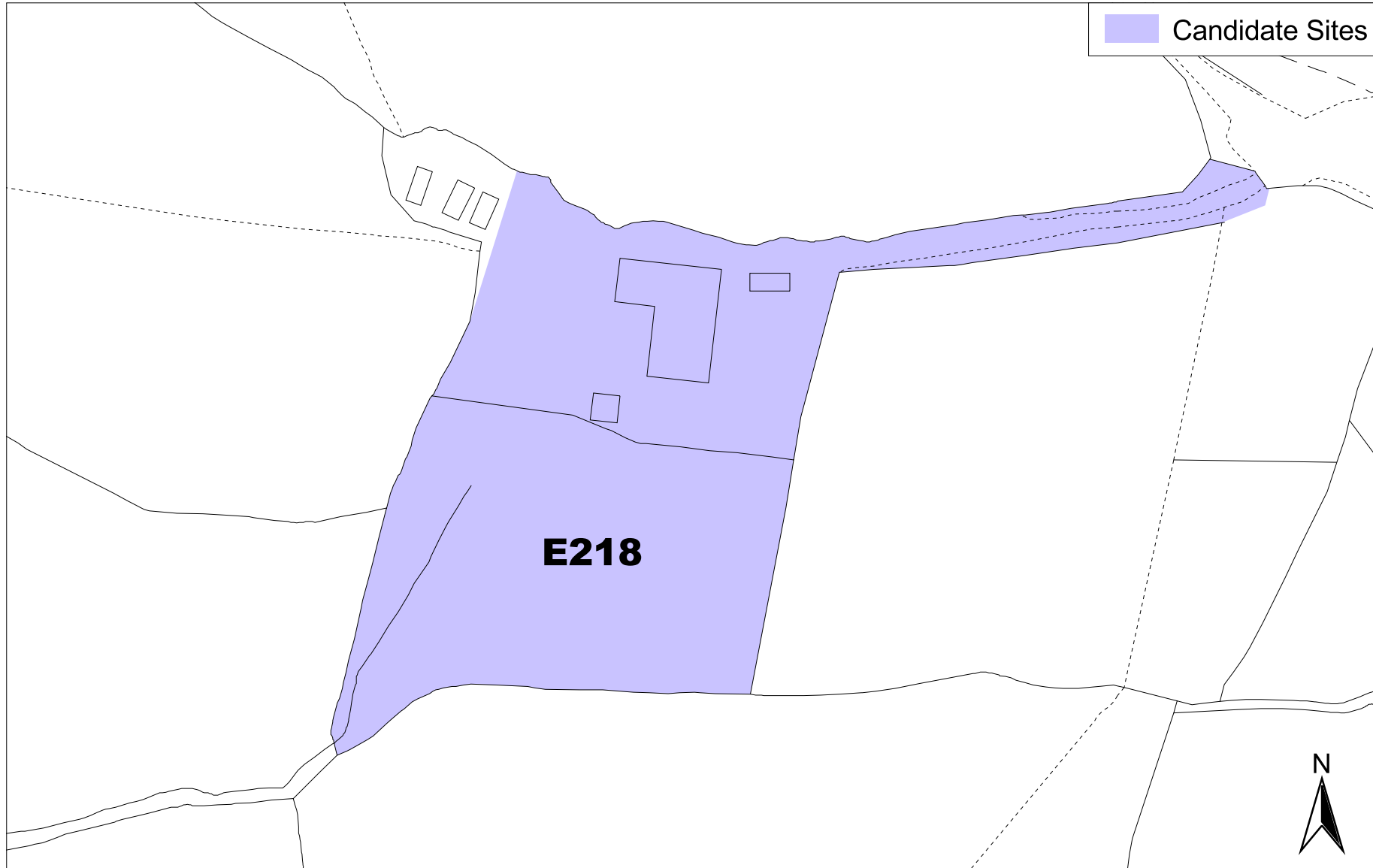
### Conformity with components of preferred strategy

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



Newbridge Ward - Site Reference - E218



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Last updated 16th of November 2006



# Provisional LDP Candidate Site Assessment Summary

**Site Reference:** E236    **Site Description:** Land to the rear of Homeleigh Estate

**Settlement:** Newbridge                      **Ward:** Newbridge

**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

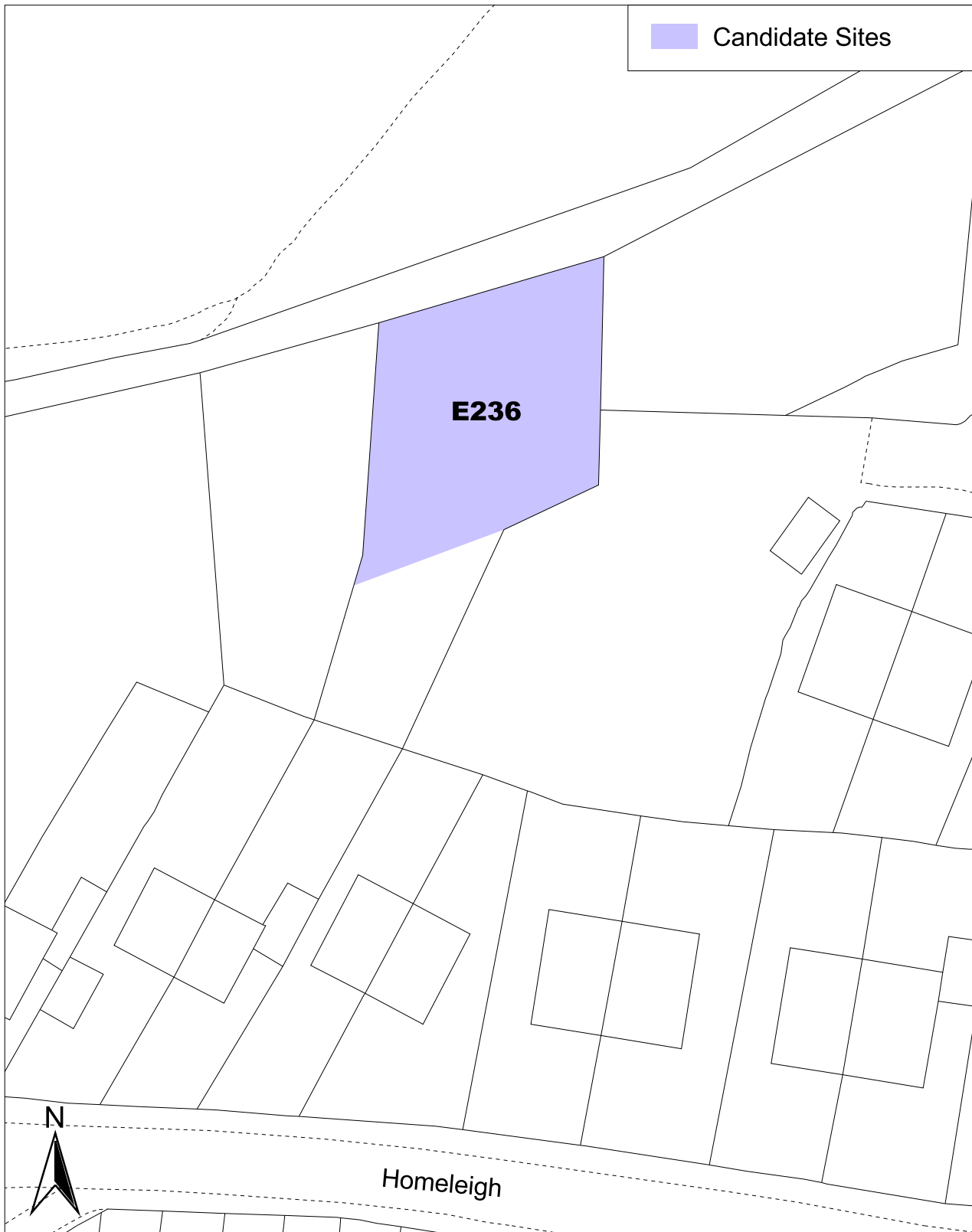
### Conformity with components of preferred strategy

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



Newbridge Ward - Site Reference - E236



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:** E293    **Site Description:** Land at Old Pant Road

**Settlement:** Panside                      **Ward:** Newbridge

**Planning Preferred Use:** Residential

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

**Has the site satisfied the Initial Planning Assessment?**    Yes

**Justification if site has not satisfied the Initial Planning Assessment**

## Site Assessment Conclusions

### Countryside Conclusions

Part of site suitable. Trees with TPOs and hedgerows present. These should be retained, along with other mature trees.

### Highways Conclusions

Access track presently unsuitable, but land acquisition could provide a satisfactory access. Depends upon land acquisition for access purposes.

### Environmental Health

Further information required - ground contamination investigation

### Additional Comments

\*\*See D18\*\*

**Is the site acceptable for further consideration?** Yes

### Justification

Site would be a suitable extension to Panside taking into account the ecological constraints and 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

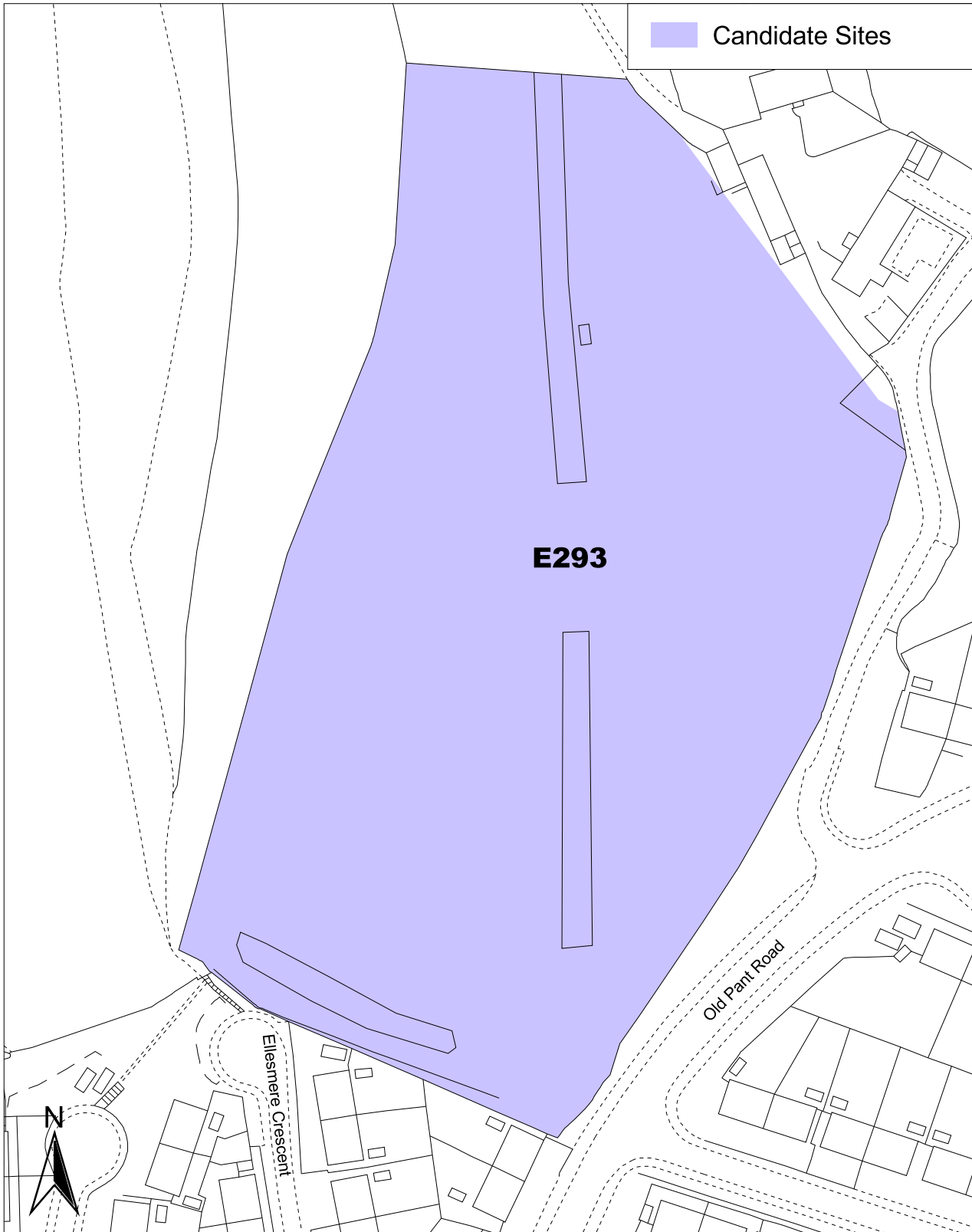
## Conformity with components of preferred strategy

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

# Caerphilly County Borough Local Development Plan Candidate Sites



Newbridge Ward - Site Reference - E293



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.

# Provisional LDP Candidate Site Assessment Summary

**Site Reference:** E300    **Site Description:** Land adjacent to Pantysgawen Farm

**Settlement:** Newbridge                      **Ward:** Newbridge

**Planning Preferred Use:** None

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

**Has the site satisfied the Initial Planning Assessment?**    No

## Justification if site has not satisfied the Initial Planning Assessment

The site is divorced from the existing settlement and if developed, would create a new development around a group of farm buildings in the middle of the countryside that would be contrary to general planning policy.

## 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

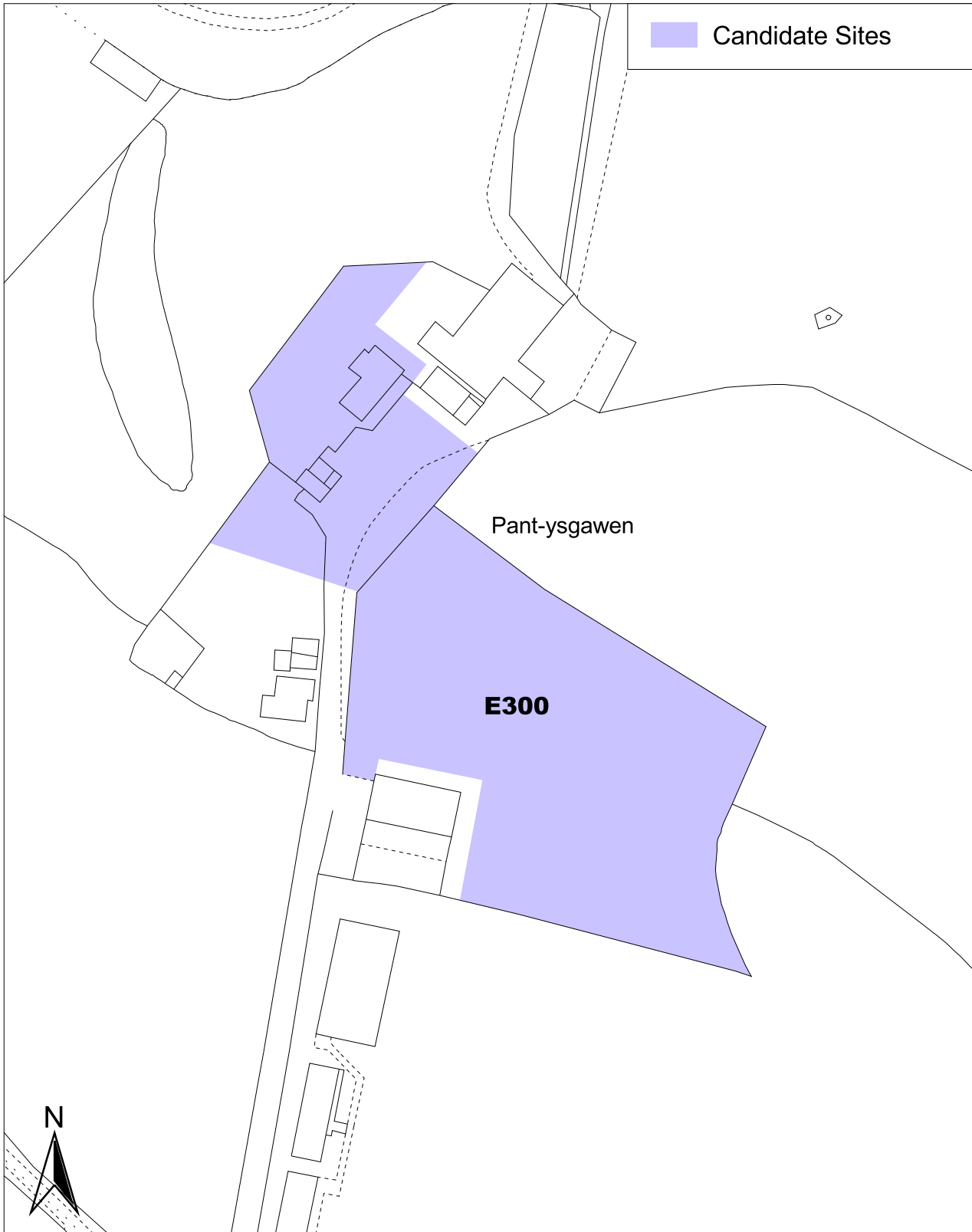
## Conformity with components of preferred strategy

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



Newbridge Ward - Site Reference - E300



0 10 20 30 40 50 60 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:** E340    **Site Description:** Land to the north of Grawend House

**Settlement:** Pentwynmawr    **Ward:** Newbridge

**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

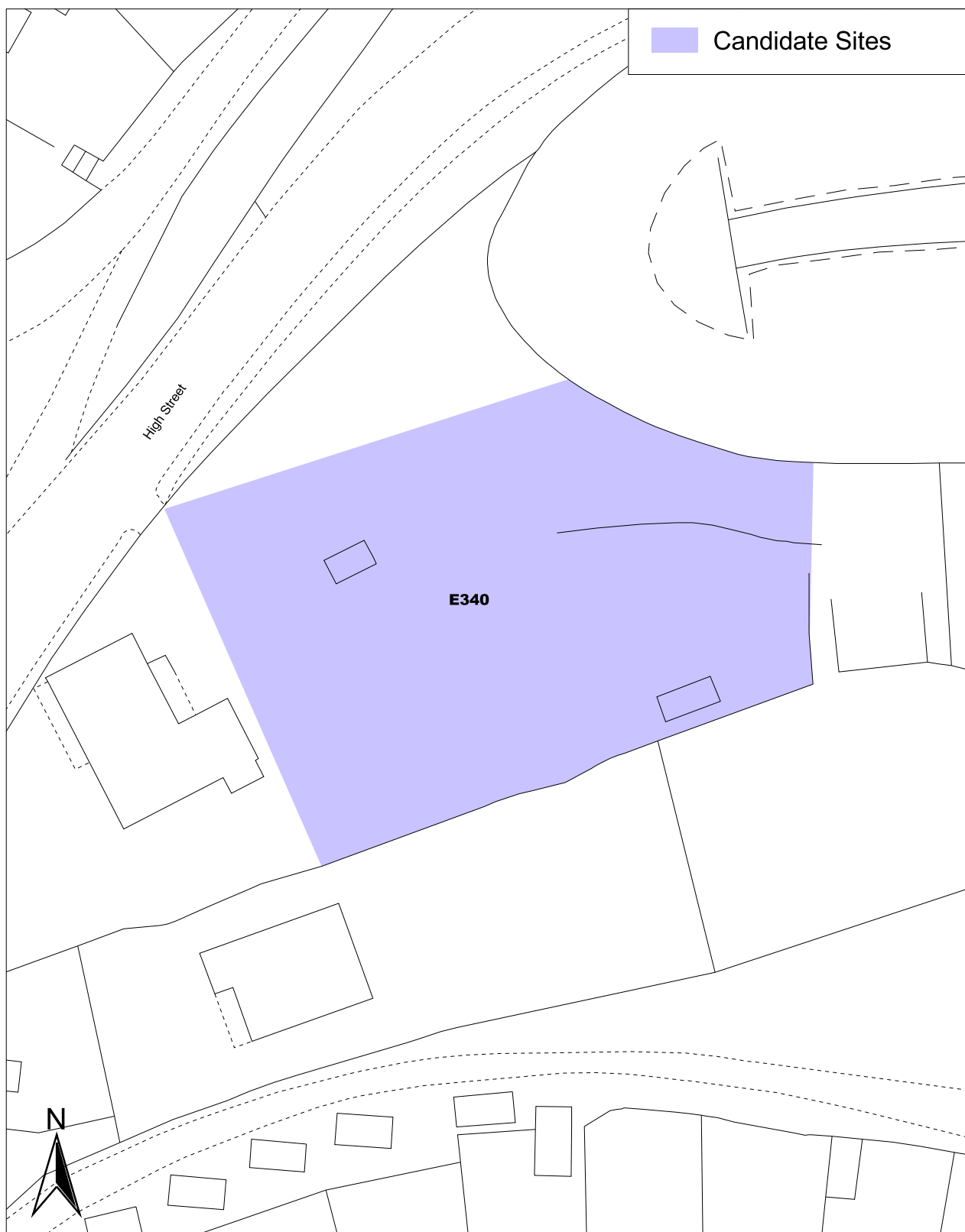
### Conformity with components of preferred strategy

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



Newbridge Ward - Site Reference - E340



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:** E350    **Site Description:** Land north of Pentwynmawr Recreation Ground

**Settlement:** Pentwynmawr    **Ward:** Newbridge

**Planning Preferred Use:** None

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

**Has the site satisfied the Initial Planning Assessment?**    No

**Justification if site has not satisfied the Initial Planning Assessment**

The site is constrained by poor access and relates poorly to existing settlements in terms of topography. The development of this site would constitute an unjustifiable 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

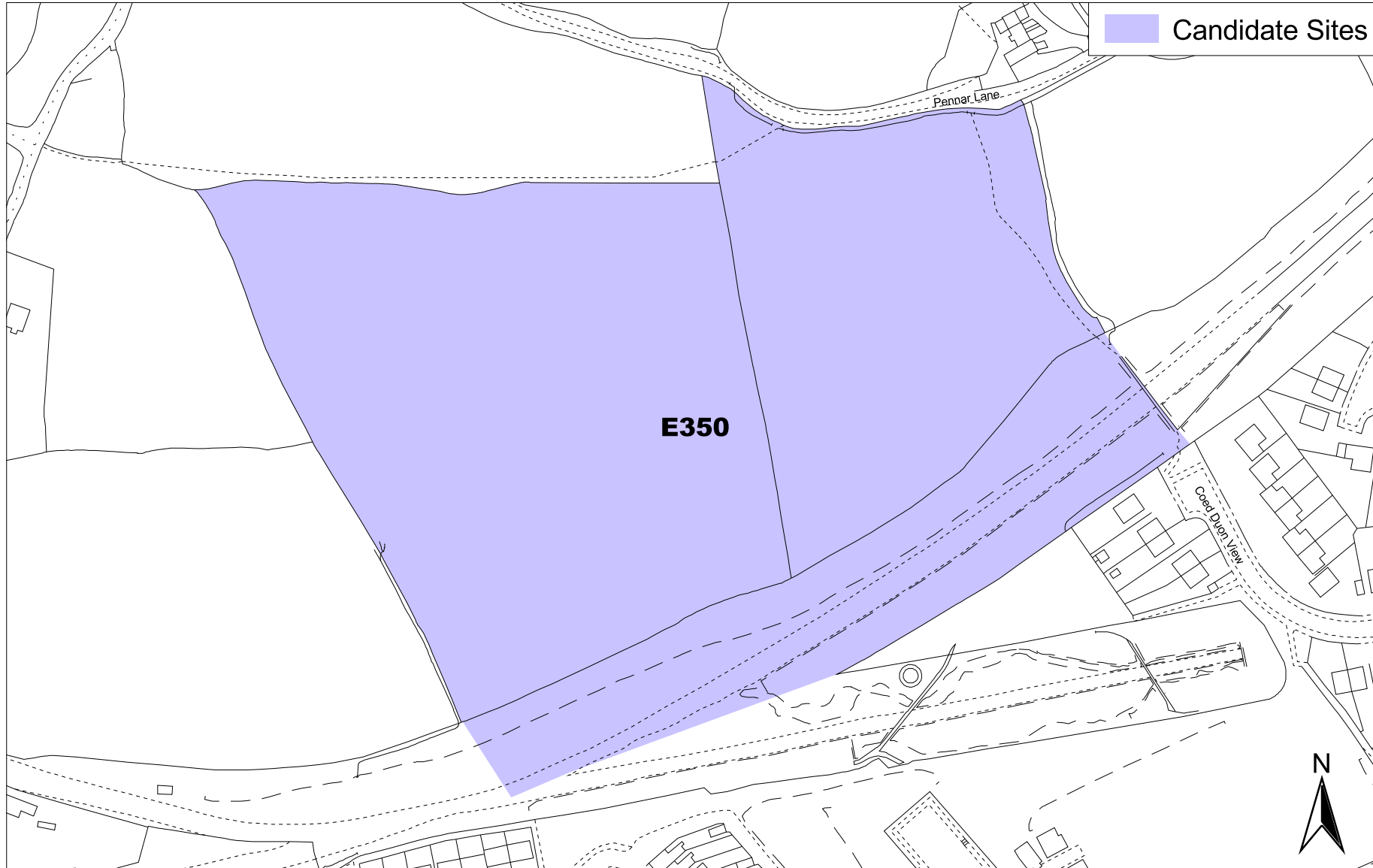
### Conformity with components of preferred strategy

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

# Caerphilly County Borough Local Development Plan Candidate Sites



Newbridge Ward - Site Reference - E350



0 20 40 60 80 100 Meters

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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:** E386    **Site Description:** Land at North Celynen

**Settlement:** Newbridge                      **Ward:** Newbridge

**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. Contains trees. Records of wildlife corridor/wetland habitat. Tree belts along western boundary and in north of site should be retained.

### Highways Conclusions

(DRAFT) Site suitable as access is currently in place.

### Environmental Health

Further Information required - TAN 11 and BS4142 noise assessment due to road and factories

### Additional Comments

Site was identified as required to meet forecast employment needs in the recent Caerphilly Employment Sites Supply and Market Appraisal.

**Is the site acceptable for further consideration?** Yes

### Justification

Site is suitable for an employment based redevelopment as it is well located on the A467 and adjoins existing employment land.

### Subject to the results of the following:

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

## Accordance with Strategies

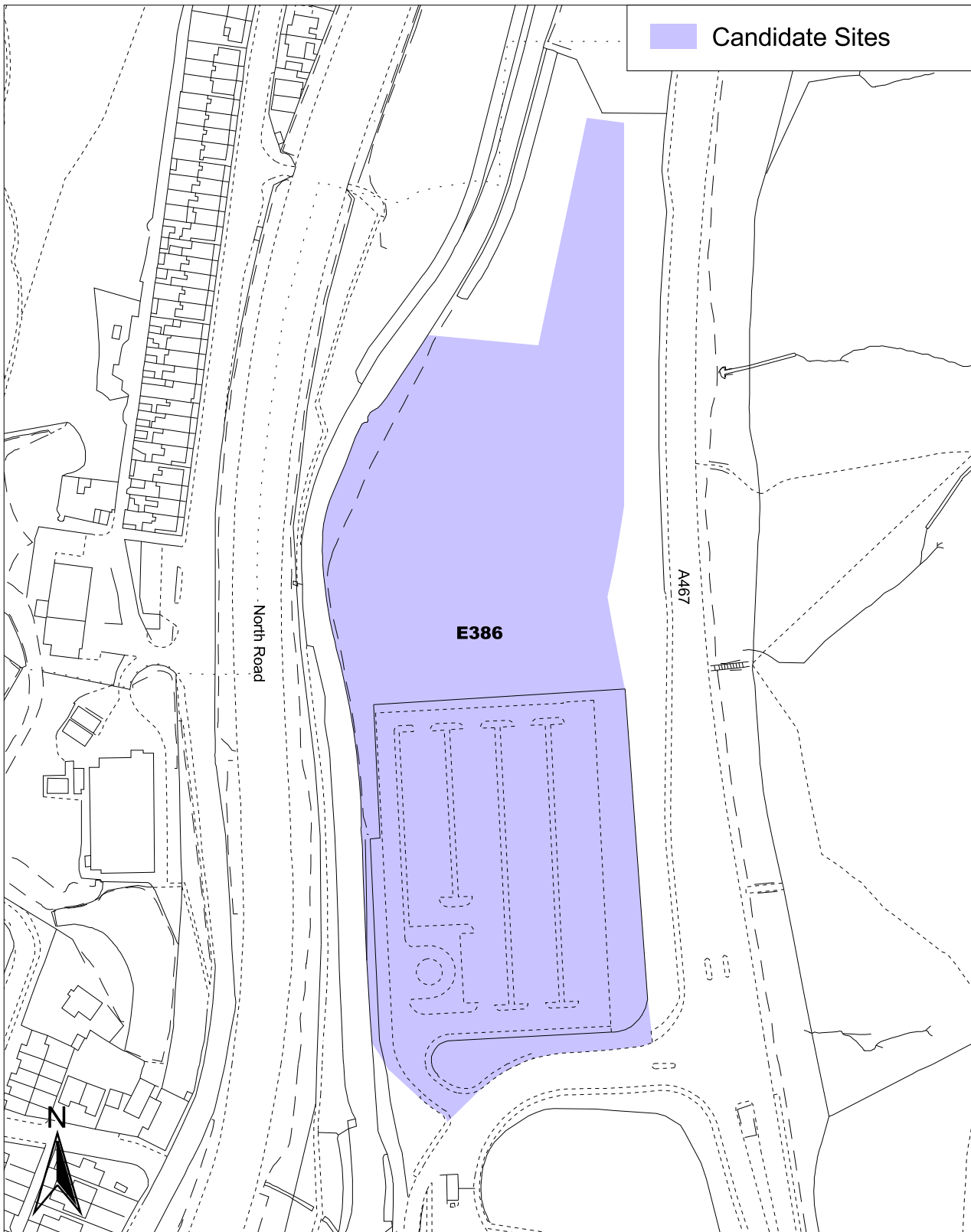
None                       UDP     Urban Containment   
Sustainable Growth     Preferred Strategy

## Conformity with components of preferred strategy

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

Newbridge - Site Reference - E386



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