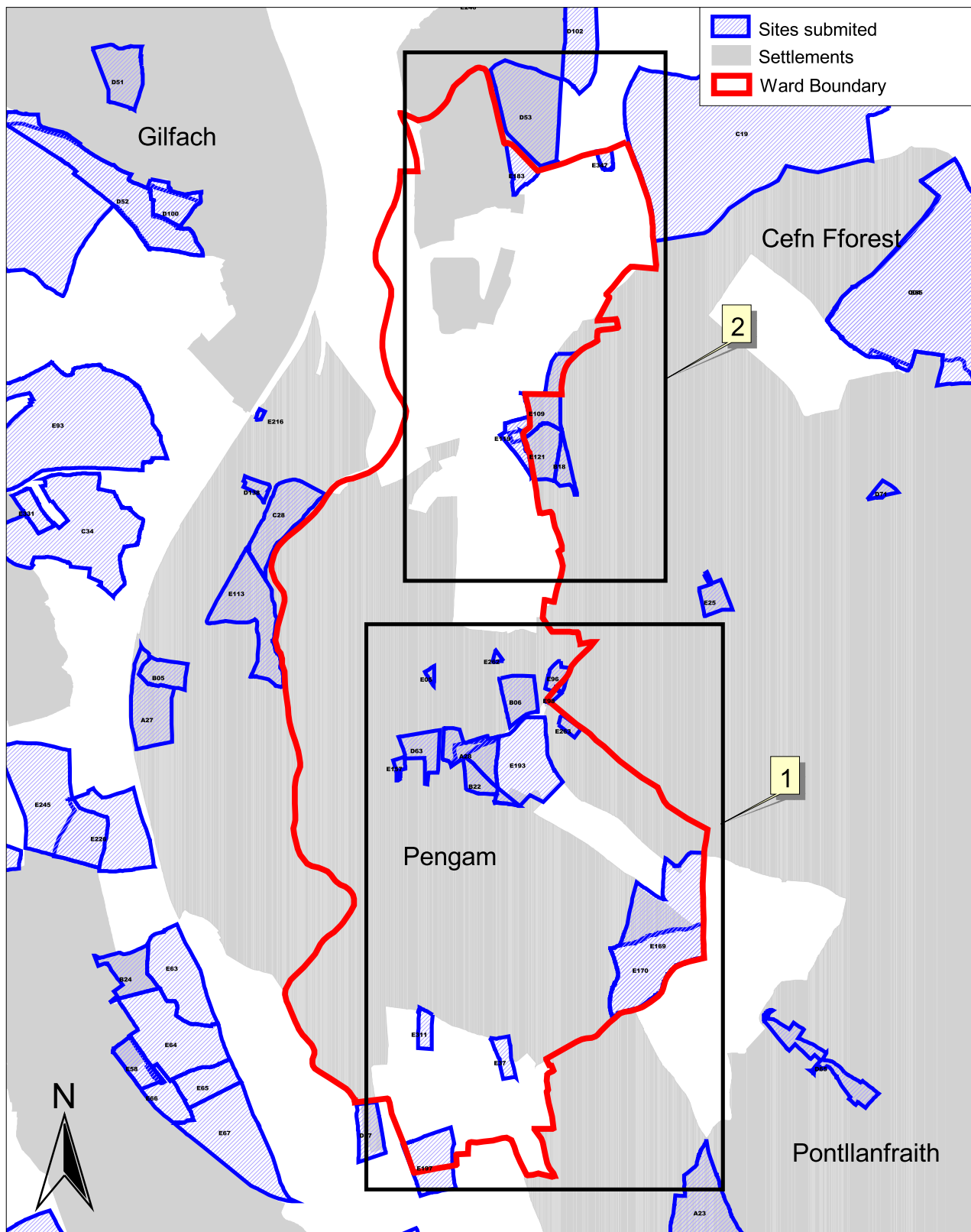


Caerphilly County Borough Local Development Plan Candidate Sites

Pengam Ward - Overview Plan



0 0.2 0.4 0.6 Miles

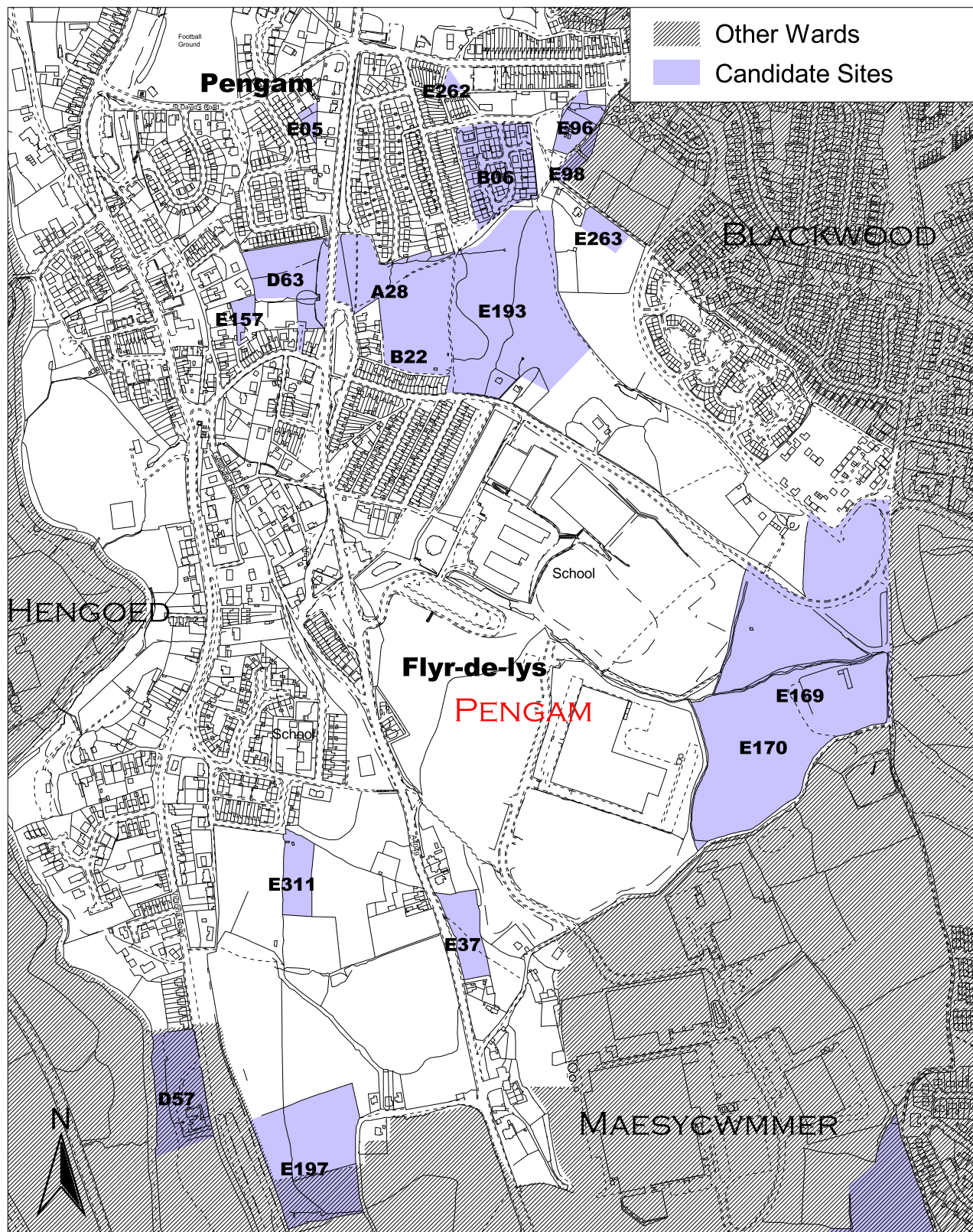
Last updated 28th of March 2007

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Caerphilly County Borough Council, LA09004L, 2006.

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, LA09004L, 2006.

Caerphilly County Borough Local Development Plan Candidate Sites

Pengam Ward - Plan 1 of 2



0 100 200 300 400 Meters

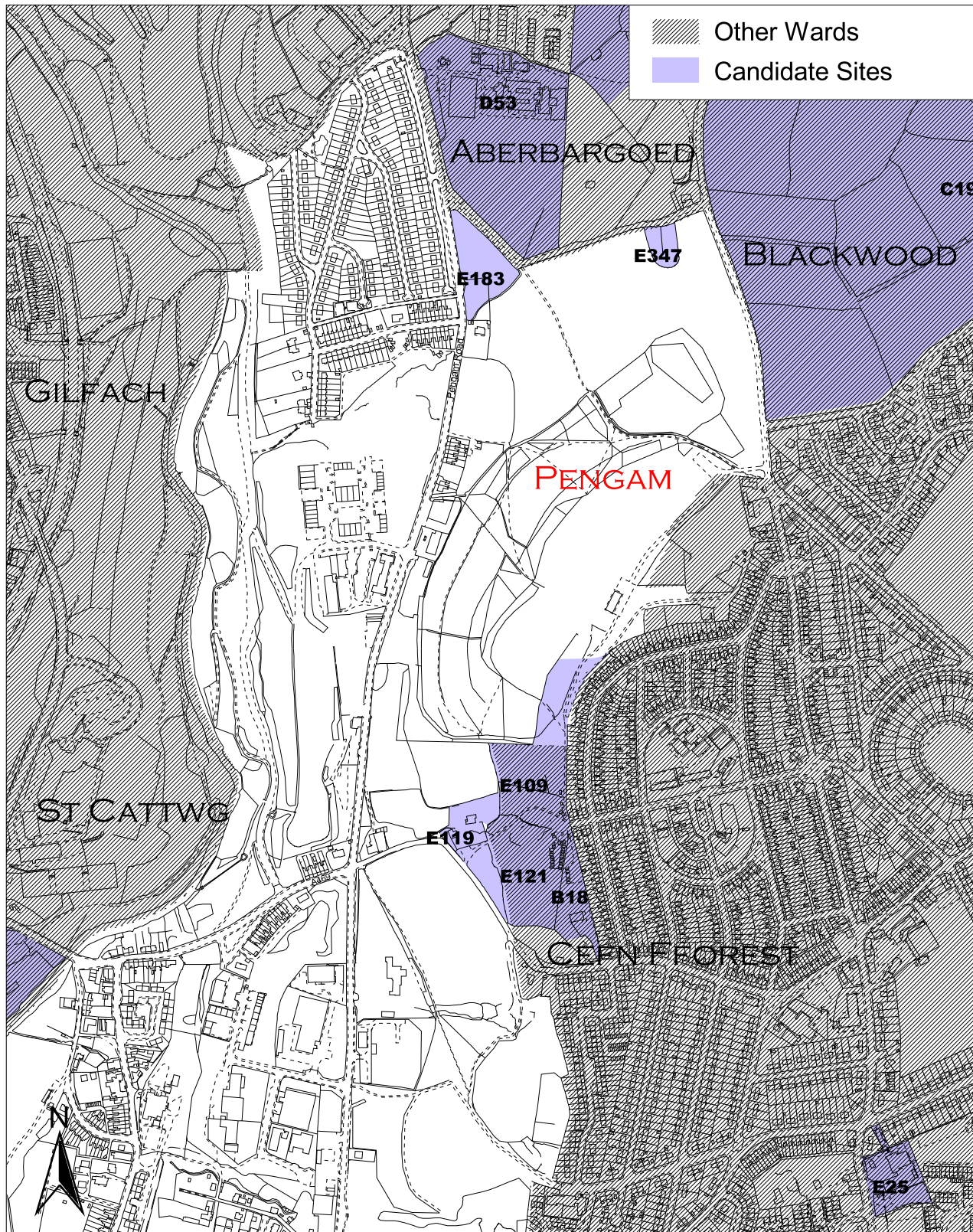
Last updated 28th of March 2007

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Caerphilly County Borough Council, LA09004L, 2006.

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

Caerphilly County Borough Local Development Plan Candidate Sites

Pengam Ward - Plan 2 of 2



0 100 200 300 400 Meters

Last updated 28th of March 2007

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Caerphilly County Borough Council, LA09004L, 2006.

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

Provisional LDP Candidate Site Assessment Summary

Site Reference: A28 **Site Description:** Land to the Rear of Oak Terrace

Settlement: Pengam **Ward:** Pengam

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. Mature trees and hedgerows should be retained as part of the adjacent SINC (subject to review).

Highways Conclusions

Suitable in part due to current construction of new Oak Terrace bypass. Site will need to be assessed after construction of bypass.

Environmental Health

Additional Comments

Is the site acceptable for further consideration? Yes

Justification

The suitability of the site will be dependent on the impact of the bypass to determine if suitable land is available after construction.

Subject to the results of the following:

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

Accordance with Strategies

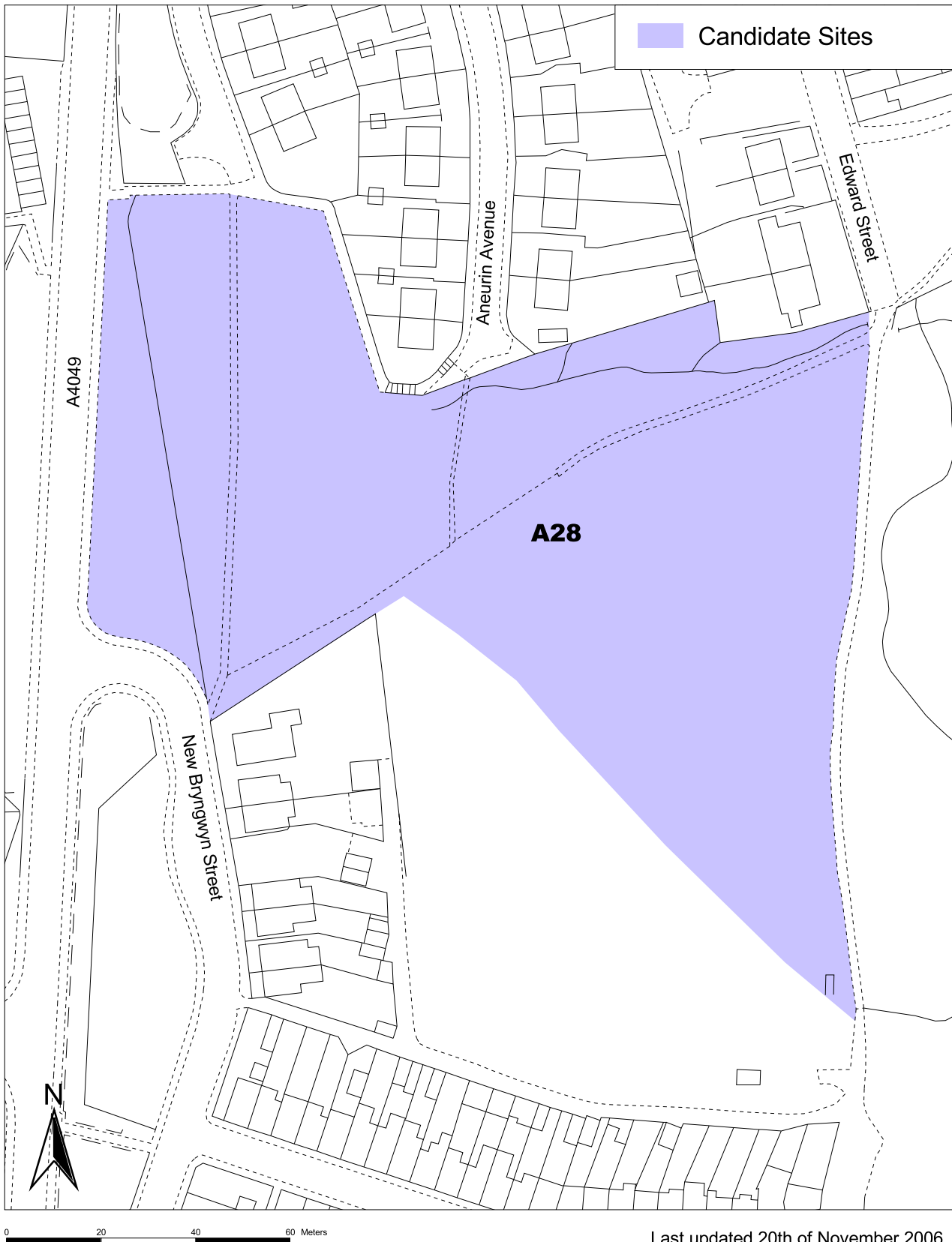
None ☐ UDP ☒ Urban Containment ☒
Sustainable Growth ☒ Preferred Strategy ☒

Conformity with components of preferred strategy

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

Pengam Ward - Site Reference - A28



Last updated 20th of November 2006

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Caerphilly County Borough Council, 100025372, 2006.

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

Provisional LDP Candidate Site Assessment Summary

Site Reference: B22 **Site Description:** Oak Terrace

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

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. Trees and hedgerows, but little other vegetation and not significant.

Highways Conclusions

(DRAFT) Site is suitable as access can be provided off Oak Terrace bypass during construction.

Environmental Health

Further Information required - TAN 11 noise assessment of road

Additional Comments

Is the site acceptable for further consideration? Yes

Justification

Site would be a suitable infill between the new Oak Terrace bypass and the existing housing, subject to assessment after construction of the bypass

Subject to the results of the following:

Baseline (walkover) ecological survey including trees and significant vegetation

Accordance with Strategies

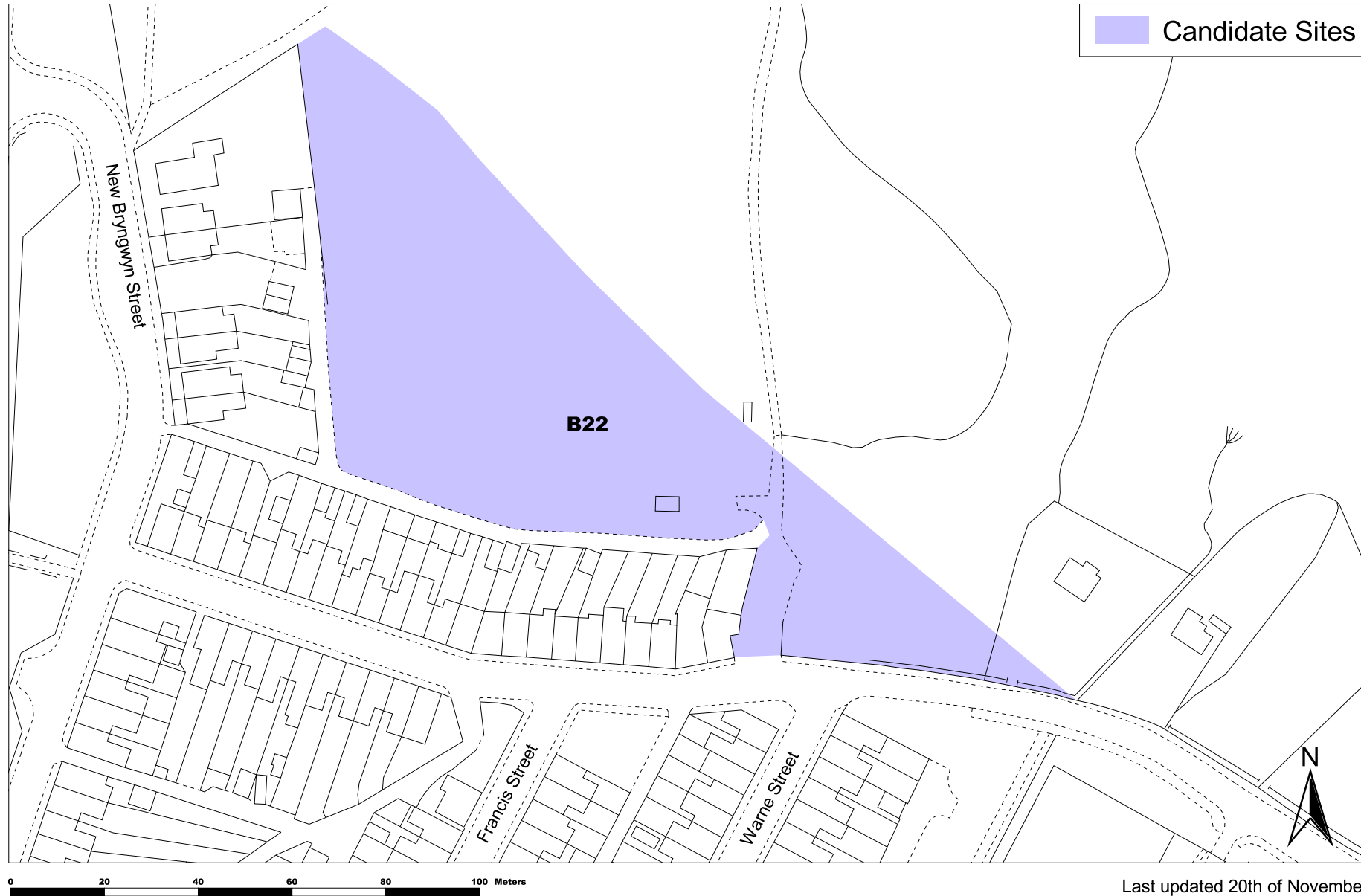
None ☐ UDP ☒ Urban Containment ☒
Sustainable Growth ☒ Preferred Strategy ☒

Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites

Pengam Ward - Site Reference - B22



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Caerphilly County Borough Council, 100025372, 2006.
Atgynhychwyd o fapiau yr Arrolwg Ordnans gyda chaniadau rheolwr Llyfrfa a Mawrhydi hawffrant y Goron. Mae atgynhyrchu heb awdurdod yn torri hawffrant y Goron.
Gall hyn arwain at enlyniad neu achos sifil. Cyngor Bwrdeistref Srol Caerffili, 100025372, 2006.

Last updated 20th of November 2006

Provisional LDP Candidate Site Assessment Summary

Site Reference: D63 **Site Description:** Plas Road

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

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. Boundary should either be amended to exclude mature trees, hedgerow and neutral grassland embankment to enable their retention, or they should be identified as constraints to development within site allocation.

Highways Conclusions

Suitable for residential subject to visibility of junction with Plas Road being improved and on street car parking along side access road is addressed. Each access would require land acquisitions. Major works required for all access points.

Environmental Health

Site is suitable for intended purpose.

Additional Comments

Is the site acceptable for further consideration? Yes

Justification

Site is suitable, subject to improvements of the 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 ☒

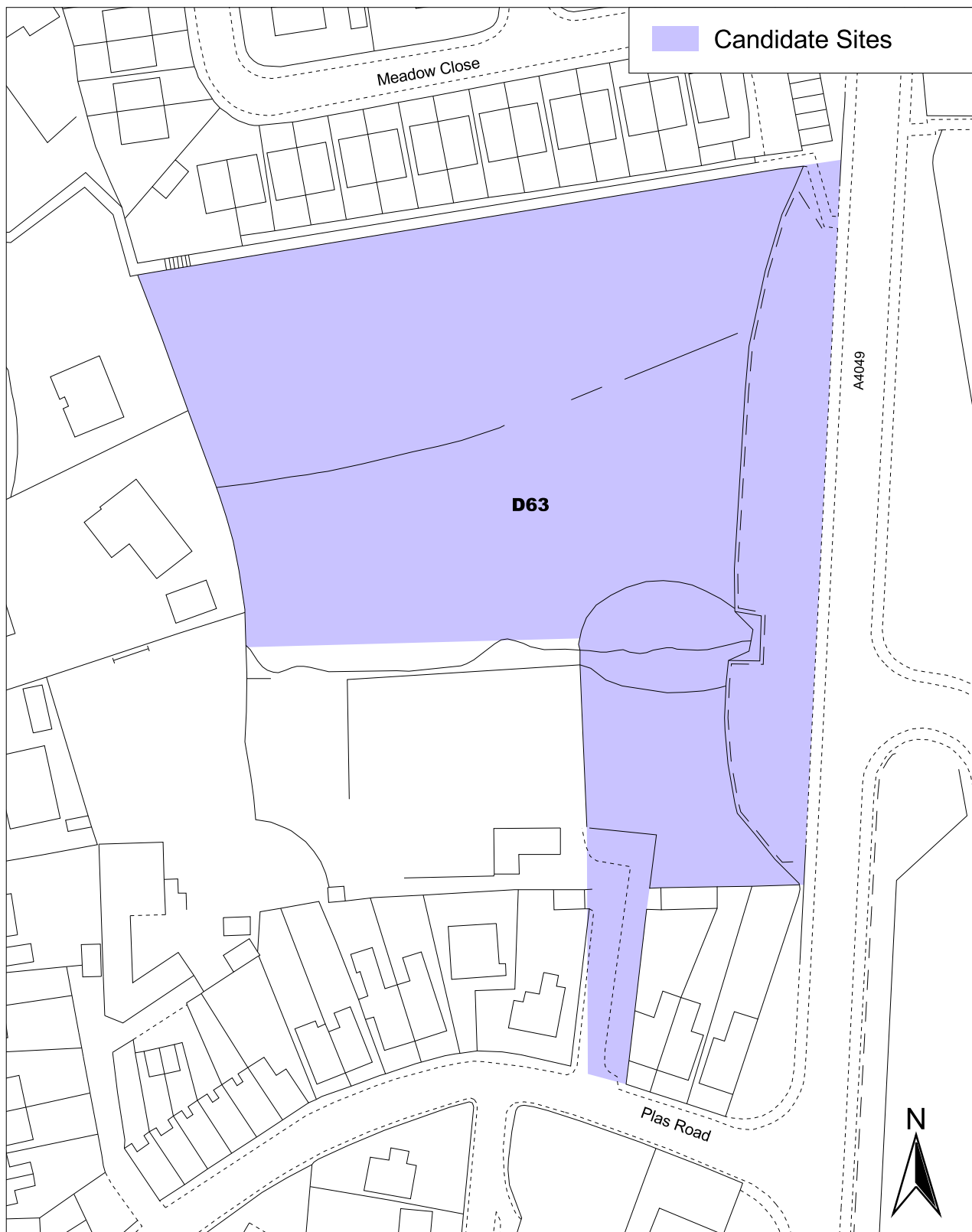
Conformity with components of preferred strategy

Opportunities 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



Pengam Ward - Site Reference - D63



0 10 20 30 40 50 Meters

Last updated 20th of November 2006

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Caerphilly County Borough Council, 100025372, 2006.

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

Provisional LDP Candidate Site Assessment Summary

Site Reference: E5 **Site Description:** Land to the rear of Hafod, St Davids Road

Settlement: Pengam **Ward:** Pengam

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 ☐

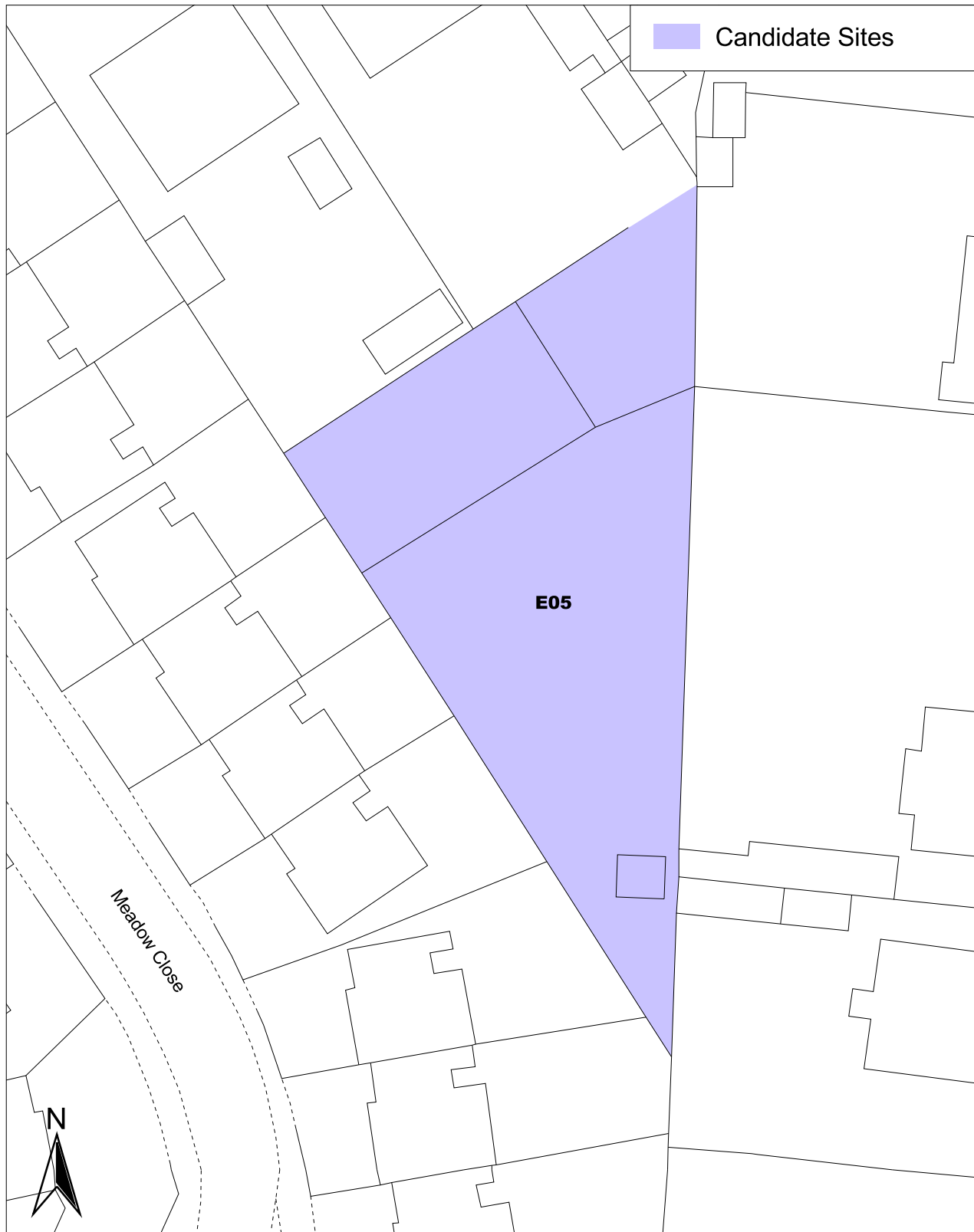
Conformity with components of preferred strategy

Opportunities 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



Pengam Ward - Site Reference - E05



0 5 10 15 20 Meters

Last updated 17th of November 2006

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Caerphilly County Borough Council, 100025372, 2006.

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

Provisional LDP Candidate Site Assessment Summary

Site Reference: E37 **Site Description:** Land adjacent to Knoll House

Settlement: Gellihaf **Ward:** Pengam

Planning Preferred Use: None

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

Has the site satisfied the Initial Planning Assessment? No

Justification if site has not satisfied the Initial Planning Assessment

Site is important in order to prevent coalescence between Hawtin Park industrial estate and the houses in Gellihaf and poorly related to any major defined 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 ☐

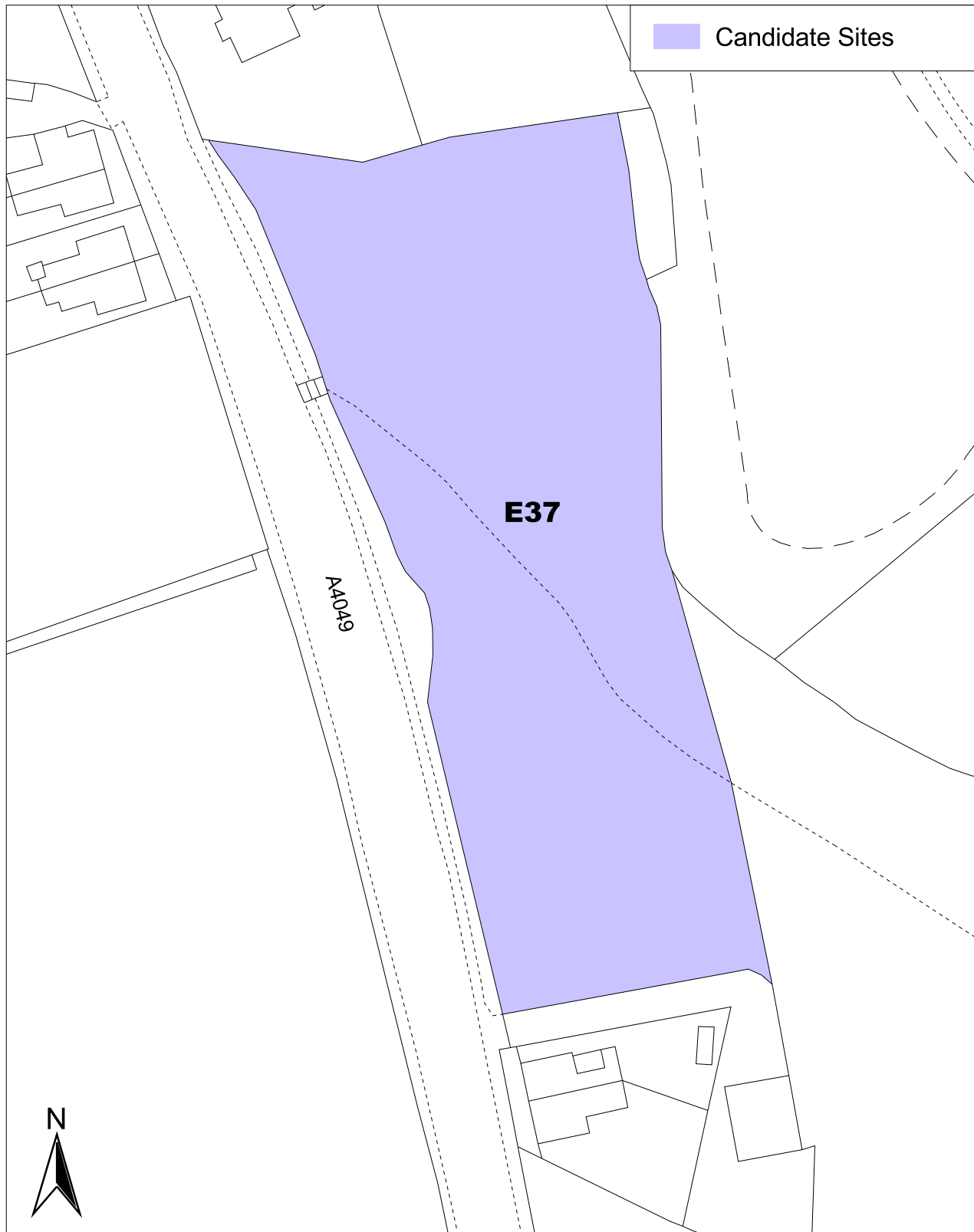
Conformity with components of preferred strategy

Opportunities 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



Pengam Ward - Site Reference - E37



0 10 20 30 40 Meters

Last updated 17th of November 2006

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Caerphilly County Borough Council, 100025372, 2006.

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

Provisional LDP Candidate Site Assessment Summary

Site Reference: E96 **Site Description:** Land adjacent to Springfield Bungalow

Settlement: Blackwood **Ward:** Pengam

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 to be retained - mature trees and hedgerows.

Highways Conclusions

Not acceptable - junction of Edward Street/Fairview not suitable to carry any increase in traffic and incapable of improvement.

Environmental Health

Additional Comments

Is the site acceptable for further consideration? No

Justification

Site is not suitable due to the poor road infrastructure.

Subject to the results of the following:

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

Accordance with Strategies

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

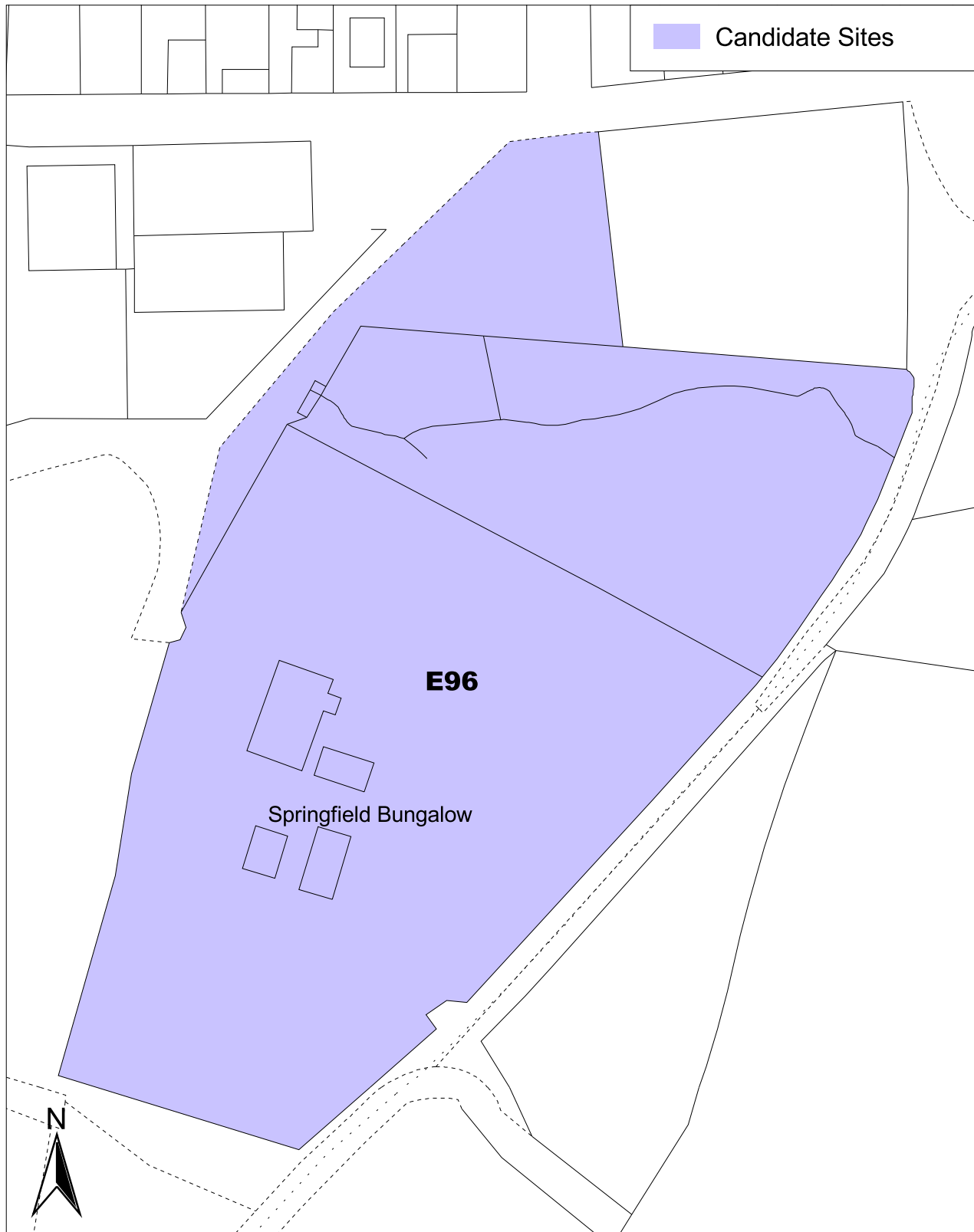
Conformity with components of preferred strategy

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



Pengam Ward - Site Reference - E96



0 5 10 15 20 25 Meters

Last updated 20th of November 2006

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Caerphilly County Borough Council, 100025372, 2006.

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.

Provisional LDP Candidate Site Assessment Summary

Site Reference: E119 **Site Description:** Barn Hill Industrial Estate, Waunborfa Rd

Settlement: Cefn Fforest **Ward:** Pengam

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 along boundaries should be retained and enhanced. Cumulative impact of this site and others in area. Otter records on river

Highways Conclusions

Acceptable only in conjunction with other sites (B18, E121, E357 & C29) in order to facilitate improvements to poor section of Waunborfa Rd, and due to inadequate vertical and horizontal alignment of Barn Hill.

Environmental Health

Further information required - ground contamination investigation

Additional Comments

Is the site acceptable for further consideration? No

Justification

Site provides an important corridor along Pengam road and is important in biodiversity terms. Whilst it is recognised that part of the site is brownfield, this land is poorly related to the existing settlement

Subject to the results of the following:

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

Accordance with Strategies

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

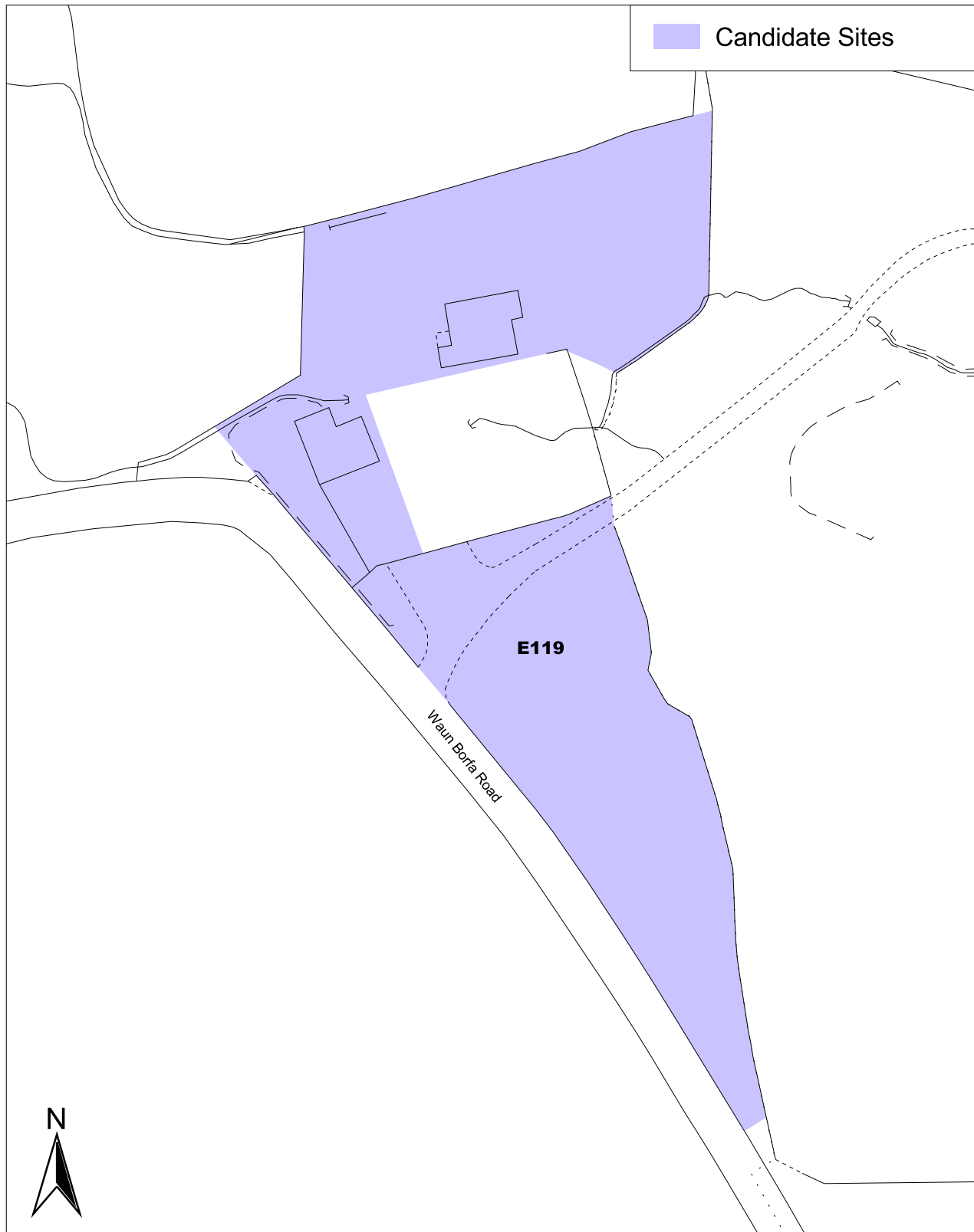
Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites



Pengam Ward - Site Reference - E119



0 10 20 30 40 50 Meters

Last updated 20th of November 2006

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Caerphilly County Borough Council, 100025372, 2006.

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

Provisional LDP Candidate Site Assessment Summary

Site Reference: E157 **Site Description:** Land to the rear of Doretta, off Ivor St

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

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 ☐

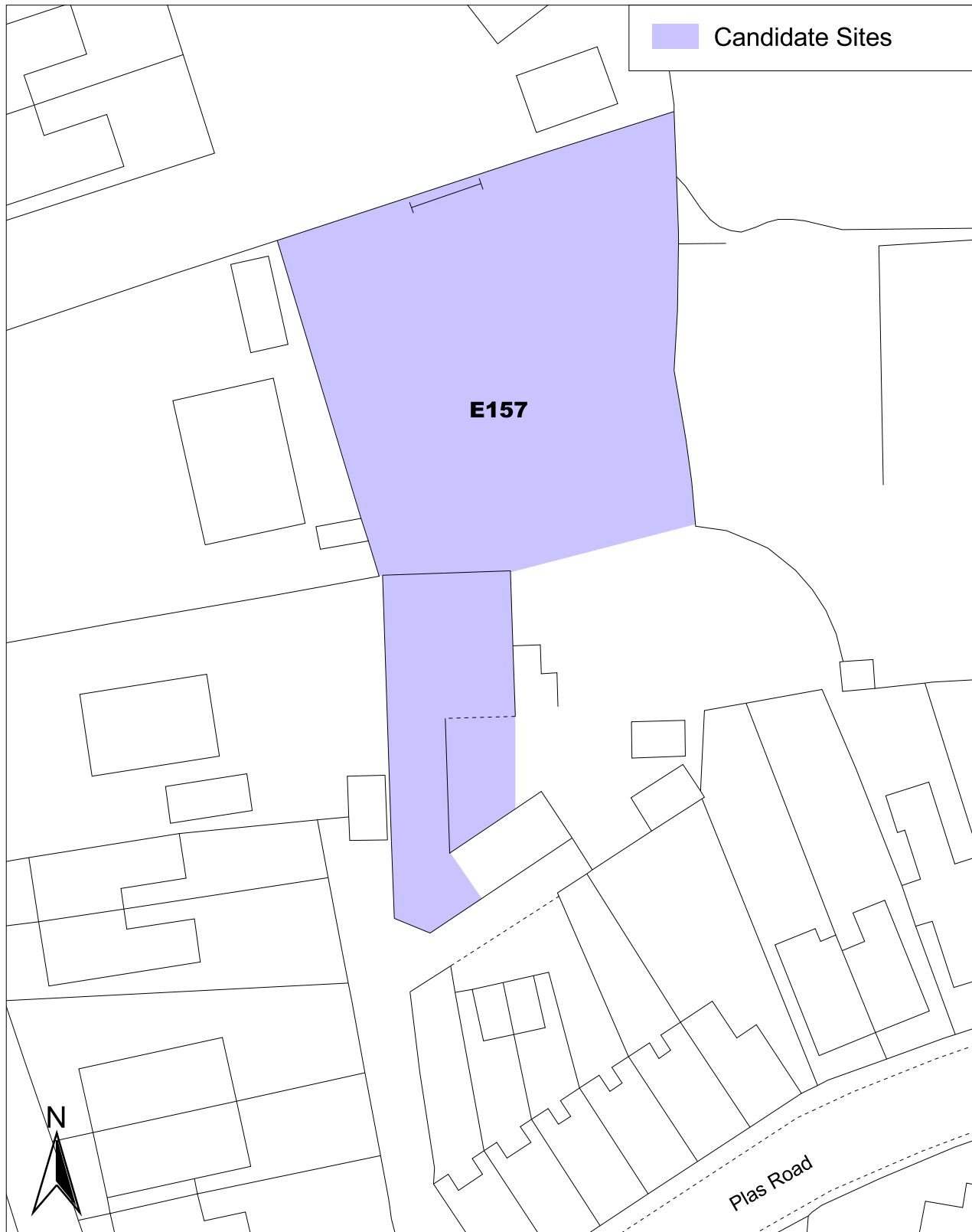
Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites



Pengam Ward - Site Reference - E157



0 5 10 15 20 25 Meters

Last updated 20th of November 2006

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Caerphilly County Borough Council, 100025372, 2006.

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

Provisional LDP Candidate Site Assessment Summary

Site Reference: E169 **Site Description:** Land at Trelyn scrap yard

Settlement: Blackwood **Ward:** Pengam

Planning Preferred Use: Residential

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

Has the site satisfied the Initial Planning Assessment? Yes

Justification if site has not satisfied the Initial Planning Assessment

Site Assessment Conclusions

Countryside Conclusions

Not acceptable due to TPOs, part of site designated as SINC (subject to review) and adjoining SSSI. Records of bluebells and common frog. Only scrapyard itself could be developed but this is isolated from settlement pattern.

Highways Conclusions

Site is suitable subject to the lane being widened to gain access to the southern area.

Environmental Health

BS4142 assessment required due to the potential impact of neighbouring industrial units and ground investigation required due to its previous land use.

Additional Comments

Is the site acceptable for further consideration? No

Justification

Whilst it is recognised that the scrap yard site itself is a brownfield site, it is divorced from the surrounding residential development and part of the site has significant ecological value including a large area of TPO 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).

Accordance with Strategies

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

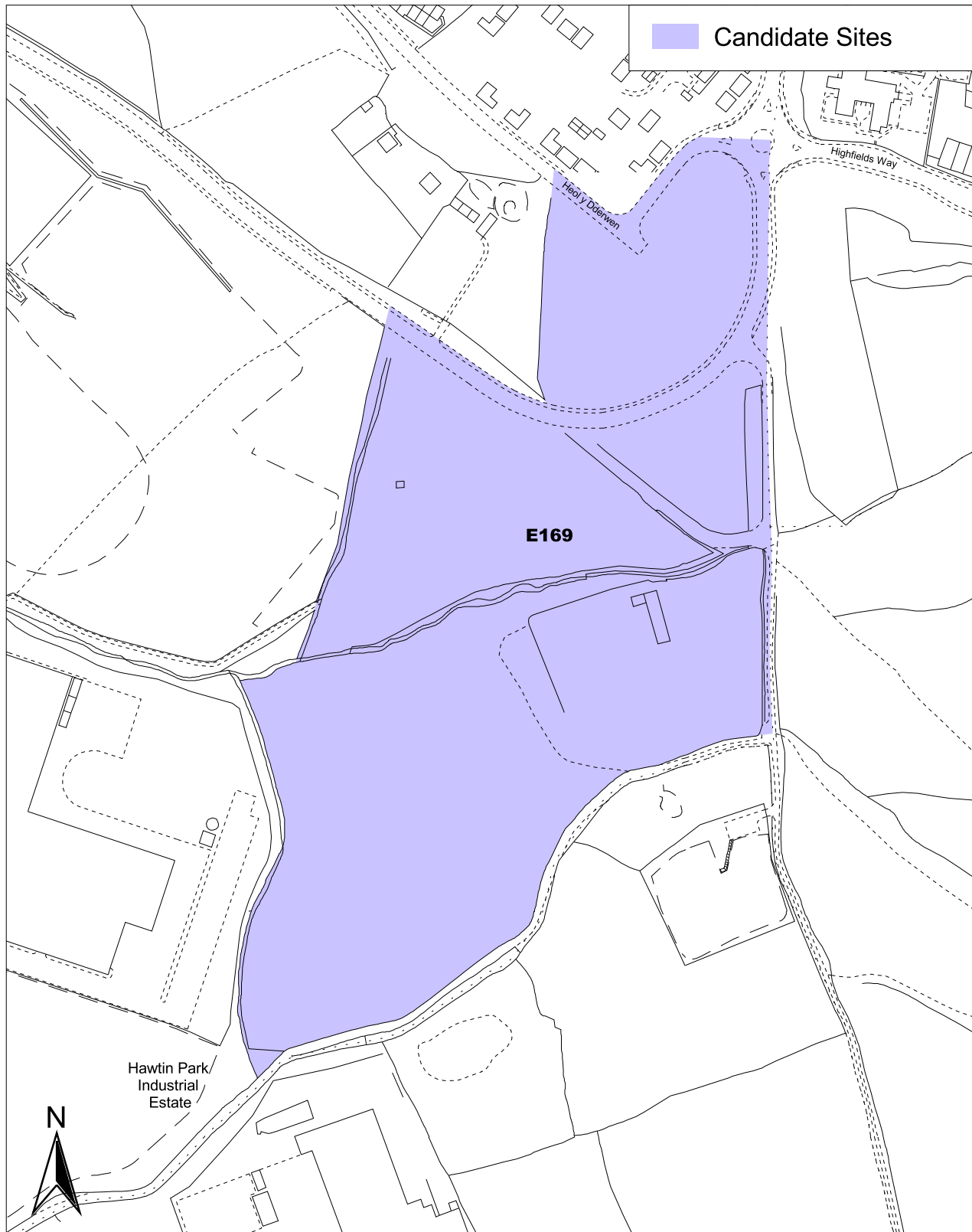
Conformity with components of preferred strategy

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



Pengam Ward - Site Reference - E169



0 50 100 150 Meters

Last updated 20th of November 2006

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Caerphilly County Borough Council, 100025372, 2006.

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

Provisional LDP Candidate Site Assessment Summary

Site Reference: E170 **Site Description:** Southern area of Trelyn scrap yard

Settlement: Blackwood **Ward:** Pengam

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

Not acceptable due to prominent position of site and visual amenity of area, excluding scrapyards. Adjacent to SSSI and partially a SINC (subject to review), TPOs on site as well as bluebell, common frog, orchids and mixed deciduous woodland

Highways Conclusions

Site is not suitable as a stand alone site but would be acceptable if developed alongside neighbouring sites D56 and E169, although land would have to be widened.

Environmental Health

BS4142 noise assessment required.

Additional Comments

Is the site acceptable for further consideration? No

Justification

Whilst it is recognised that the scrap yard site itself is a brownfield site, it is divorced from the surrounding residential development and part of the site has significant ecological value including a large area of TPO woodland

Subject to the results of the following:

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

Accordance with Strategies

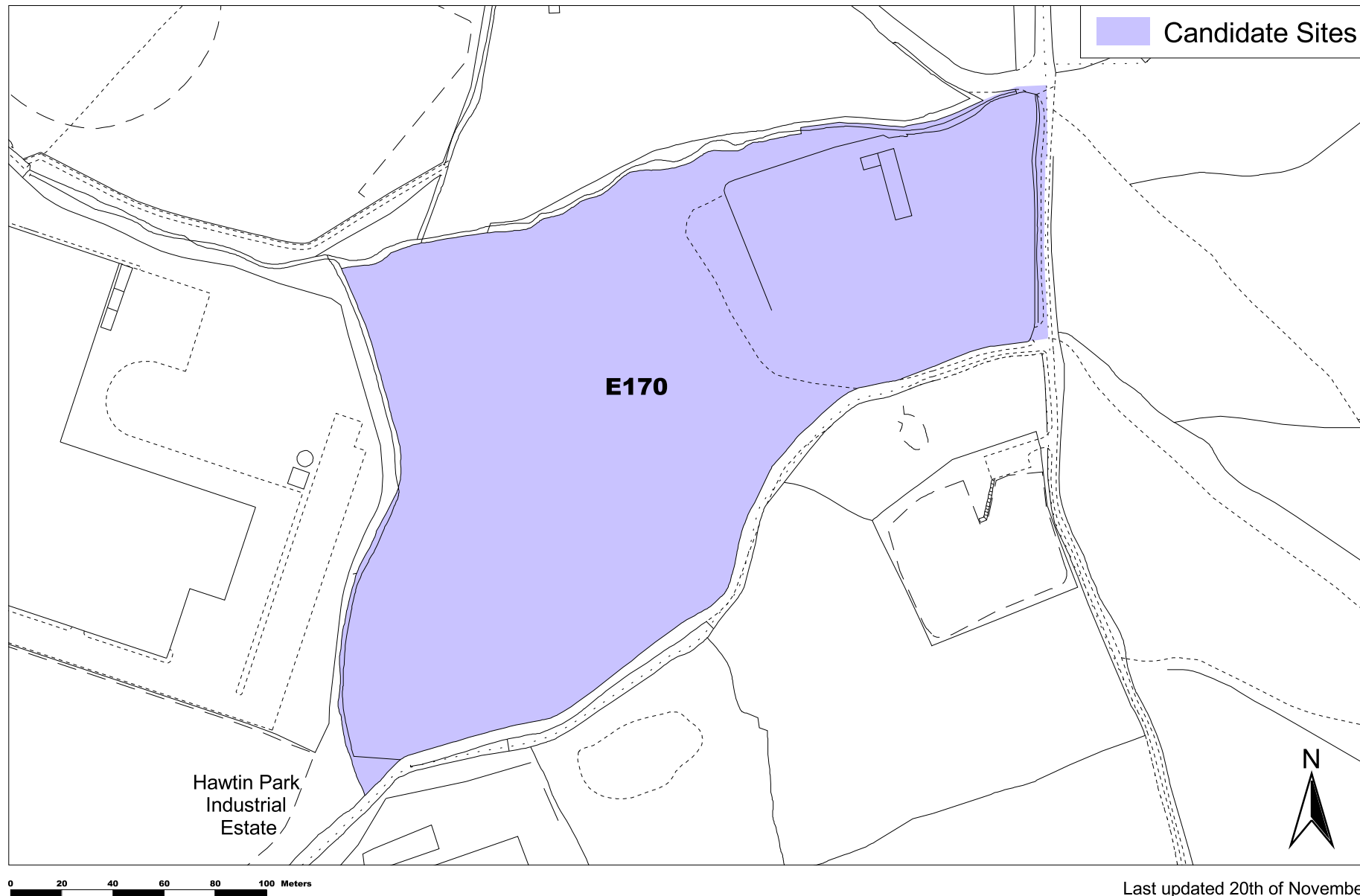
None ☒ UDP ☐ Urban Containment ☐
Sustainable Growth ☐ Preferred Strategy ☐

Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites

Pengam Ward - Site Reference - E170



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Caerphilly County Borough Council, 100025372, 2006.
Atgynhychwyd o fapiau yr Arrolwg Ordnans gyda chaniadau rheolwr Llyfrfa ei Mawrhydi hawfrant y Goron. Mae atgynhyrchu heb awdurdod yn torri hawffraint y Goron.
Gall hyn arwain at enlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, 100025372, 2006.

Last updated 20th of November 2006

Provisional LDP Candidate Site Assessment Summary

Site Reference: E183 **Site Description:** Land at Pengam Road

Settlement: Britannia **Ward:** Pengam

Planning Preferred Use: Residential

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

Has the site satisfied the Initial Planning Assessment? Yes

Justification if site has not satisfied the Initial Planning Assessment

Site Assessment Conclusions

Countryside Conclusions

Site not acceptable - adjacent to SINCs (subject to review) and TPOs immediately adjacent to the site. Would like to retain Green Wedge status.

Highways Conclusions

Access onto Pengam Road is not desirable for such a small development. Culvert and watercourse on the site.

Environmental Health

Site suitable for intended purpose.

Additional Comments

Is the site acceptable for further consideration? No

Justification

The site is not a natural extension to the area and consideration should be given in relation to retaining the Green Wedge.

Subject to the results of the following:

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

Accordance with Strategies

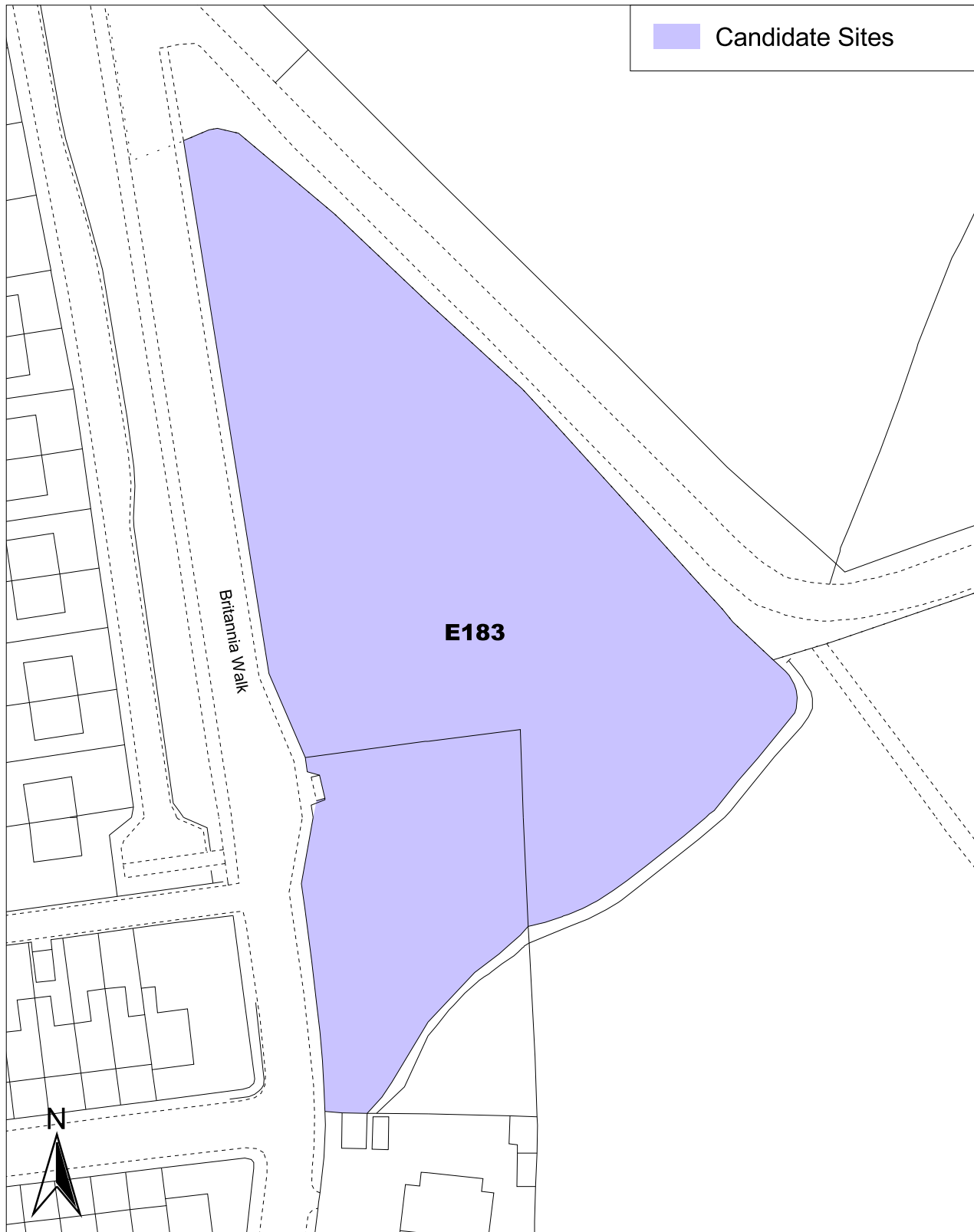
None ☒ UDP ☐ Urban Containment ☐
Sustainable Growth ☐ Preferred Strategy ☐

Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites

Pengam Ward - Site Reference - E183



0 10 20 30 40 50 Meters

Last updated 20th of November 2006

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Caerphilly County Borough Council, 100025372, 2006.

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

Provisional LDP Candidate Site Assessment Summary

Site Reference: E193 **Site Description:** Land north of Warne St and St Francis St and South of Edward St

Settlement: Pengam **Ward:** Pengam

Planning Preferred Use: Residential

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

Has the site satisfied the Initial Planning Assessment? Yes

Justification if site has not satisfied the Initial Planning Assessment

Site Assessment Conclusions

Countryside Conclusions

Not suitable due to the ecological value - part designated as SINC (subject to review). TPO relates to significant area (mixed deciduous woodland) -screening for housing. Records of hedgerow and yellow rattle in close proximity.

Highways Conclusions

(DRAFT) Site suitable as adequate junctions with appropriate visibility can be provided off Oak Terrace bypass, although this would require two accesses for the two parts of the site.

Environmental Health

Further Information required - TAN 11 noise assessment

Additional Comments

Is the site acceptable for further consideration? No

Justification

Site is not suitable as the majority of the land is TPO woodland which is important in ecological terms.

Subject to the results of the following:

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

Accordance with Strategies

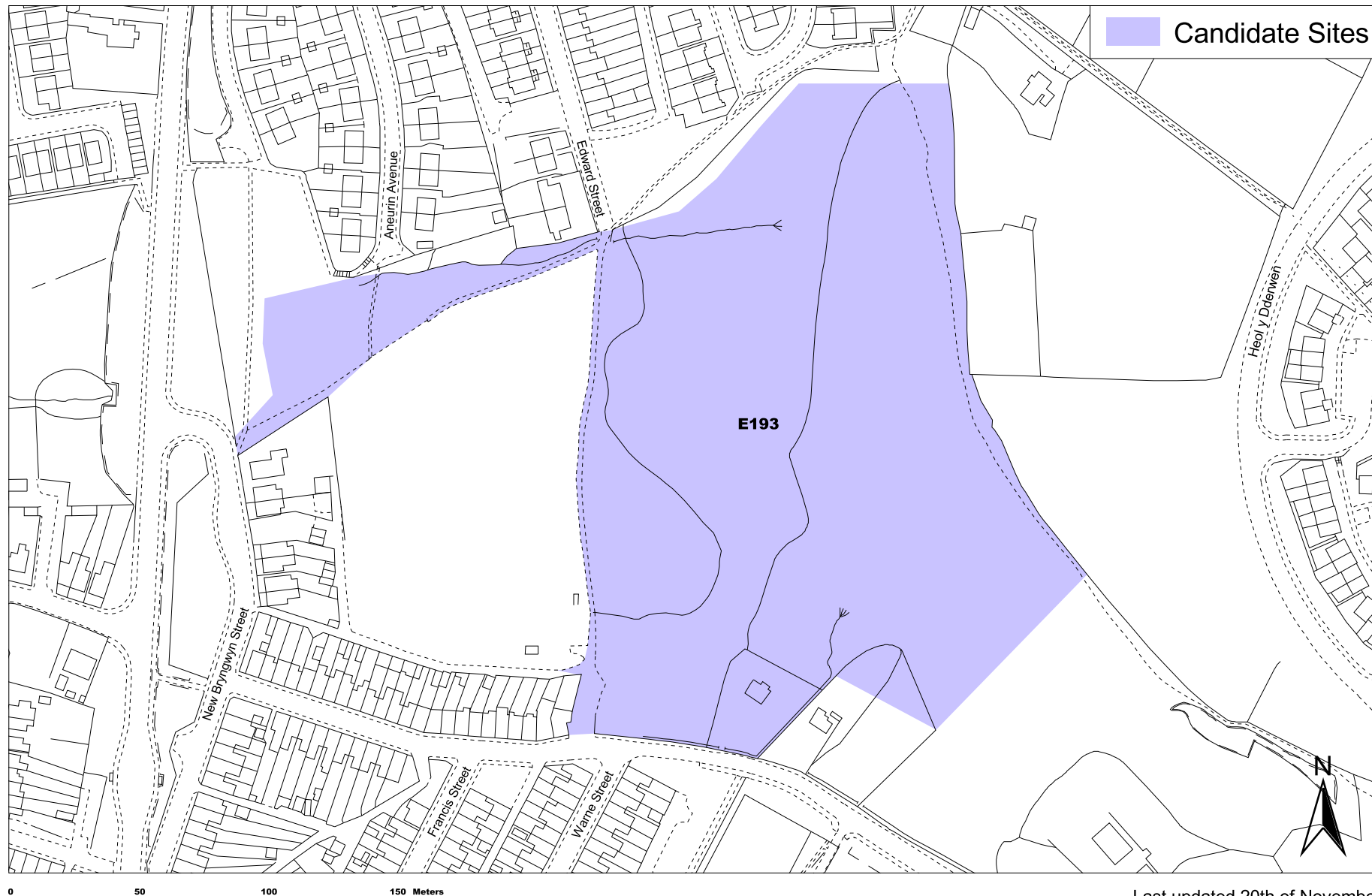
None ☒ UDP ☐ Urban Containment ☐
Sustainable Growth ☐ Preferred Strategy ☐

Conformity with components of preferred strategy

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

Pengam Ward - Site Reference - E193



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Caerphilly County Borough Council, 100025372, 2006.
Atgynhychwyd o fapiau yr Arrolwg Ordnans gyda chaniellad rheolwr Llyfrfa ei Mawrthdi hawffranta y Goron. Mae atgynhychu heb awdurdod yn torri hawffranta y Goron.
Gall hyn arwain at enlyniad neu achos sifil. Cyngor Bwrdeistref Srol Caerffili, 100025372, 2006.

Last updated 20th of November 2006

Provisional LDP Candidate Site Assessment Summary

Site Reference: E197 **Site Description:** Land off Victoria Road

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

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 some distance from any built up area and is out of character with rural surroundings.

Site Assessment Conclusions

Countryside Conclusions

Highways Conclusions

Environmental Health

Additional Comments

Is the site acceptable for further consideration?

Justification

Subject to the results of the following:

Accordance with Strategies

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

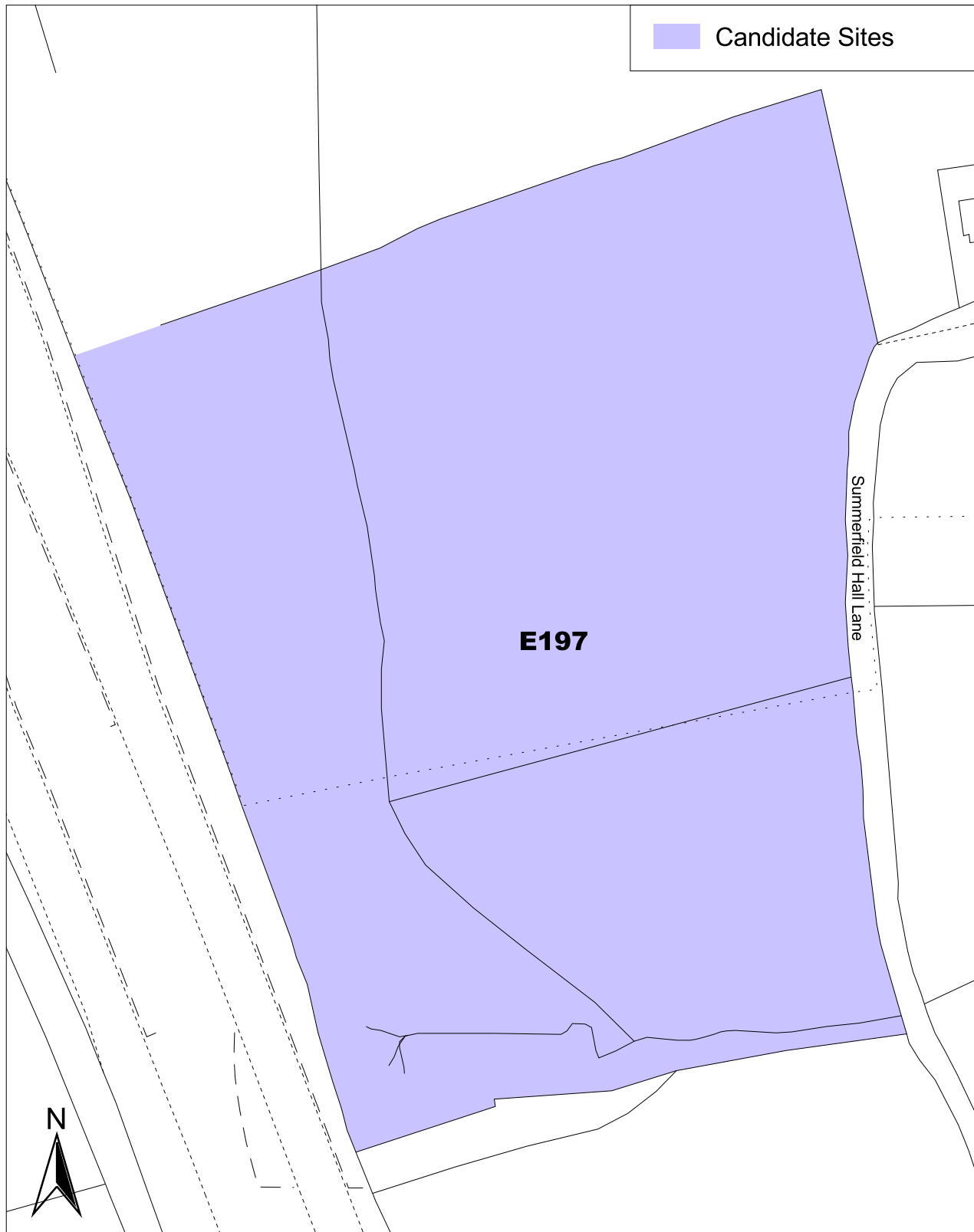
Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites



Pengam Ward - Site Reference - E197



0 10 20 30 40 50 Meters

Last updated 20th of November 2006

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Caerphilly County Borough Council, 100025372, 2006.

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

Provisional LDP Candidate Site Assessment Summary

Site Reference: E262 **Site Description:** Land off Fair View, opposite playground

Settlement: Pengam **Ward:** Pengam

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 ☐

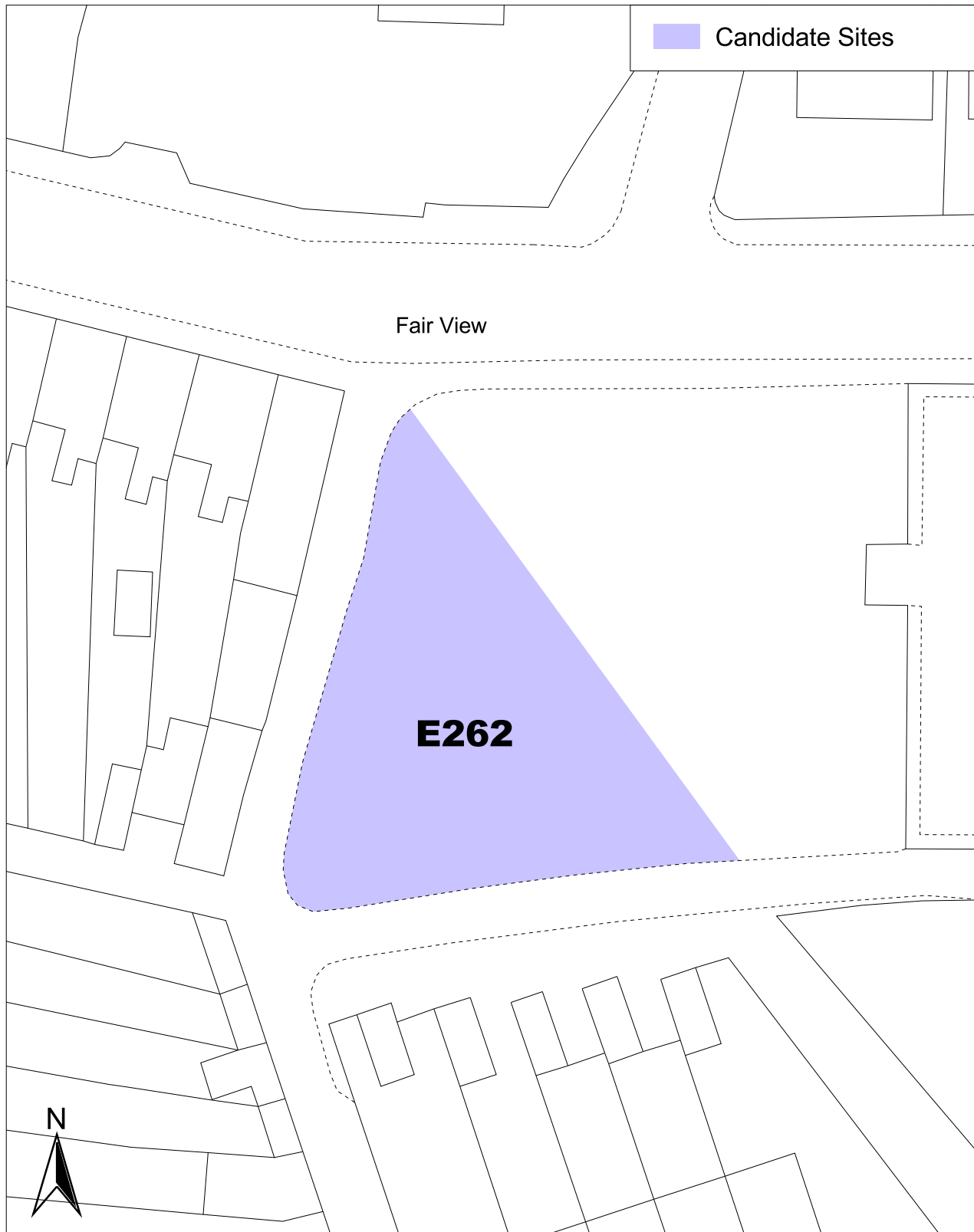
Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites



Pengam Ward - Site Reference - E262



0 5 10 15 20 Meters

Last updated 20th of November 2006

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Caerphilly County Borough Council, 100025372, 2006.

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

Provisional LDP Candidate Site Assessment Summary

Site Reference: E263 **Site Description:** Land adjacent to Fair View Bungalow

Settlement: Pengam **Ward:** Pengam

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 ☐

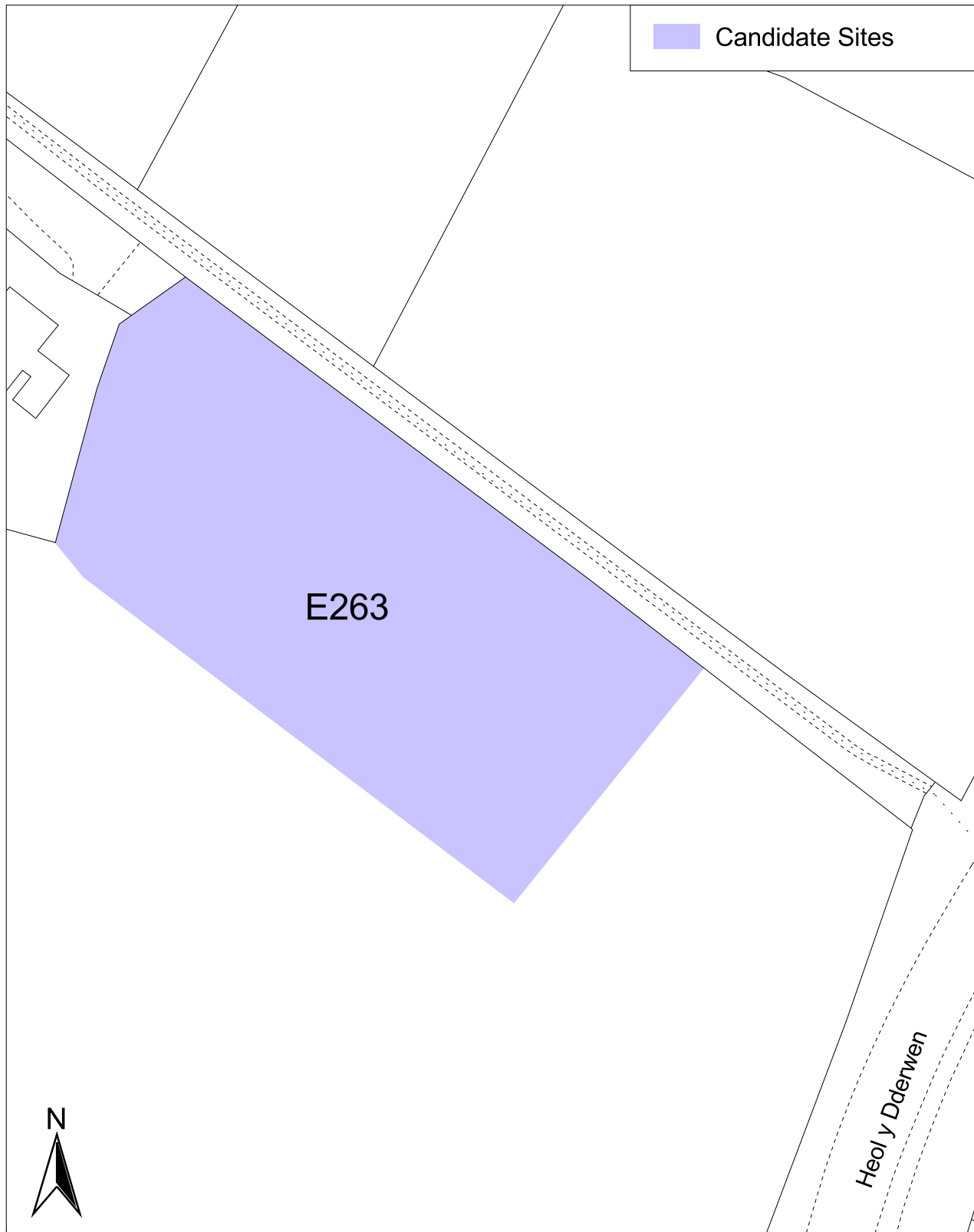
Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites



Pengam Ward - Site Reference - E263



0 10 20 30 Meters

Last updated 20th of November 2006

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Caerphilly County Borough Council, 100025372, 2006.

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

Provisional LDP Candidate Site Assessment Summary

Site Reference: E311 **Site Description:** Allotment gardens off Summerfield Terrace

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

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, although trees and hedgerow boundaries should be retained. Only considered appropriate for sport/leisure use. Records of common frog and toads as well as palmate newts and potentially ancient and/or species-rich hedgerows

Highways Conclusions

Site is not suitable as land acquisition needed to set back boundary walls for visibility. Existing access would need to be widened, but constrained by trees on site

Environmental Health

Additional Comments

Is the site acceptable for further consideration? No

Justification

Site is not suitable as it does not reflect the pattern of the existing settlement and is unacceptable as it would be difficult to obtain 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, great crested newt).

Accordance with Strategies

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

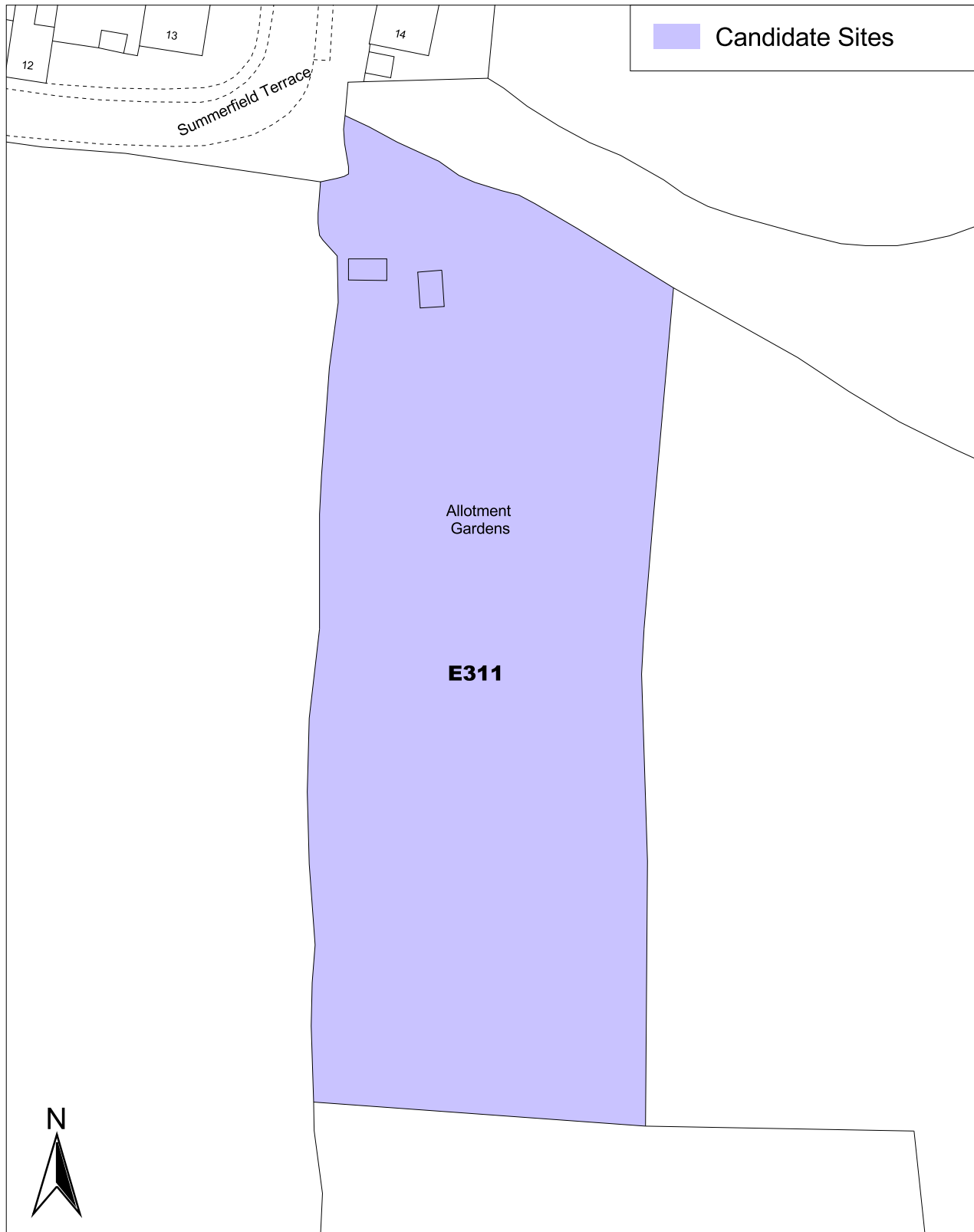
Conformity with components of preferred strategy

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



Pengam Ward - Site Reference - E311



0 10 20 30 40 Meters

Last updated 20th of November 2006

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Caerphilly County Borough Council, 100025372, 2006.

Atgynhychwyd o fapiad yr Arolwg Ordnans gyda chaniatad 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.

Provisional LDP Candidate Site Assessment Summary

Site Reference: E347 **Site Description:** Land to the west of Heol Y Cefn, Aberbargoed

Settlement: Britannia **Ward:** Pengam

Planning Preferred Use:

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

Has the site satisfied the Initial Planning Assessment? Not Assessed

Justification if site has not satisfied the Initial Planning Assessment

Site Assessment Conclusions

Countryside Conclusions

Highways Conclusions

Environmental Health

Additional Comments

Is the site acceptable for further consideration?

Justification

Subject to the results of the following:

Accordance with Strategies

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

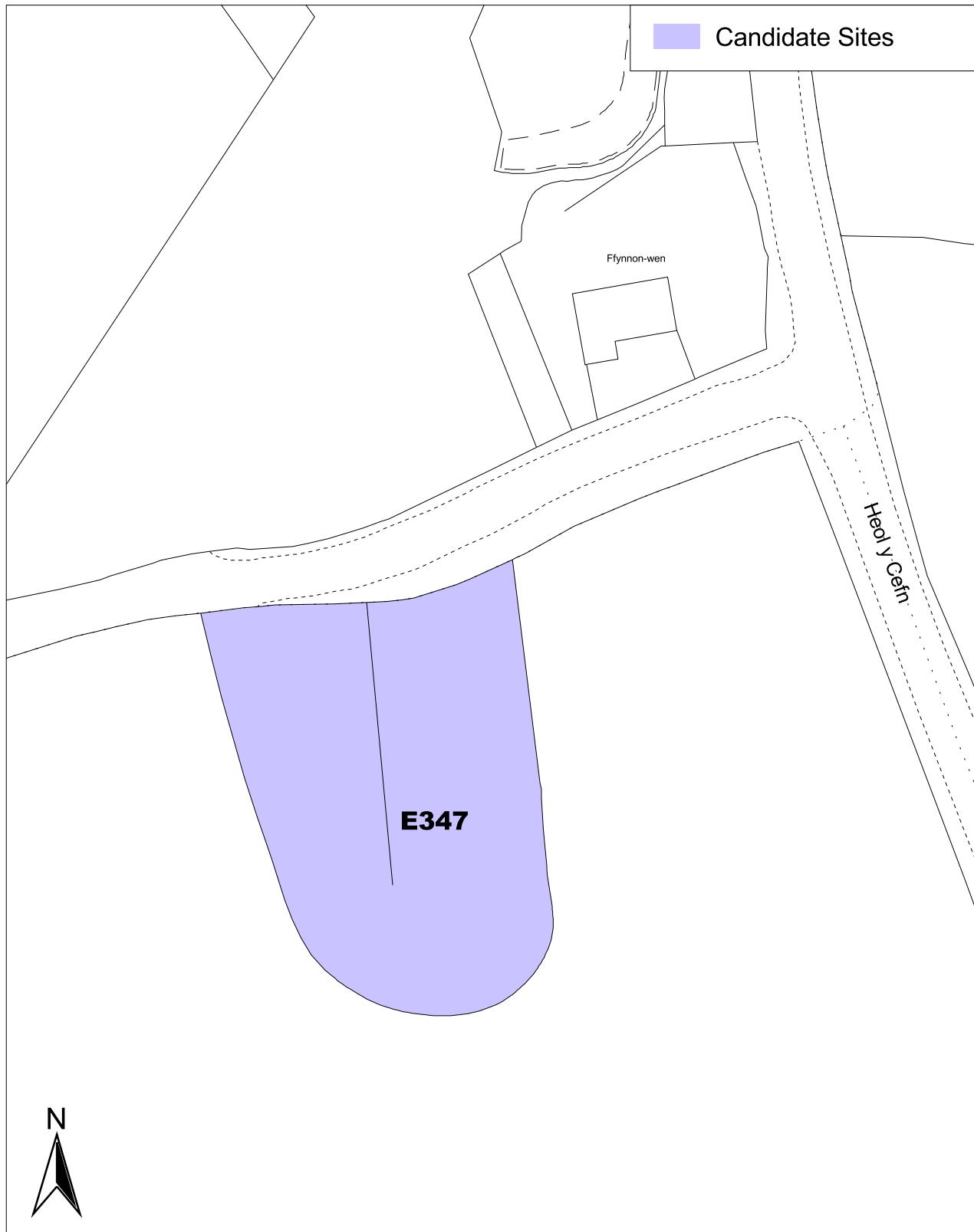
Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites



Pengam Ward - Site Reference - E347



0 10 20 30 40 Meters

Last updated 20th of November 2006

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Caerphilly County Borough Council, 100025372, 2006.

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

Provisional LDP Candidate Site Assessment Summary

Site Reference: E357 **Site Description:** Land north east of Waun Borfa Road

Settlement: Cefn Fforest **Ward:** Pengam

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. Green Wedge containing trees and neutral grassland. Part of site not already consisting of commercial development should be retained.

Highways Conclusions

Site suitable but only if in conjunction with E121, C29 and B18 so that it could become viable to improve whole length of poor section of Waunfora Road to acceptable standard.

Environmental Health

Additional Comments

Is the site acceptable for further consideration? No

Justification

Site not suitable as part of the site is important in ecological terms and development of the remainder will be poorly related to existing settlement patterns.

Subject to the results of the following:

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

Accordance with Strategies

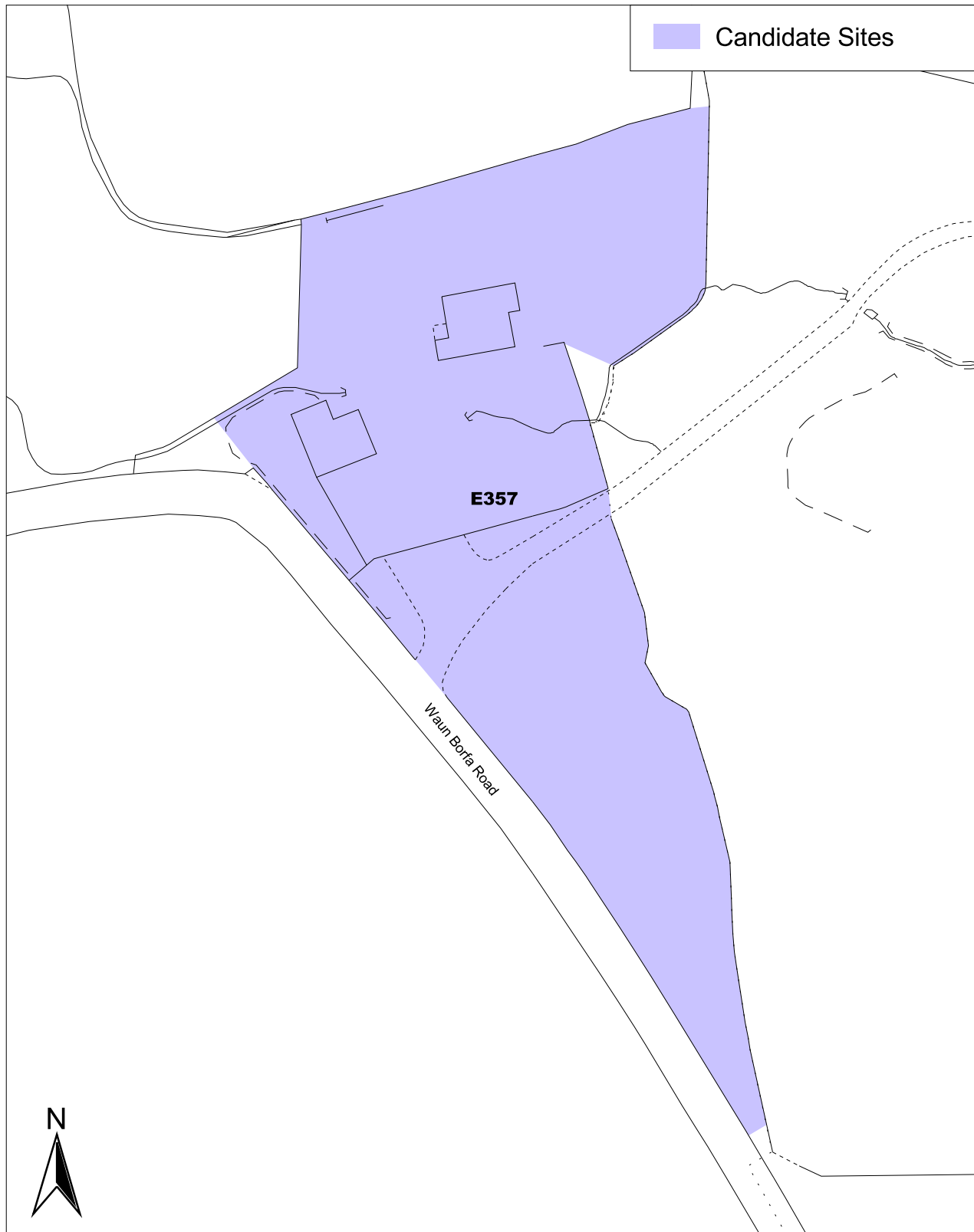
None ☒ UDP ☐ Urban Containment ☐
Sustainable Growth ☐ Preferred Strategy ☐

Conformity with components of preferred strategy

Opportunities North	<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

Pengam Ward - Site Reference - E357



0 10 20 30 40 50 Meters

Last updated 20th of November 2006

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Caerphilly County Borough Council, 100025372, 2006.

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