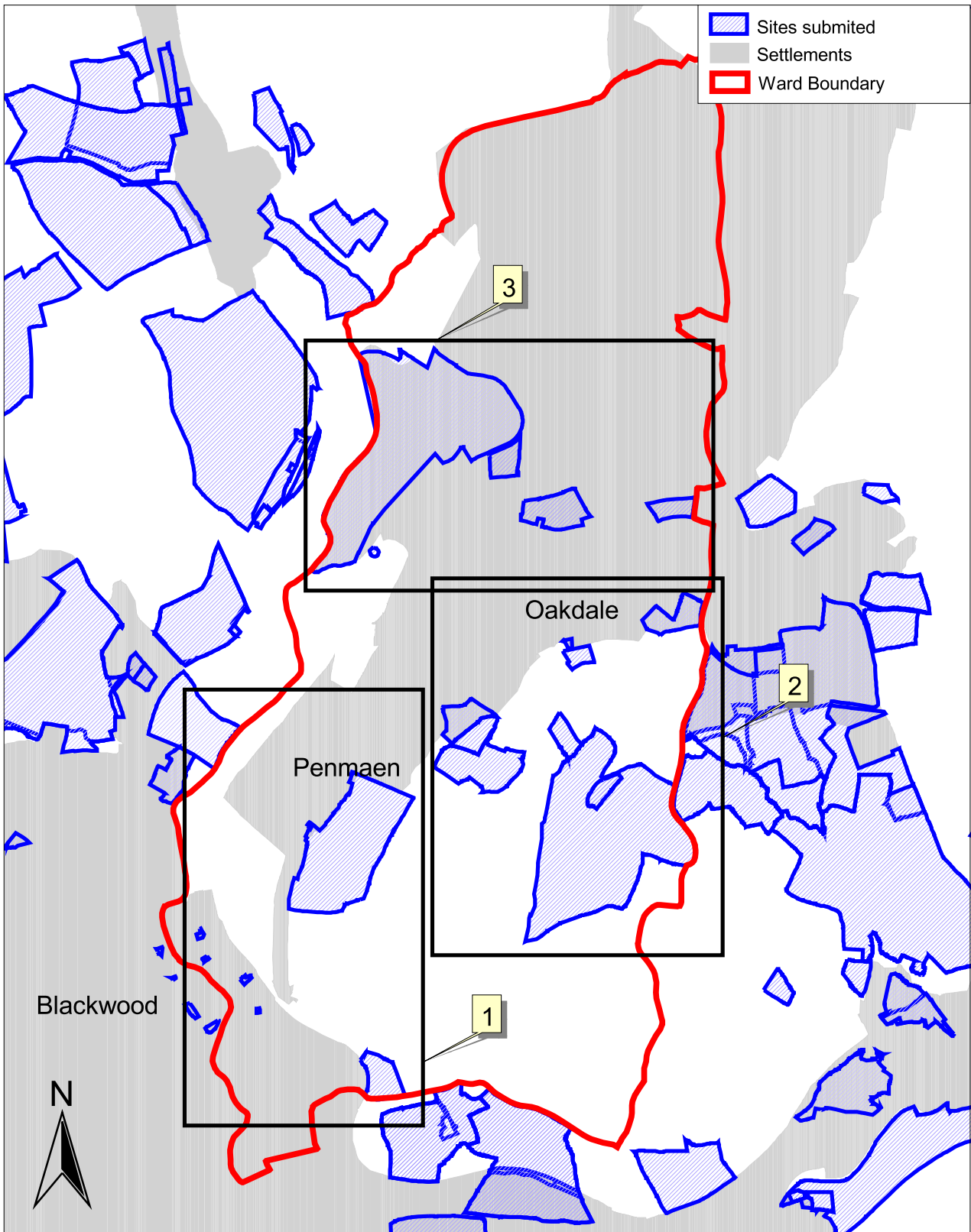


Caerphilly County Borough Local Development Plan Candidate Sites

Penmaen Ward - Overview Plan



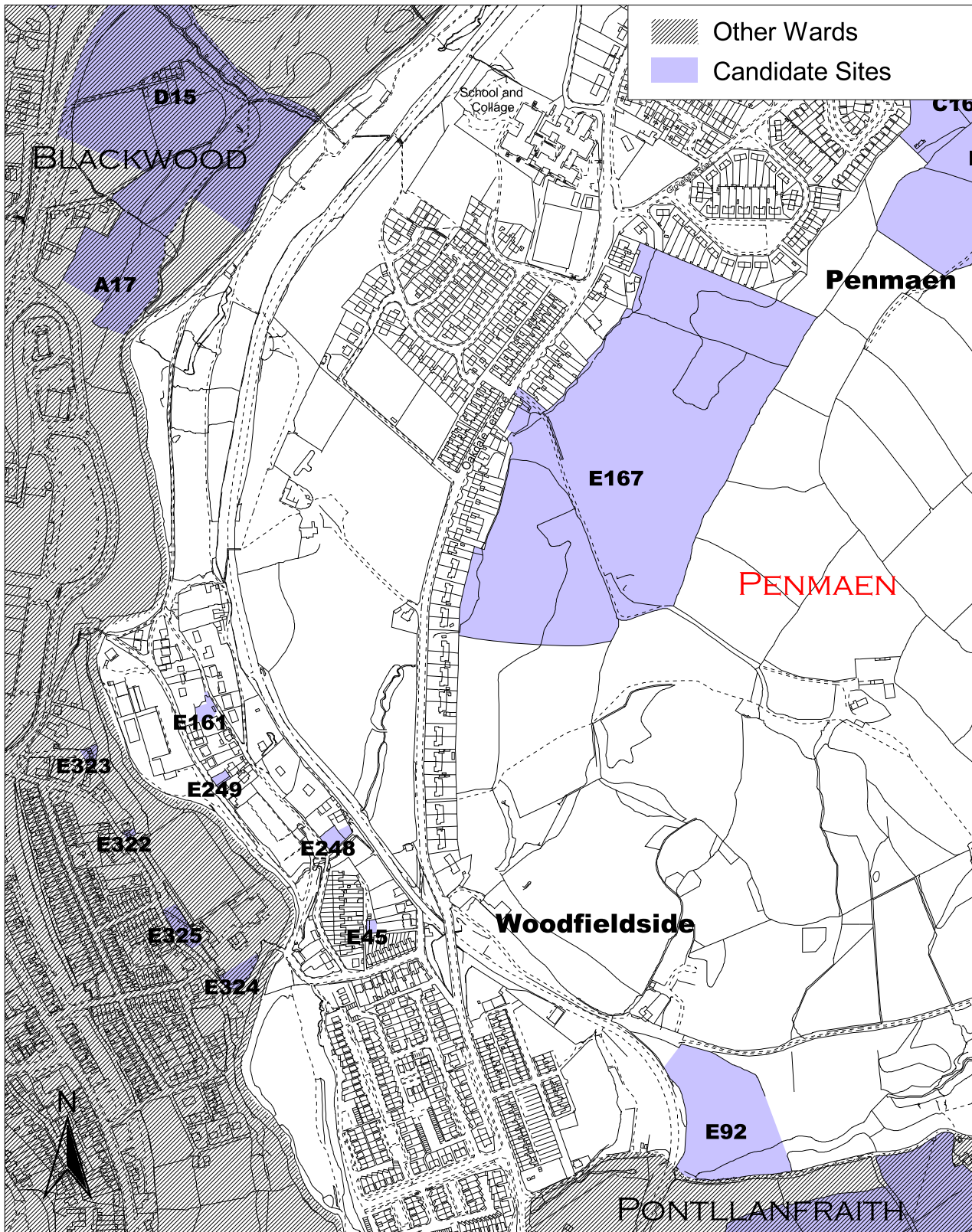
Last updated 28th of March 2007

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 hawfrait y Goron. Mae atgynhyrchu heb awdurdod yn torri hawfrait y Goron.
Gall hyn arwain at eryniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, LA09004L, 2006.

Caerphilly County Borough Local Development Plan Candidate Sites

Penmaen Ward - Plan 1 of 3



0 100 200 300 400 Meters

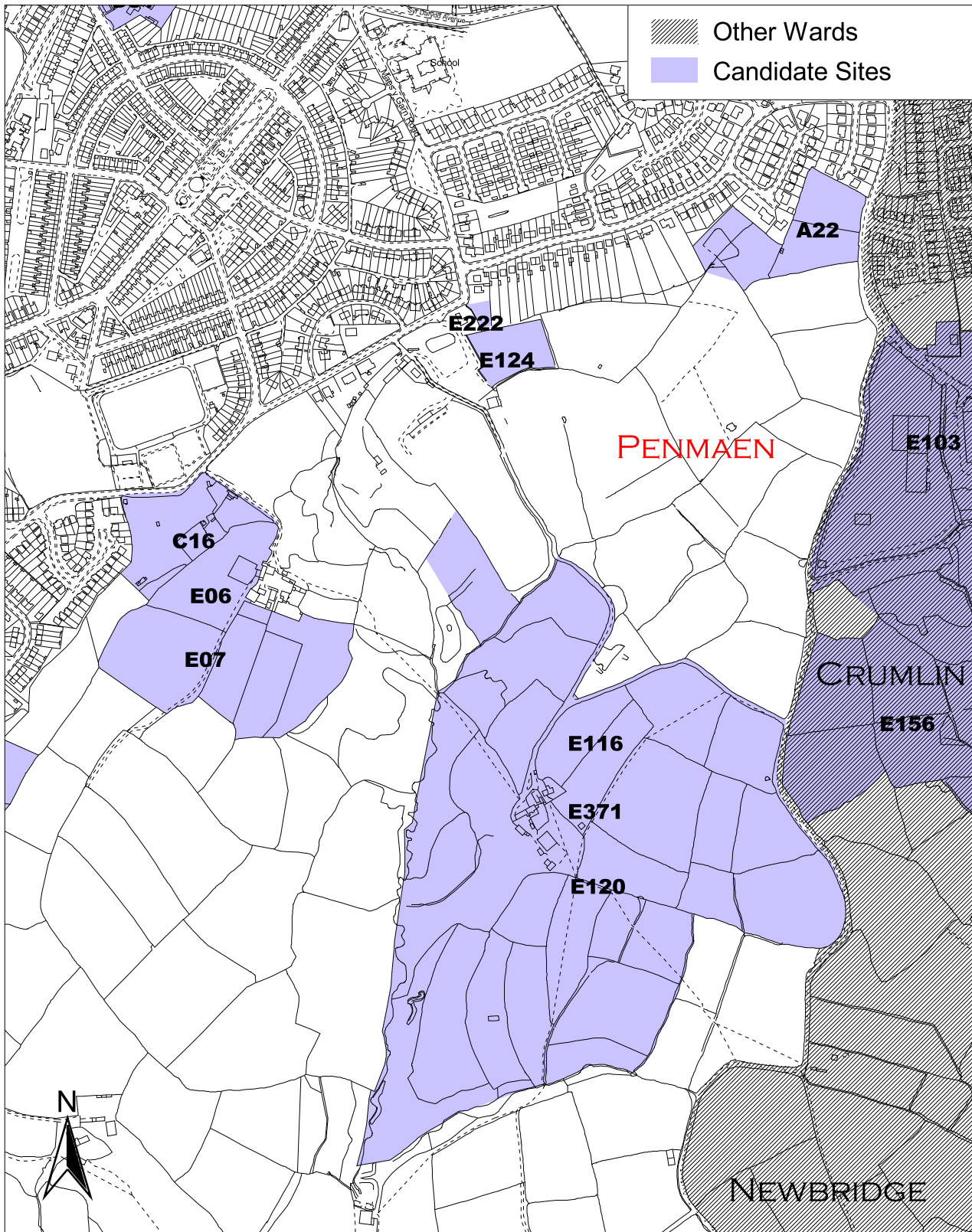
Last updated 28th of March 2007

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 hawfrait y Goron. Mae atgynhyrchu heb awdurdod yn torri hawfrait y Goron.
Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, LA09004L, 2006.

Caerphilly County Borough Local Development Plan Candidate Sites

Penmaen Ward - Plan 2 of 3



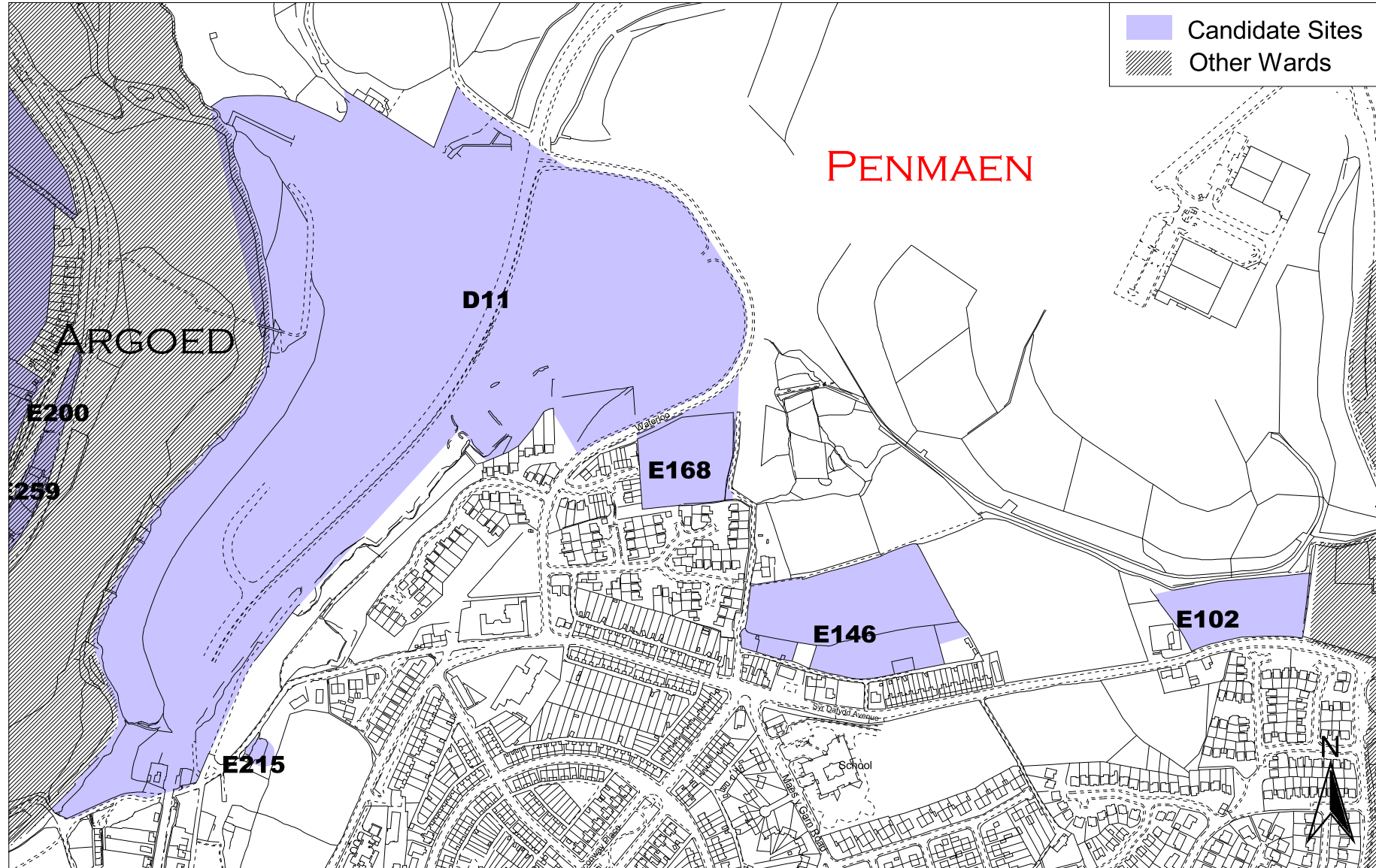
Last updated 28th of March 2007

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 hawfrait y Goron. Mae atgynhyrchu heb awdurdod yn torri hawfrait y Goron.
Gall hyn arwain at eryniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, LA09004L, 2006.

Caerphilly County Borough Local Development Plan Candidate Sites

Penmaen Ward - Plan 3 of 3



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.
Atgynhwydwyd o fapiau yr Arrolwg Ordnans gyda channatad rheolwr Llyfrfa a Mawrhydi hawffrant y Goron. Mae atgynhyrchu heb awdurdod yn torri hawffrant y Goron. Gall hyn arwain at erlyniad neu achos sifil. Cynor Bwrddistref Sirol Caerffili, LA09004L, 2006.

Provisional LDP Candidate Site Assessment Summary

Site Reference: A22 **Site Description:** Land south of The Elms

Settlement: Oakdale **Ward:** Penmaen

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 hedgerows and wetlands. Latter should be retained as public open space.

Highways Conclusions

(DRAFT) Site suitable. Permission already granted for 30 residential units, with access being considered as part of the planning application.

Environmental Health

Additional Comments

Site has planning permission.

Is the site acceptable for further consideration? No

Justification

Site has planning permission for residential development and is under construction. It is likely that the development will be completed during the plan preparation process and therefore land will no longer be available for development.

Subject to the results of the following:

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

Accordance with Strategies

None UDP Urban Containment
Sustainable Growth Preferred Strategy

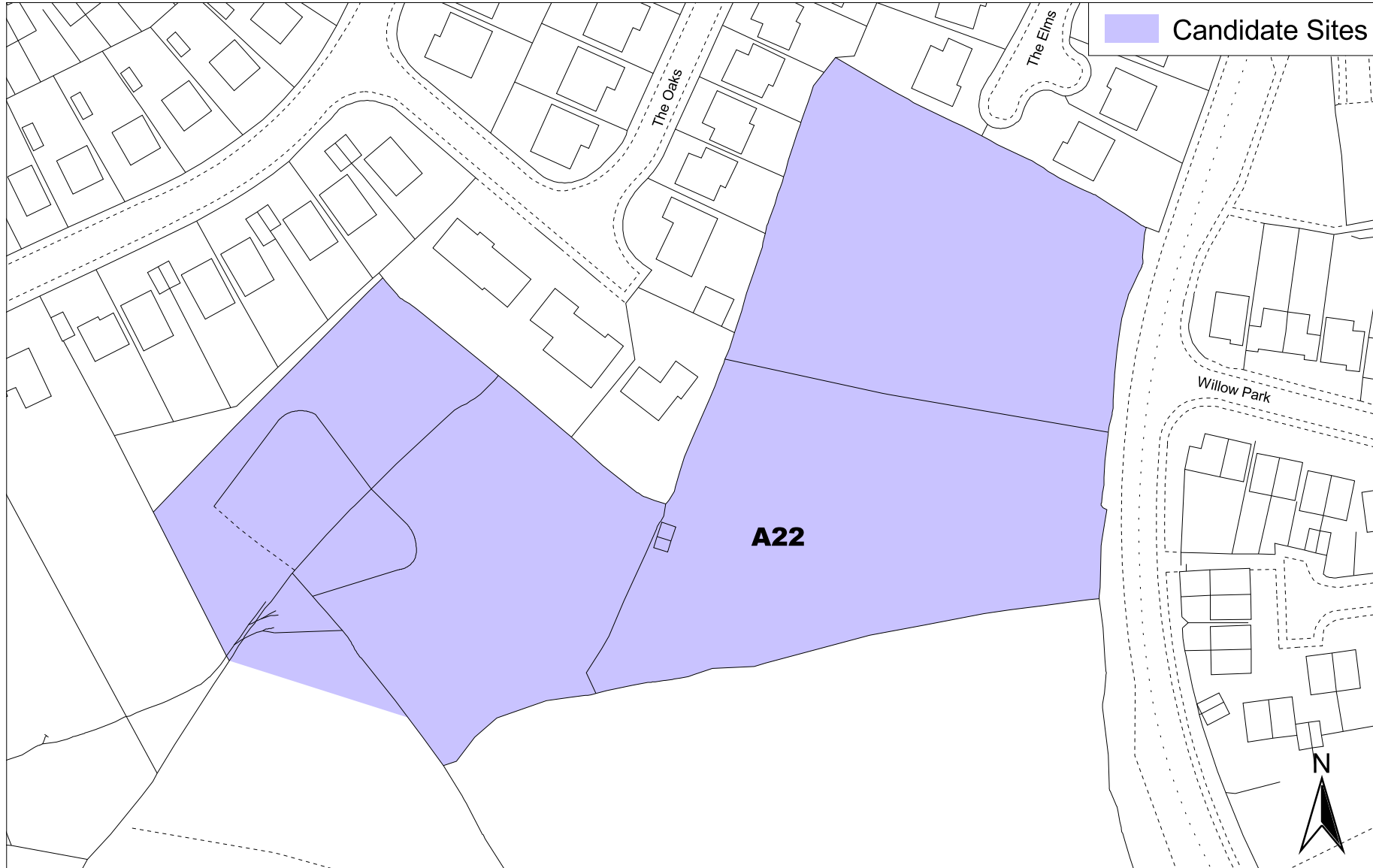
Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites



Penmaen Ward - Site Reference - A22



0 20 40 60 80 Meters

Last updated 21st 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 fapiau yr Arrolwg Ordnans gyda chaniatod rheolwr Llyfrfa a Mawrhydi hawffrwynt y Goron. Mae atgynhyrchu heb awdurdod yn torri hawffrwynt y Goron.
Gall hyn arwain at enlyniad neu achos sifil. Cyngor Eiddordestref Srol Caerffili, 100025372, 2006.

Provisional LDP Candidate Site Assessment Summary

Site Reference: C16 **Site Description:** Allotment Garden, Llwyn on Lane

Settlement: Oakdale **Ward:** Penmaen

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 - adjacent to SINC (subject to review). Mature trees and woodland strip to south should be retained as a wildlife corridor.

Highways Conclusions

A suitable access could be provided from Llwyn On Lane, therefore the site is suitable to be developed for its intended purpose.

Environmental Health

Additional Comments

Is the site acceptable for further consideration? Yes

Justification

Site is subject to a current planning application which is awaiting determination. Site has few constraints, although southern boundary should be retained.

Subject to the results of the following:

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

Accordance with Strategies

None UDP Urban Containment
Sustainable Growth Preferred Strategy

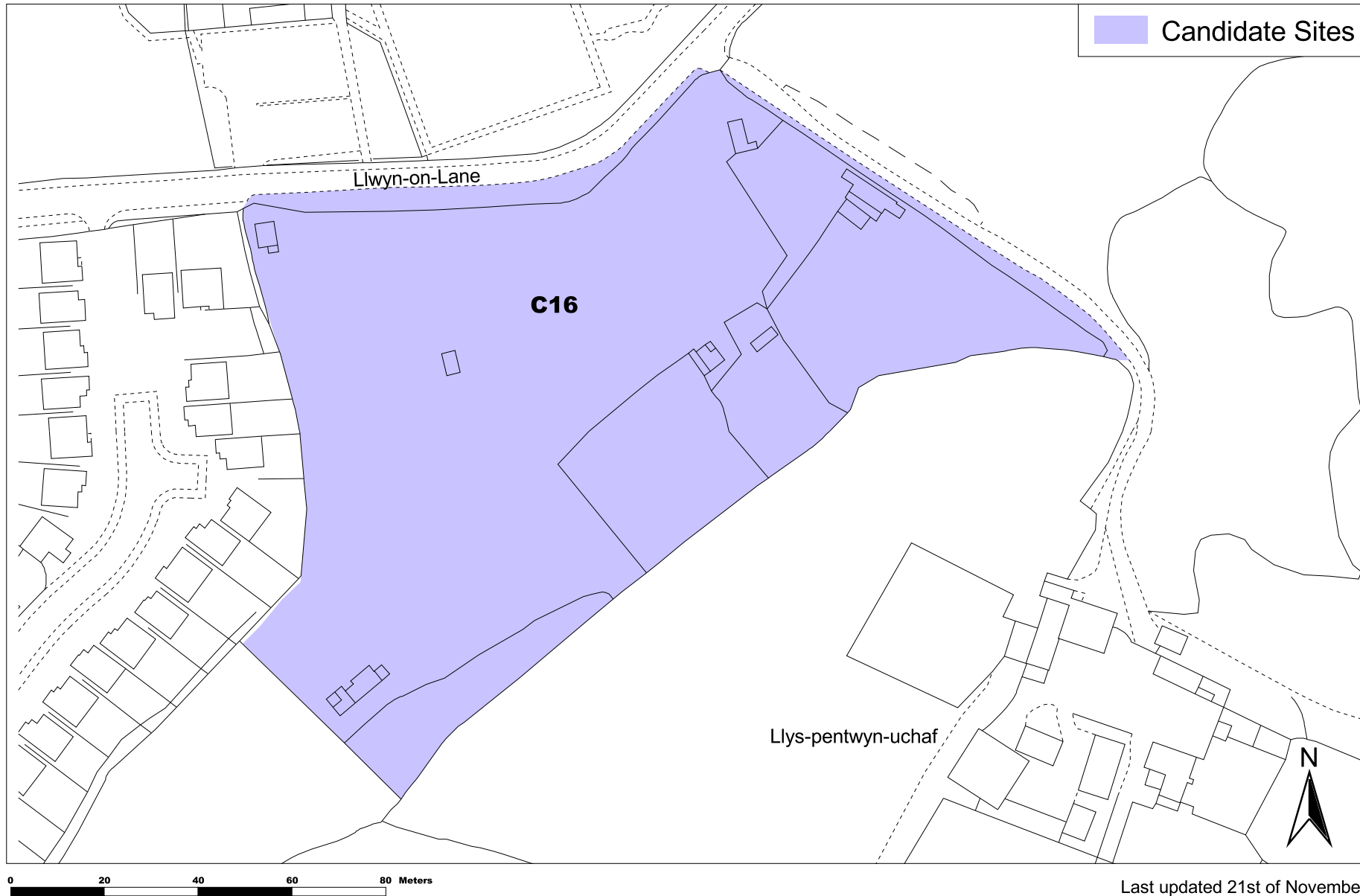
Conformity with components of preferred strategy

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



Penmaen Ward - Site Reference - C16



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 chaniatâd rheolwr Llyfrfa a Mawrhydi hawfrant y Goron. Mae atgynhychu heb awdurdod yn torri hawfrant y Goron.
Gall hyn arwain at enlyniad neu achos sifil. Cyngor Ewrodestraf Srol Caerffili, 100025372, 2006.

Last updated 21st of November 2006

Provisional LDP Candidate Site Assessment Summary

Site Reference: D11 **Site Description:** Plateau 4

Settlement: Oakdale **Ward:** Penmaen

Planning Preferred Use: General Industrial/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 - retain existing trees as part of landscape setting - need to maintain river corridor.

Highways Conclusions

Access to the site was provided as part of the SEW.

Environmental Health

Additional Comments

Is the site acceptable for further consideration? Yes

Justification

Site most appropriate to retain its employment allocation. It has been partially developed.

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

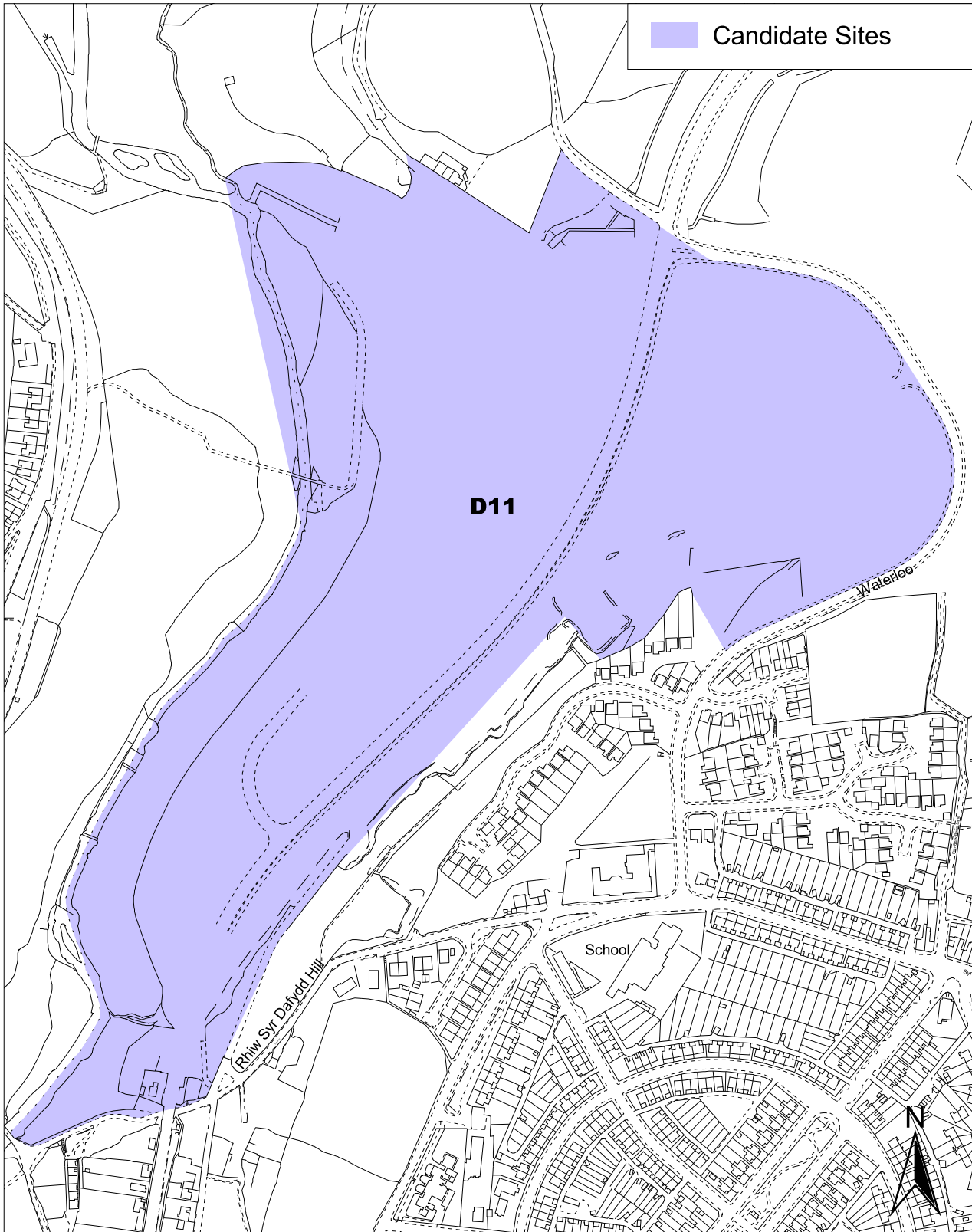
Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites



Penmaen Ward - Site Reference - D11



0 50 100 150 200 Meters

Last updated 22nd 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 hawfrait y Goron. Mae atgynhyrchu heb awdurdod yn torri hawfrait y Goron.
Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, 100025372, 2006.

Provisional LDP Candidate Site Assessment Summary

Site Reference: E6 **Site Description:** Land east of Llys Pentwyn Uchaf Farm

Settlement: Oakdale **Ward:** Penmaen

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 isolated nature of site. Woodland corridor to north is an important ecological feature meaning sites will not relate to existing patterns of development. Records of bats and bluebells nearby.

Highways Conclusions

Site suitable, although would be best developed in conjunction with C16 and E07. Access can be obtained from existing track linking to Llwyn-on Lane, but land acquisition would be required to upgrade access

Environmental Health

Site is suitable for intended purpose.

Additional Comments

Is the site acceptable for further consideration? No

Justification

Site does not relate to surrounding settlements and has important ecological value

Subject to the results of the following:

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

Accordance with Strategies

None UDP Urban Containment
Sustainable Growth Preferred Strategy

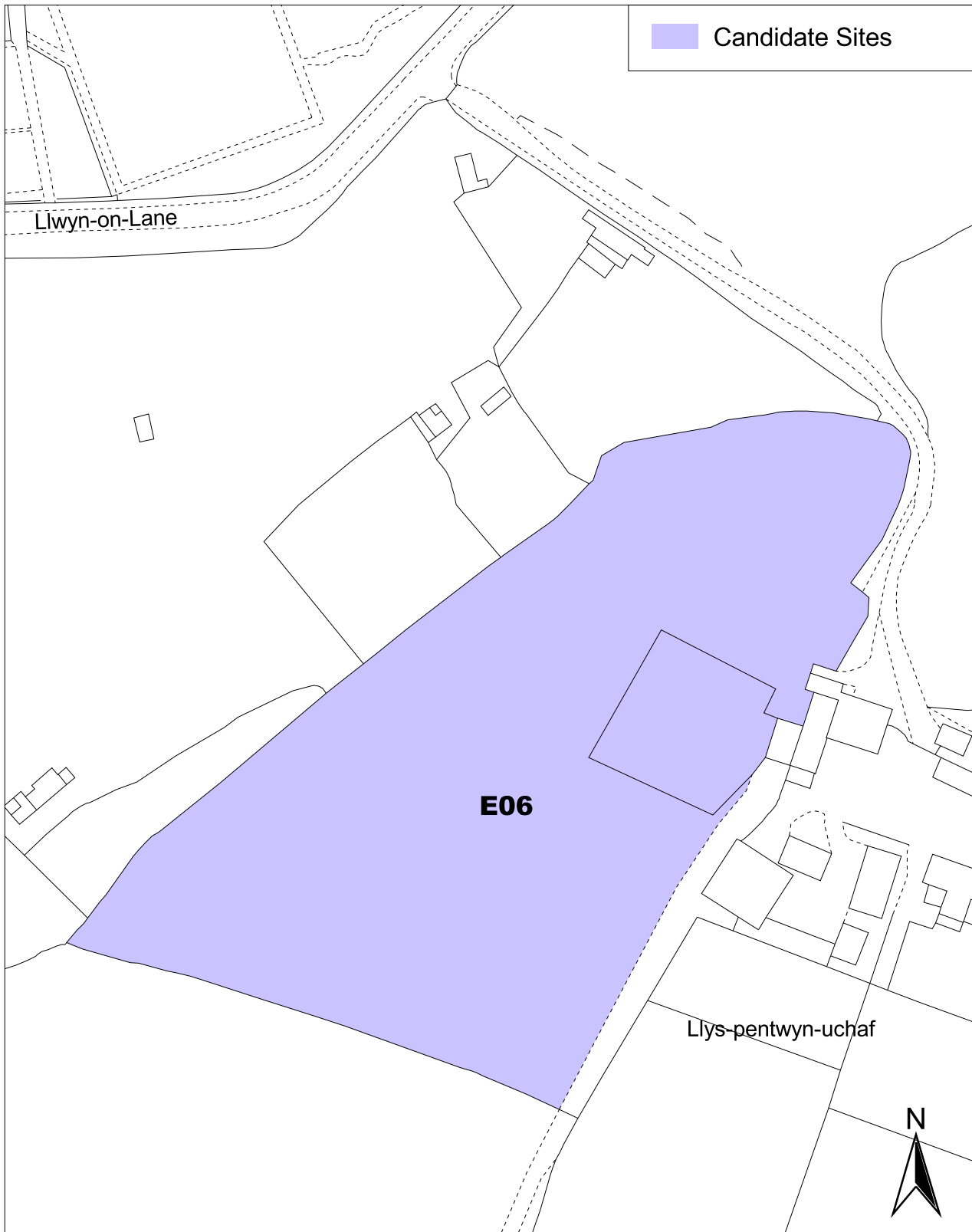
Conformity with components of preferred strategy

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



Penmaen Ward - Site Reference - E06



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: E7 **Site Description:** Land south of Llys Pentwyn Uchaf Farm

Settlement: Oakdale **Ward:** Penmaen

Planning Preferred Use: None

Small Site **Comment if small site:**

Has the site satisfied the Initial Planning Assessment? No

Justification if site has not satisfied the Initial Planning Assessment

The site relates poorly to the existing settlement and would constitute an unacceptable piecemeal erosion of the countryside.

Site Assessment Conclusions

Countryside Conclusions

Highways Conclusions

Environmental Health

Additional Comments

Is the site acceptable for further consideration?

Justification

Subject to the results of the following:

Accordance with Strategies

None UDP Urban Containment
Sustainable Growth Preferred Strategy

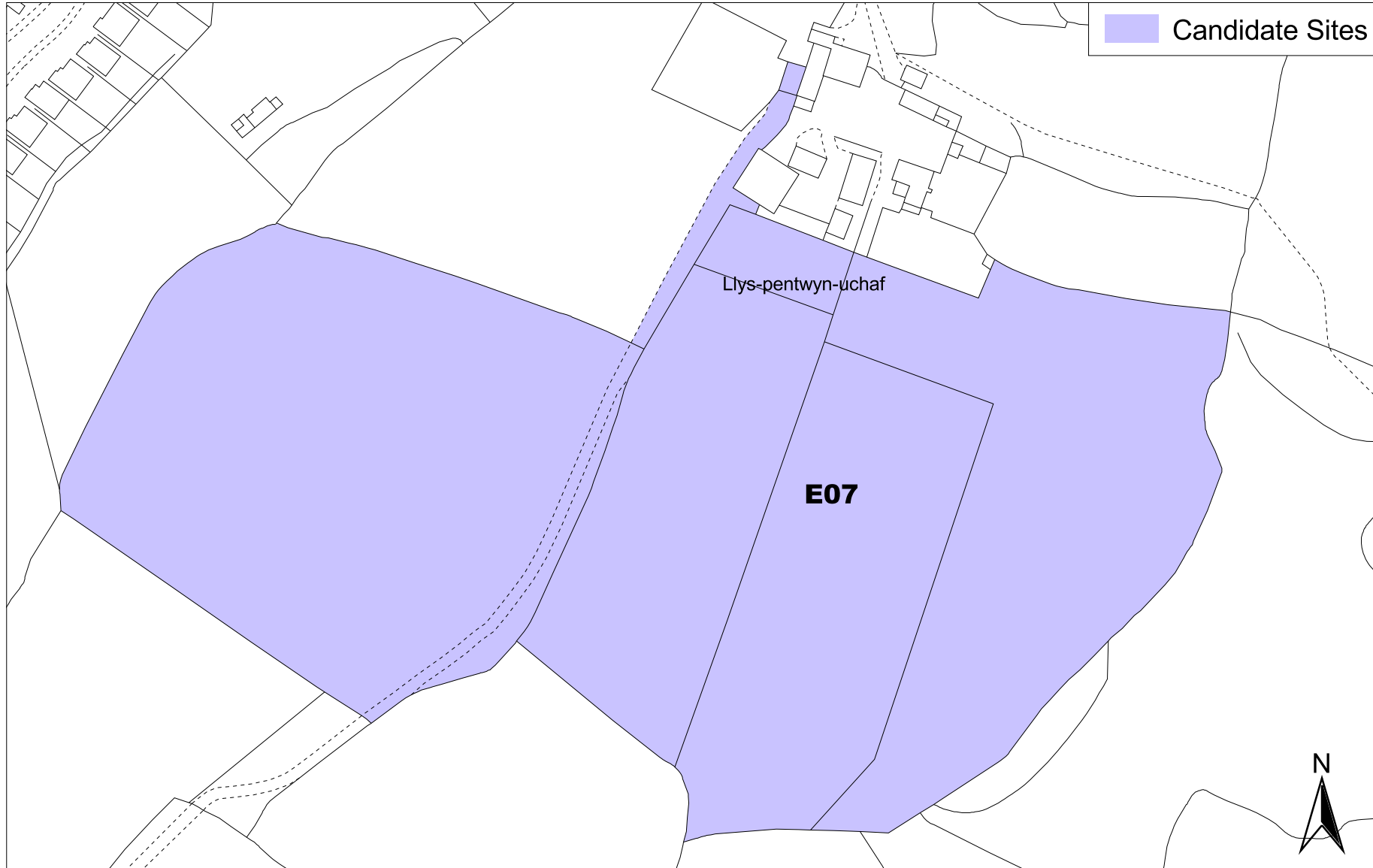
Conformity with components of preferred strategy

Opportunities 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



Penmaen Ward - Site Reference - E07



Last updated 21st 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 fapiau yr Arrolwg Ordnans gyda chaniatâd rheolwr Llyfrfa a Mawrhydi hawfrain't y Goron. Mae atgynhychu heb awdurdod yn torri hawfrain't y Goron.
Gall hyn arwain at enlyniad neu achos sifil. Cyngor Ewrdestraf Srol Caerffili, 100025372, 2006.

Provisional LDP Candidate Site Assessment Summary

Site Reference: E45 **Site Description:** Land to the rear of Bryngwyn, Halls Crossing

Settlement: Woodfieldside **Ward:** Penmaen

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:

??? TIA

Accordance with Strategies

None UDP Urban Containment
Sustainable Growth Preferred Strategy

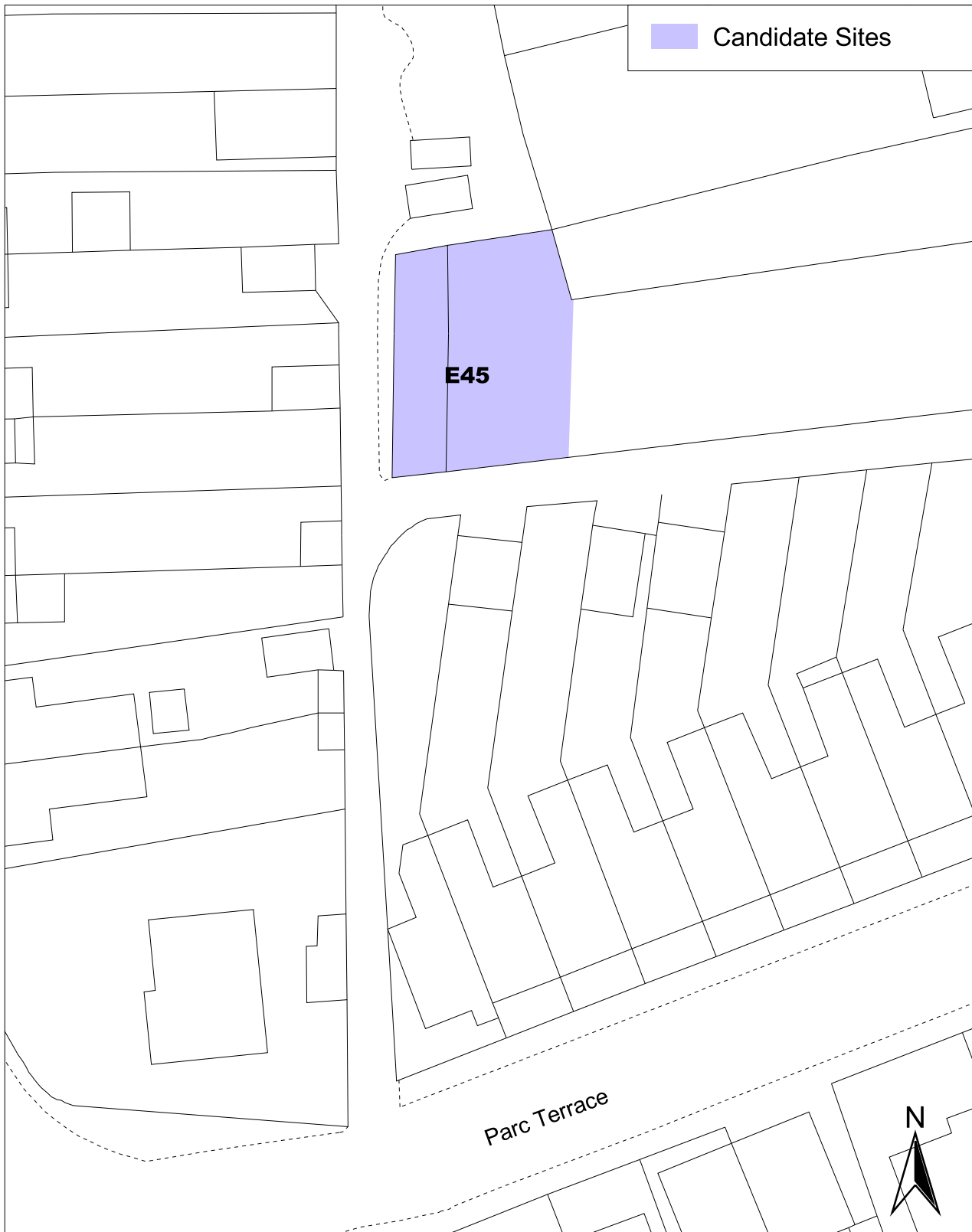
Conformity with components of preferred strategy

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



Penmaen Ward - Site Reference - E45



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 chaniatod rheolwr Llyfrfa ei Mawrhydi hawfrait y Goron. Mae atgynhyrchu heb awdurdod yn torri hawfrait y Goron.
Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, 100025372, 2006.

Provisional LDP Candidate Site Assessment Summary

Site Reference: E92 **Site Description:** Tir Pilkins Colliery Site

Settlement: Woodfieldside **Ward:** Penmaen

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 designation of a small parcel of land to the east of Sirhowy Enterprise Way might prejudice the future comprehensive development of this area. Residential development is inappropriate as it would not be well related to the existing 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

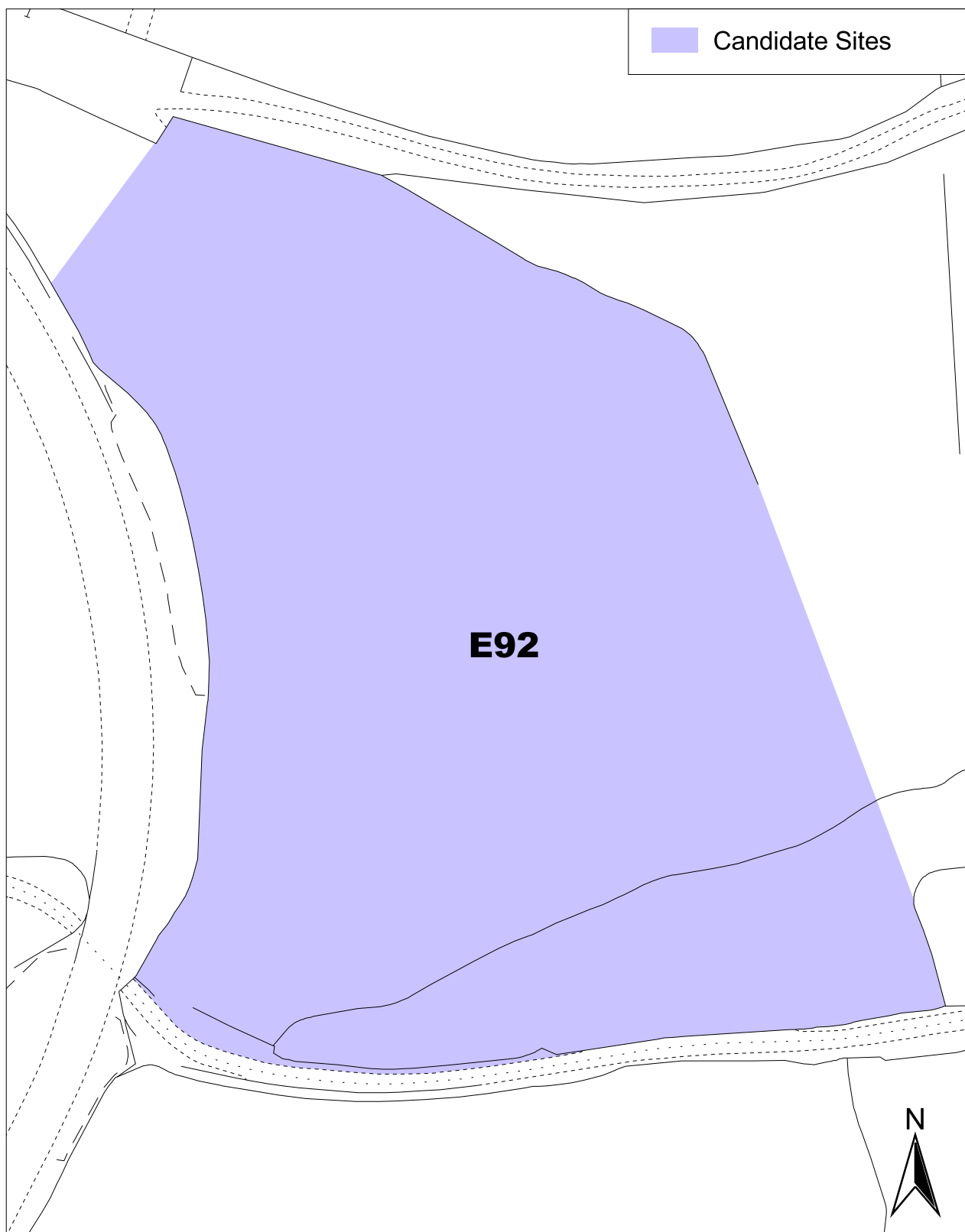
Conformity with components of preferred strategy

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



Penmaen Ward - Site Reference - E92



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: E102 **Site Description:** Land to the west of the Bevin Boys Site

Settlement: Oakdale **Ward:** Penmaen

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. Contains trees and hedgerows (not classed as "important" under Hedgerow Regs). However, its replacement would be desirable with species-rich substitute, if to be removed.

Highways Conclusions

The site has been granted planning permission for residential development and open space as part of the second phase of the adjoining development and highways issues have therefore been addressed through the planning process.

Environmental Health

Site is suitable for intended purpose.

Additional Comments

Is the site acceptable for further consideration? No

Justification

The site has been granted planning permission as the second phase for adjacent site to the east, which is currently under construction. It is therefore expected that construction will be completed on the site during the plan preparation process and therefore the site does not warrant further consideration.

Subject to the results of the following:

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

Accordance with Strategies

None UDP Urban Containment
Sustainable Growth Preferred Strategy

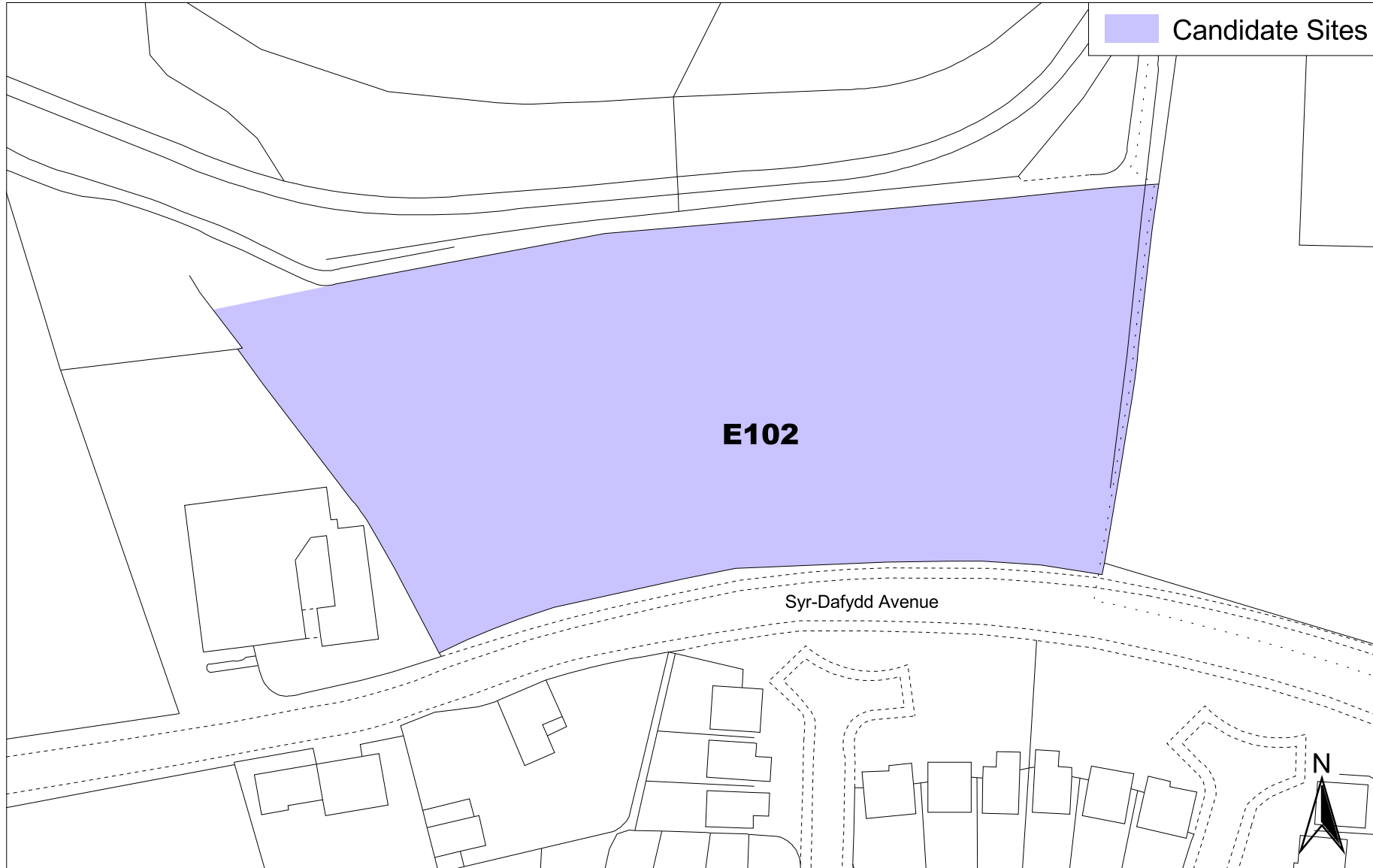
Conformity with components of preferred strategy

Opportunities 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



Penmaen Ward - Site Reference - E102



Last updated 21st 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 fapiau yr Arlohwg Ordnans gyda chaniatâd rheolwr Llyfrfa a Mawrthdi hawfirafrant y Goron. Mae atgynhychu heb awdurdod yn torri hawfirafrant y Goron.
Gall hyn arwain at enlyniad neu achos sifil. Cyngor Ewrodestraf Srol Caerffili, 100025372, 2006.

Provisional LDP Candidate Site Assessment Summary

Site Reference: E115 **Site Description:** Land at Llwyn Onn Crescent

Settlement: Oakdale **Ward:** Penmaen

Planning Preferred Use: Tourist Chalets

Small Site **Comment if small site:**

Has the site satisfied the Initial Planning Assessment? Yes

Justification if site has not satisfied the Initial Planning Assessment

Site Assessment Conclusions

Countryside Conclusions

Site not suitable - trees worthy of TPO, records of bats nearby, SINC (subject to review), semi-improved neutral grassland and species rich hedgerow.

Highways Conclusions

(DRAFT) Site suitable, provided agreement is gained from Golf Club.

Environmental Health

Additional Comments

Is the site acceptable for further consideration? No

Justification

Site has been assessed against specific tourist criteria and is deemed suitable for further consideration on those grounds. However, in assessing it in countryside terms, the site is not suitable due to the biodiversity value of the 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).

Accordance with Strategies

None UDP Urban Containment
Sustainable Growth Preferred Strategy

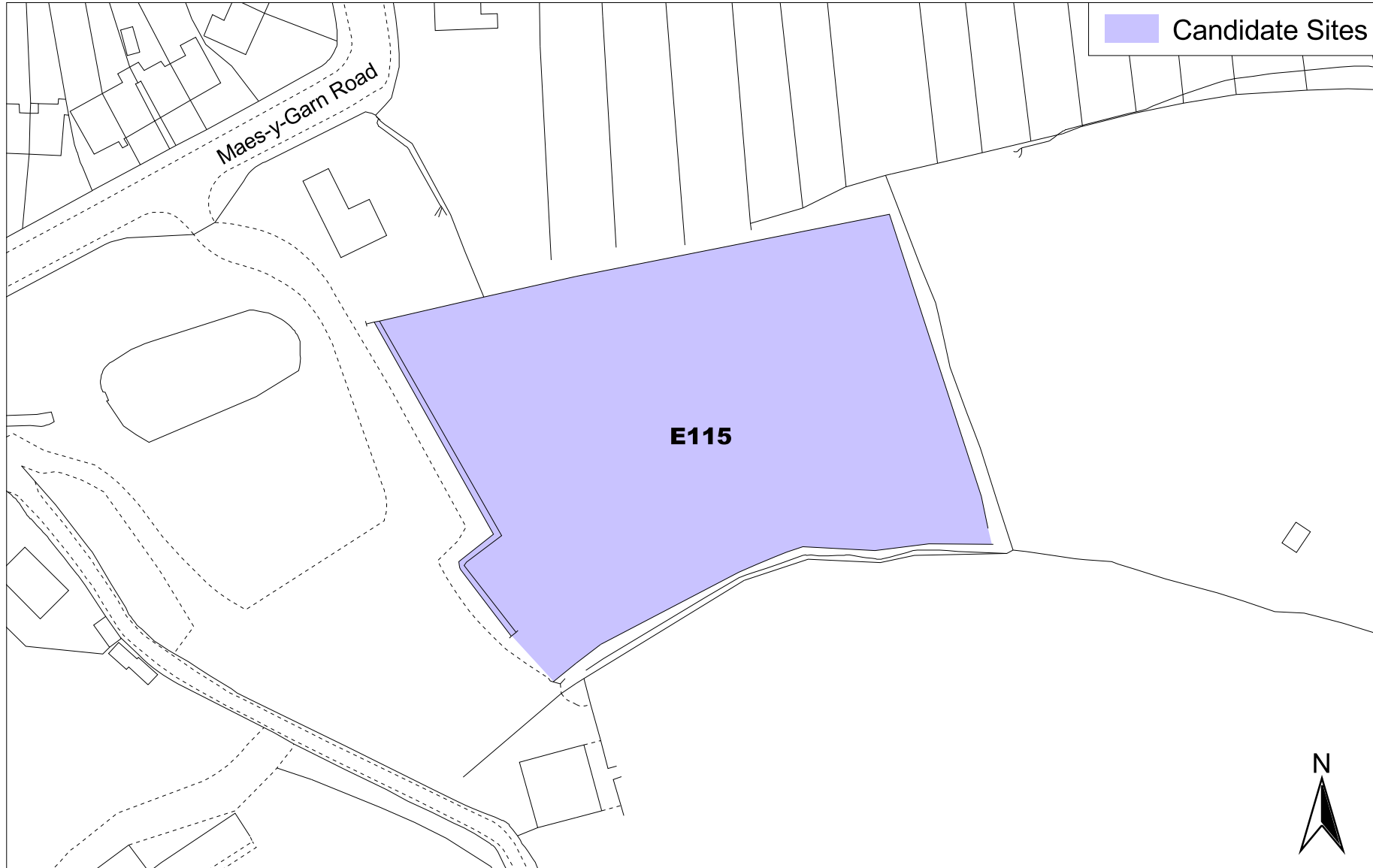
Conformity with components of preferred strategy

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



Penmaen Ward - Site Reference - E115



Last updated 21st 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 fapiau yr Arrolwg Ordnans gyda chaniatâd rheolwr Llyfrfa a'i Mawrthdi hawfrant y Goron. Mae atgynhychu heb awdurdod yn torri hawfrant y Goron.
Gall hyn arwain at enlyniad neu achos sifil. Cyngor Ewrodestraf Srol Caerffili, 100025372, 2006.

Provisional LDP Candidate Site Assessment Summary

Site Reference: E116 **Site Description:** Land at Llwyn Onn Crescent (South of driving range)

Settlement: Oakdale **Ward:** Penmaen

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 well divorced from the existing settlement and the development of the site would be isolated development in the open countryside. In considering it for either tourism or housing its poor accessibility and biodiversity value mean it is unsuitable.

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

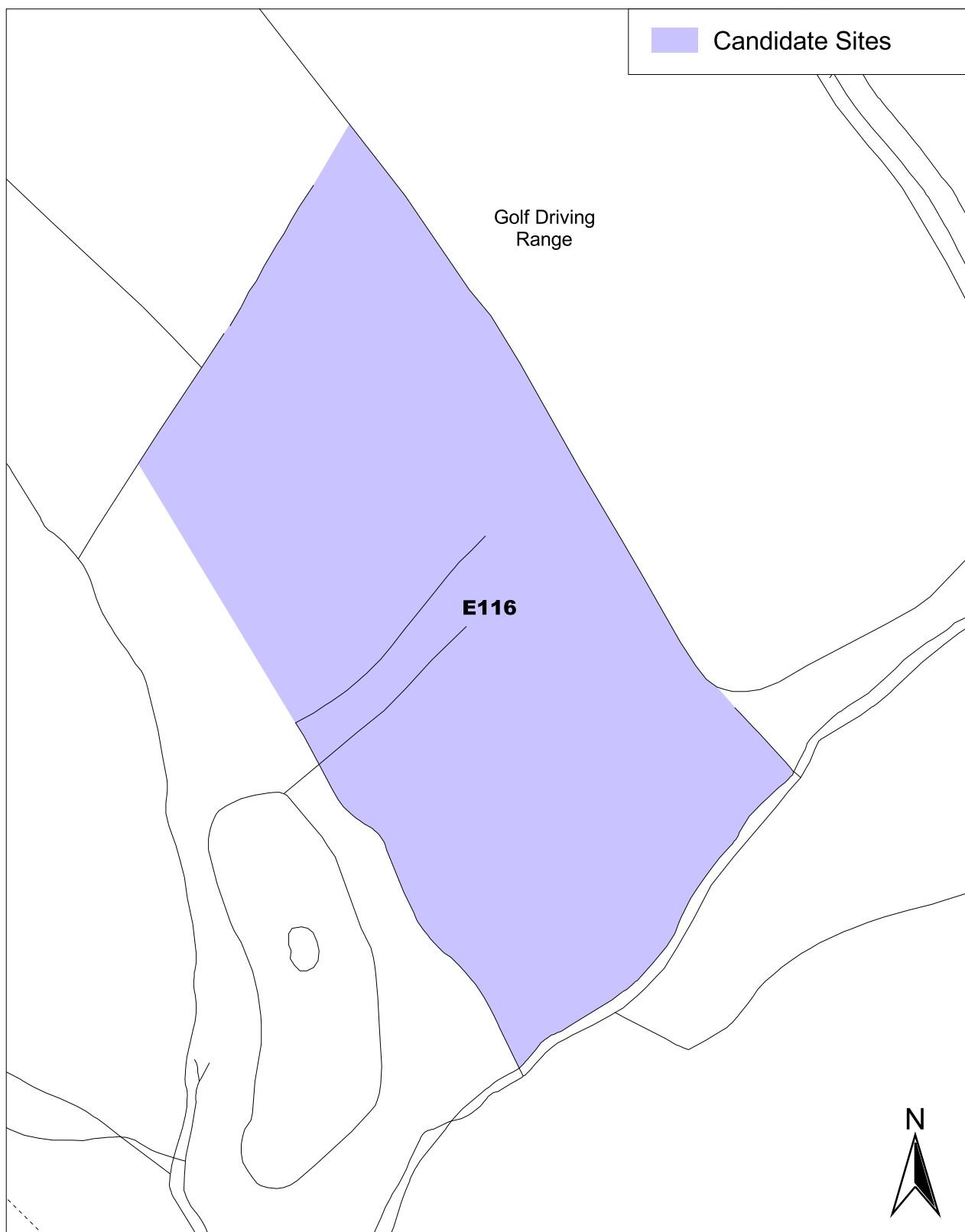
Conformity with components of preferred strategy

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



Penmaen Ward - Site Reference - E116



0 10 20 30 40 50 Meters

Last updated 21st 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: E120 **Site Description:** Land at Cyncoed Farm

Settlement: Oakdale **Ward:** Penmaen

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

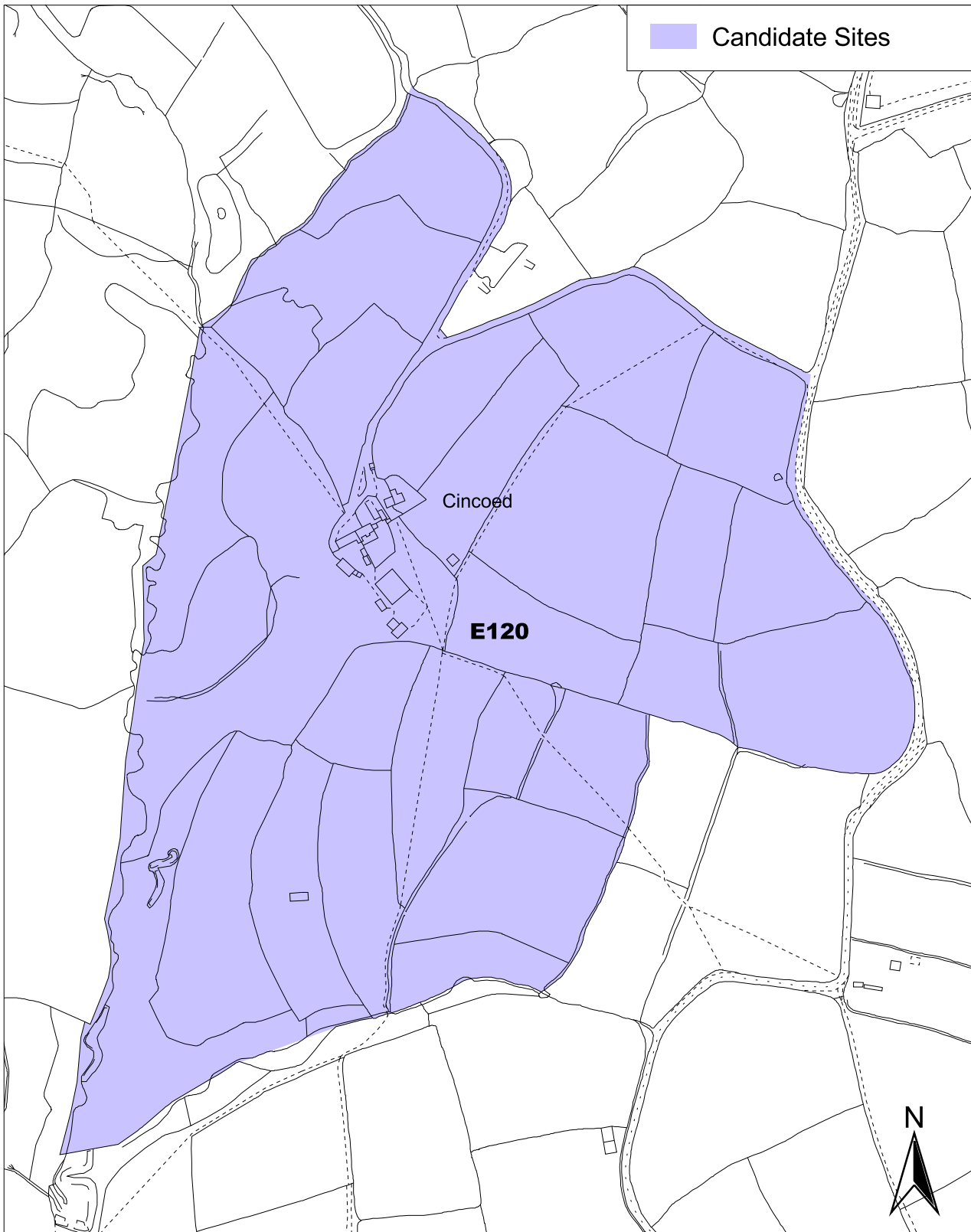
Conformity with components of preferred strategy

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



Penmaen Ward - Site Reference - E120



0 50 100 150 200 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: E146 **Site Description:** Land off Brynhoward Terrace, TP Price Estate

Settlement: Oakdale **Ward:** Penmaen

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. Boundary needs to be altered to exclude hedgerows, or hedgerows need to be retained within any development and protected/enhanced as a wildlife corridor.

Highways Conclusions

(DRAFT) The site has many constraints, although access could be provided from another LDP site.

Environmental Health

Any housing must be a minimum of 12 metres from the underground petrol tanks.

Additional Comments

Is the site acceptable for further consideration? No

Justification

Access cannot be obtained unless through another site, although this would result in the loss of allotment land which should be resisted.

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

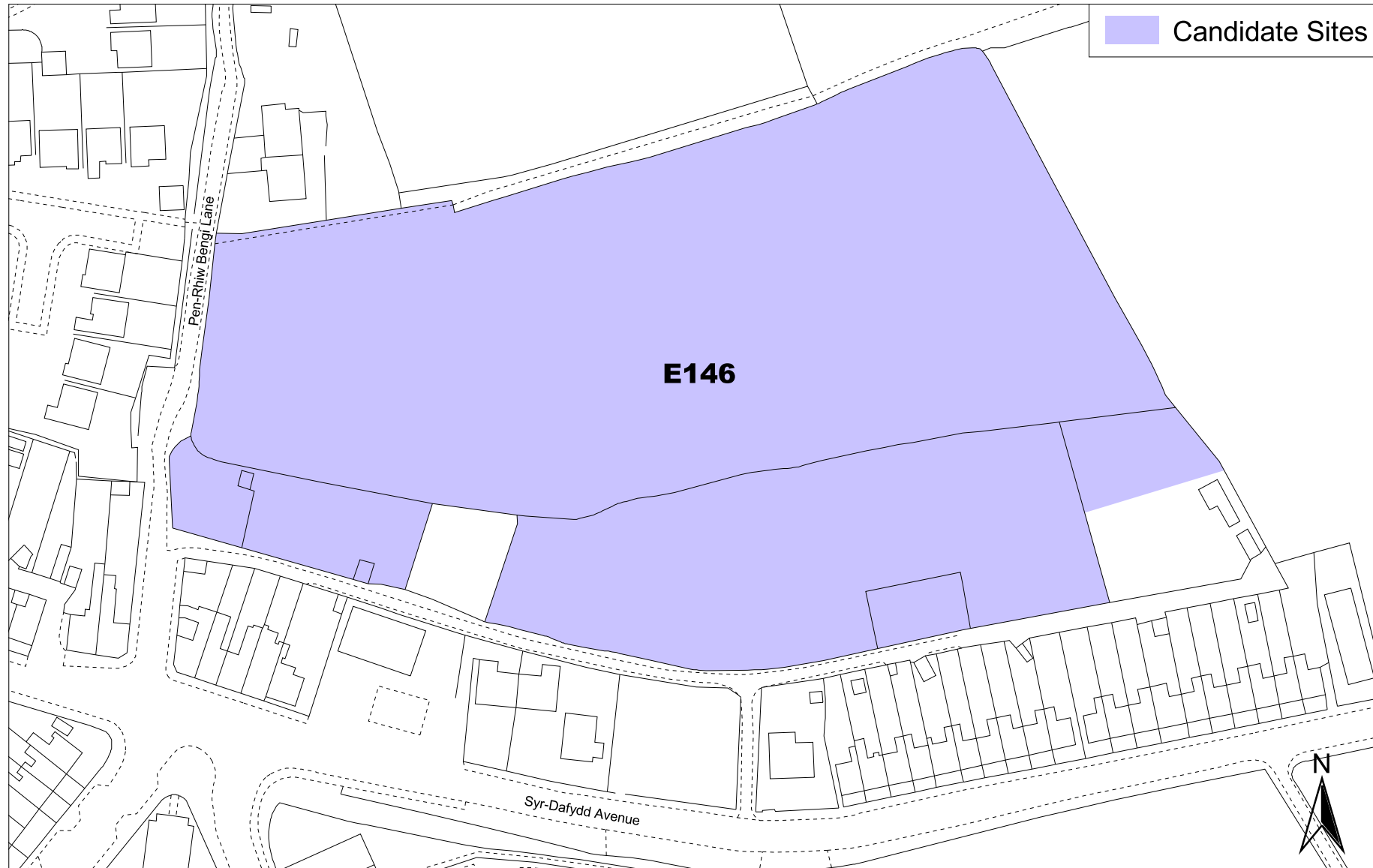
Conformity with components of preferred strategy

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



Penmaen Ward - Site Reference - E146



0 20 40 60 80 100 Meters

Last updated 21st 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.
Atgynhysbwyd o fapiau yr Arrolwg Ordnans gyda chaniatâd rheolwr Llyfrfa a Mawrthdi hawfainrnt y Goron. Mae atgynhysbwyd heb awdurdod yn torri hawfainrnt y Goron. Gall hyn arwain at enlyniad neu achos sifil. Cyngor Bwrdeistref Srol Caerffili, 100025372, 2006.

Provisional LDP Candidate Site Assessment Summary

Site Reference: E161 **Site Description:** Land adjacent to Holly Cottage

Settlement: Woodfieldside **Ward:** Penmaen

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

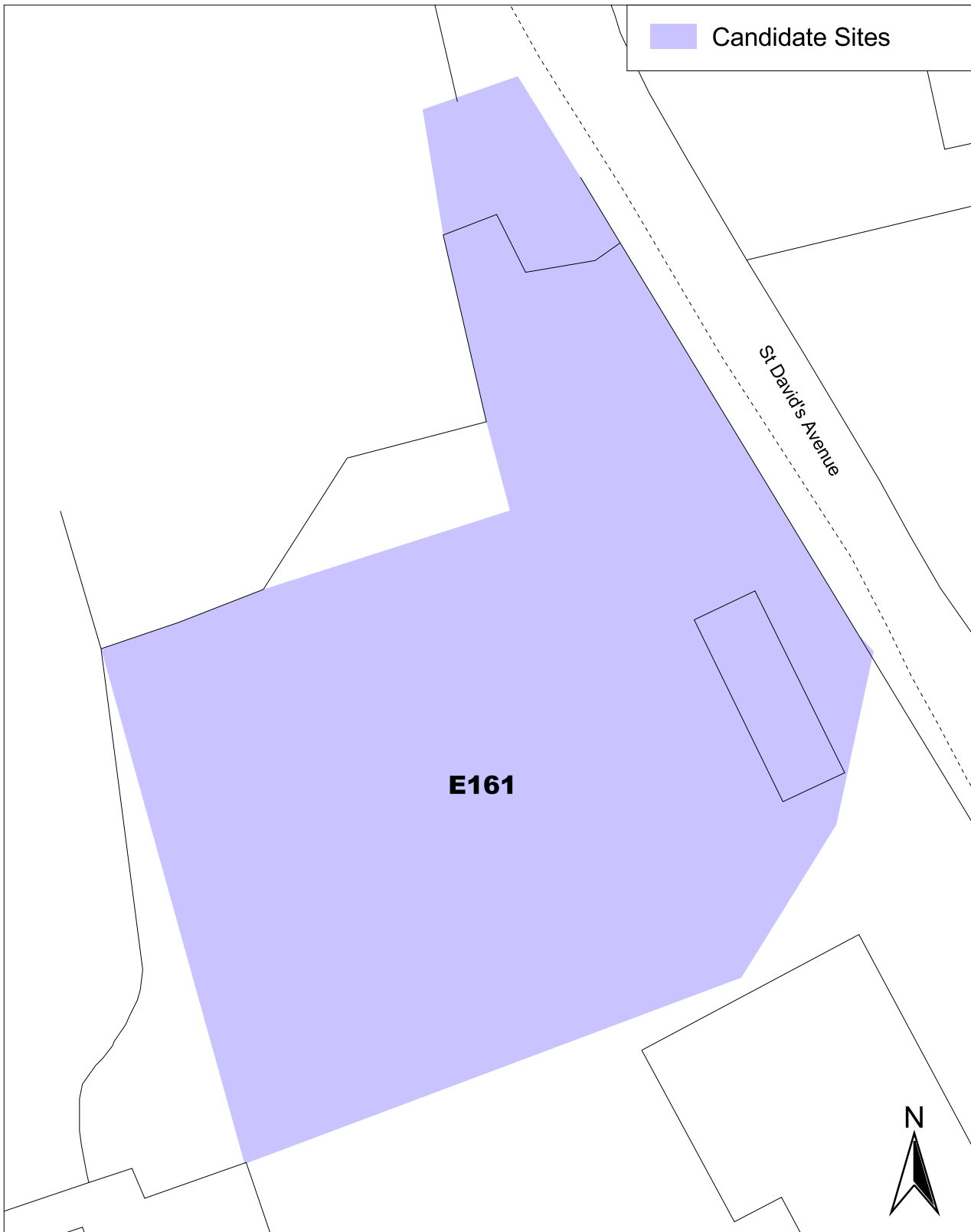
Conformity with components of preferred strategy

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



Penmaen Ward - Site Reference - E161



0 2 4 6 8 10 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: E167 **Site Description:** Land rear of Oakdale Terrace

Settlement: Penmaen

Ward: Penmaen

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

Development of the site would expand a ribbon development into the open countryside, which would not be an acceptable extension.

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

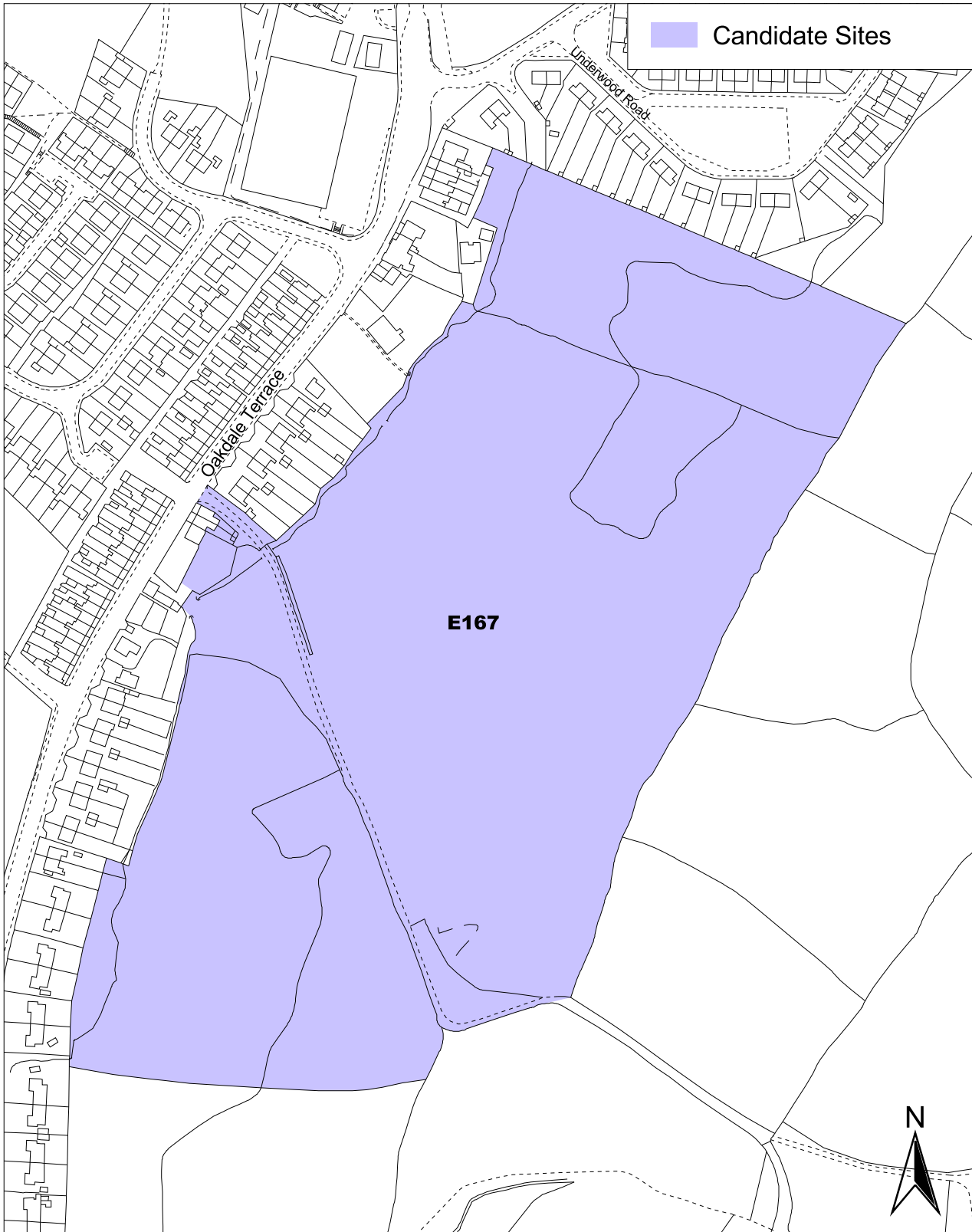
Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites



Penmaen Ward - Site Reference - E167



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 chaniatod rheolwr Llyfrfa ei Mawrhydi hawfrait y Goron. Mae atgynhyrchu heb awdurdod yn torri hawfrait y Goron.
Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, 100025372, 2006.

Provisional LDP Candidate Site Assessment Summary

Site Reference: E168 **Site Description:** Allotments at Nant Gau

Settlement: Oakdale **Ward:** Penmaen

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

Acceptable in terms of landscape, although northern boundary should be planted to create link with SINC (subject to review) to east and provide suitable boundary to open countryside in north.

Highways Conclusions

Easy access from north of site.

Environmental Health

Further information required - ground contamination investigation as north of site former colliery tip.

Additional Comments

Is the site acceptable for further consideration? No

Justification

Site is currently used as active allotments and these should be protected for the use of the community.

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

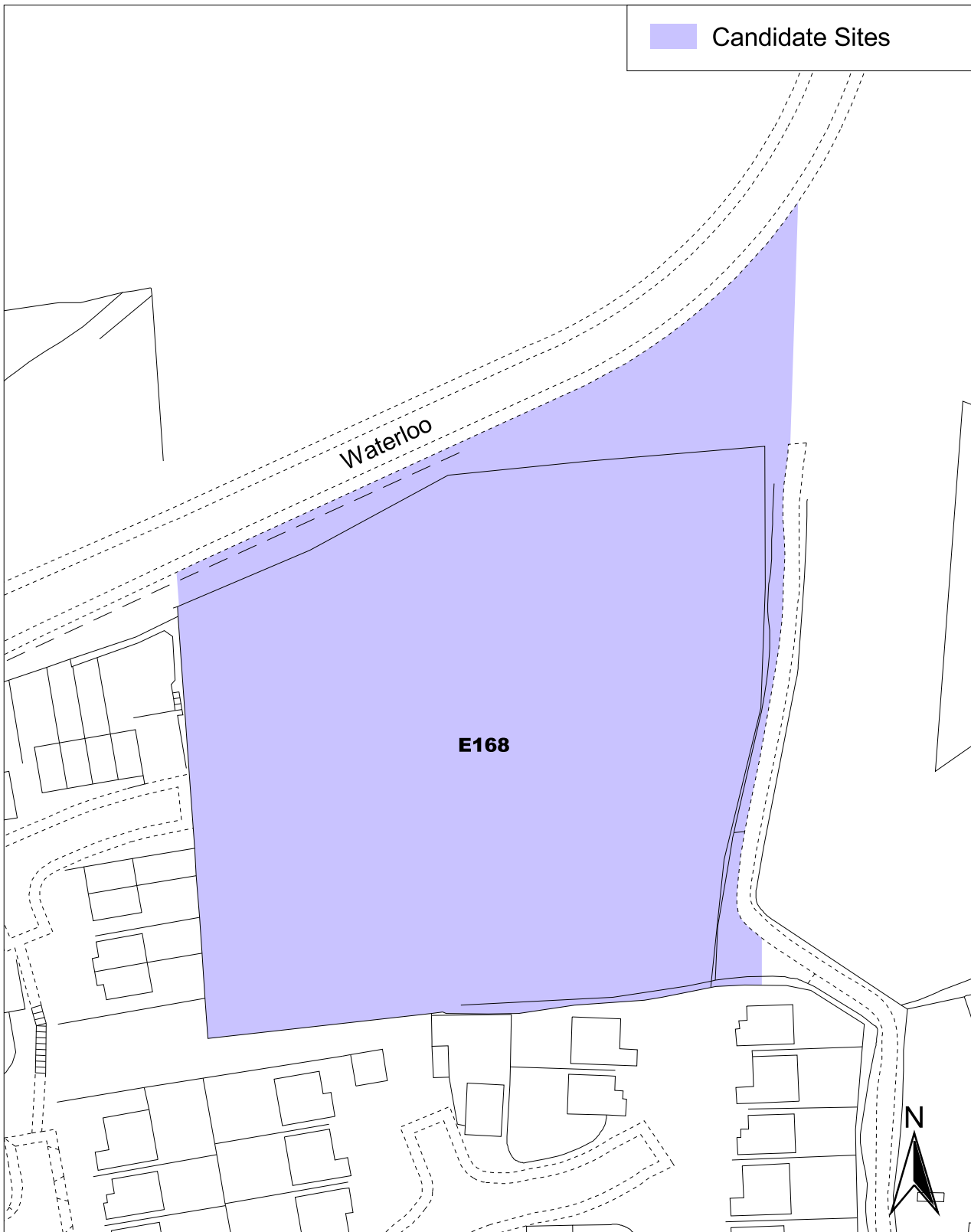
Conformity with components of preferred strategy

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



Penmaen Ward - Site Reference - E168



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: E215 **Site Description:** Land off Rhiw Syr Dafydd Hill

Settlement: Oakdale **Ward:** Penmaen

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

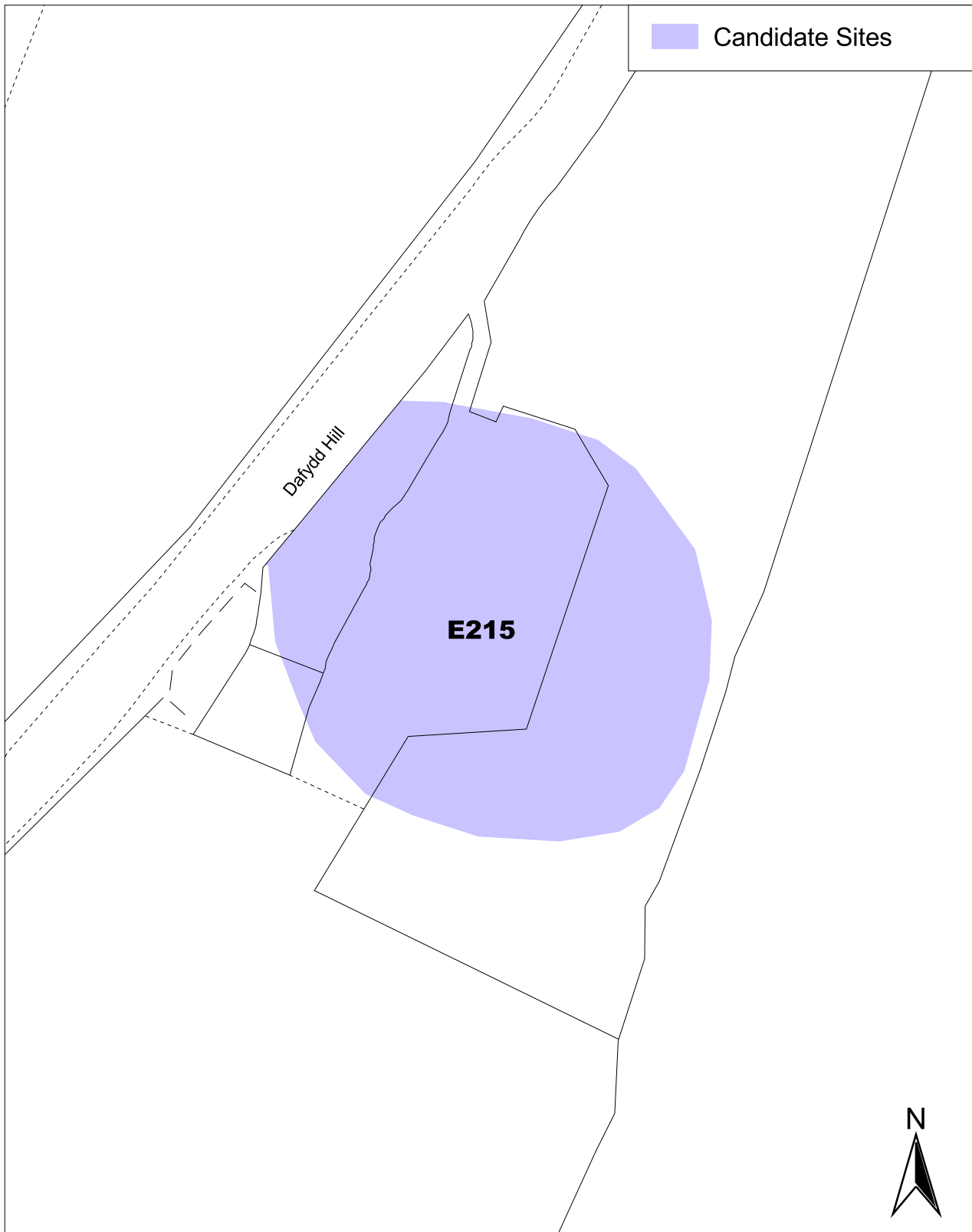
Conformity with components of preferred strategy

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



Penmaen Ward - Site Reference - E215



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: E222 **Site Description:** Land adjacent to 39 Maes y Garn Road

Settlement: Oakdale **Ward:** Penmaen

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

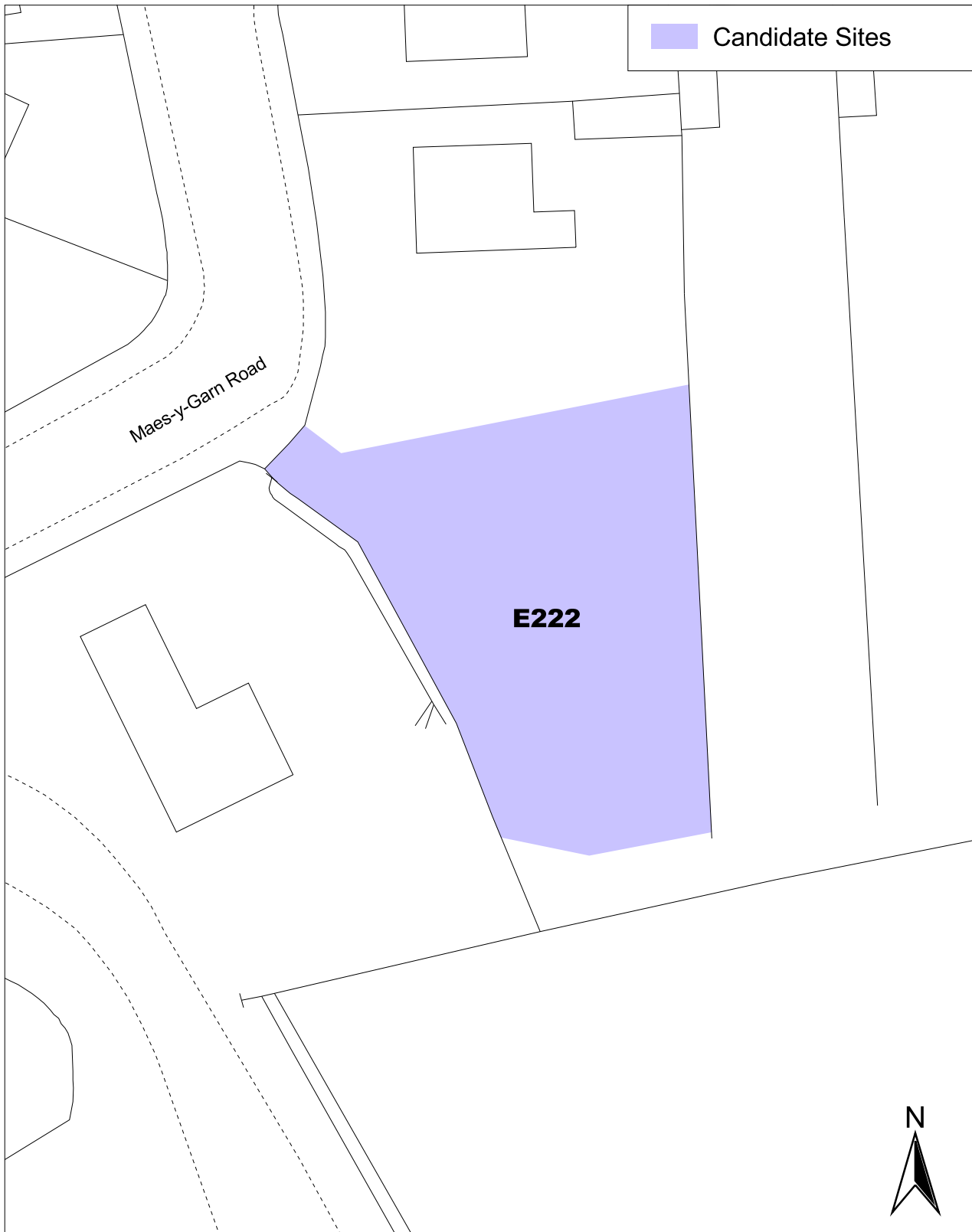
Conformity with components of preferred strategy

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



Penmaen Ward - Site Reference - E222



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: E248 **Site Description:** Old School House, Halls Crossing

Settlement: Woodfieldside **Ward:** Penmaen

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

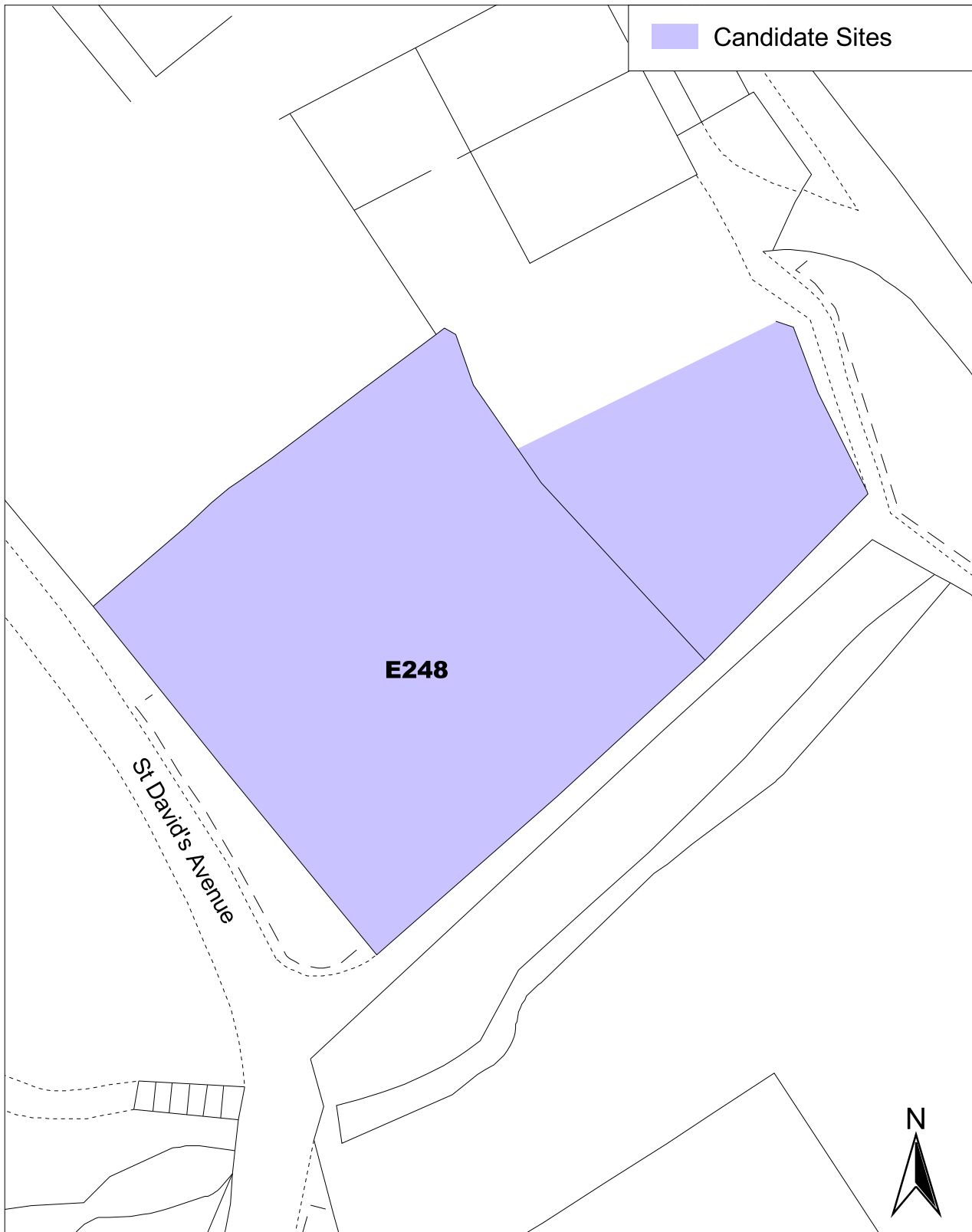
Conformity with components of preferred strategy

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



Penmaen Ward - Site Reference - E248



0 5 10 15 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: E249 **Site Description:** 1 Sycamore House, St Davids Avenue

Settlement: Woodfieldside **Ward:** Penmaen

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

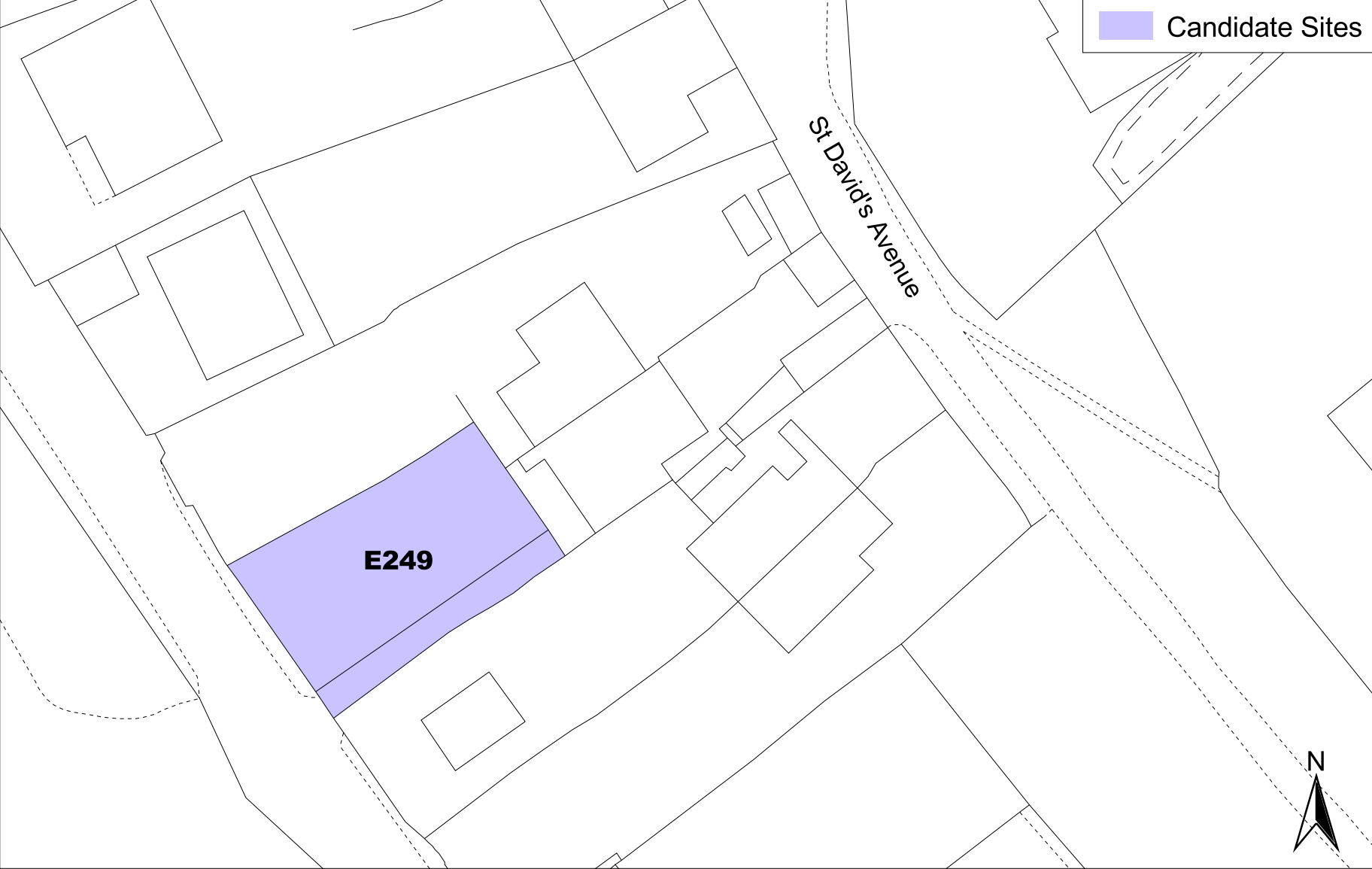
Conformity with components of preferred strategy

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



Penmaen Ward - Site Reference - E249



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 Arlofwg Ordnans gyda chaniatâd rheolwr Llyfrfa a'i Mawrthdi hawffraint y Goron. Mae atgynhyrchu heb awdurdod yn torri hawffraint y Goron. Gall hyn arwain at enlyniad neu achos siŋil. Cyngor Ewrodestraf Srol Caerffili, 100025372, 2006.

Provisional LDP Candidate Site Assessment Summary

Site Reference: E371 **Site Description:** Land north of Cyncoed Farm

Settlement: Oakdale **Ward:** Penmaen

Planning Preferred Use: None

Small Site **Comment if small site:**

Has the site satisfied the Initial Planning Assessment? No

Justification if site has not satisfied the Initial Planning Assessment

The site relates poorly to the existing settlement and would constitute an unacceptable piecemeal erosion of the countryside.

Site Assessment Conclusions

Countryside Conclusions

Highways Conclusions

Environmental Health

Additional Comments

Is the site acceptable for further consideration?

Justification

Subject to the results of the following:

Accordance with Strategies

None UDP Urban Containment
Sustainable Growth Preferred Strategy

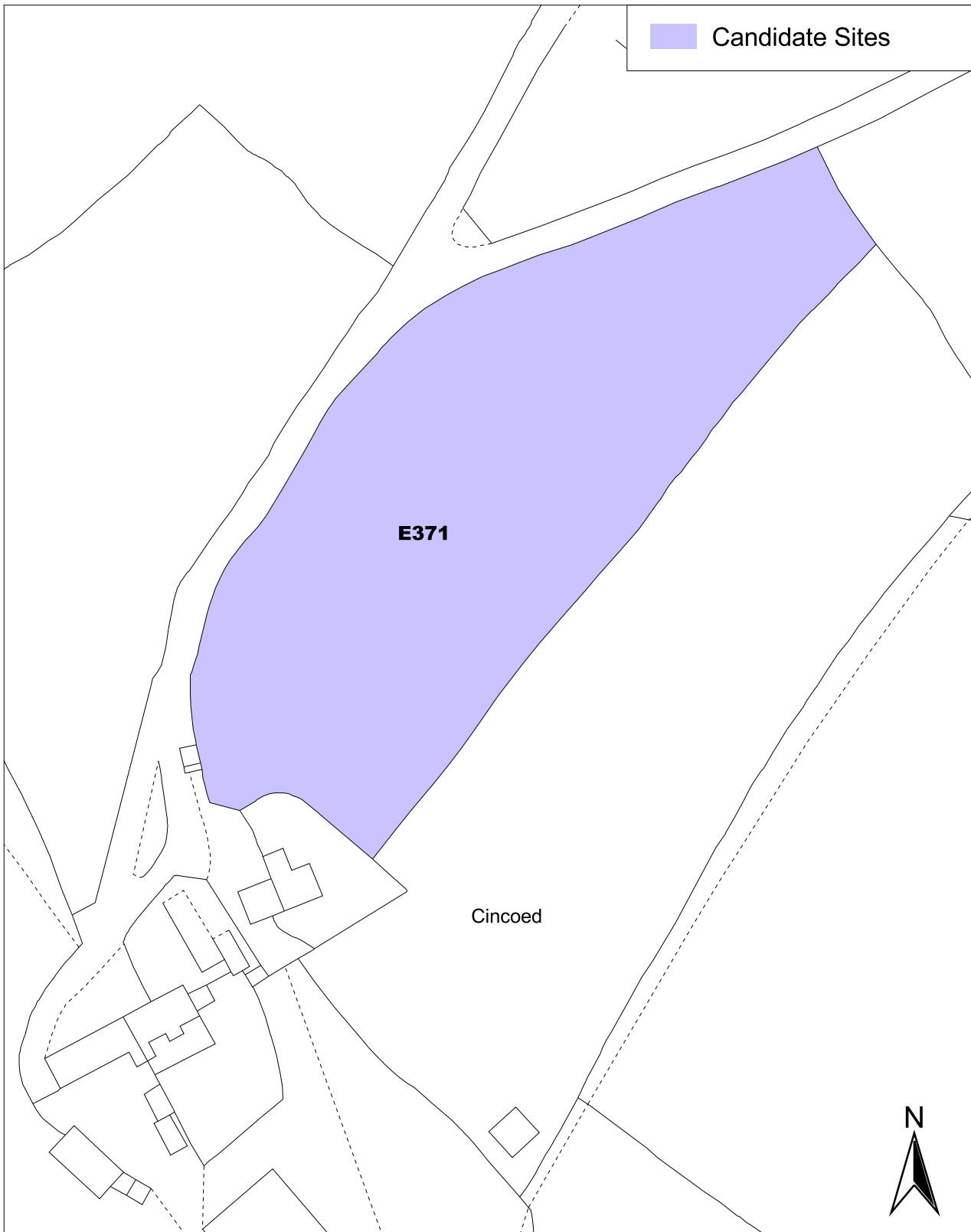
Conformity with components of preferred strategy

Opportunities 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



Penmaen Ward - Site Reference - E371



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 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.