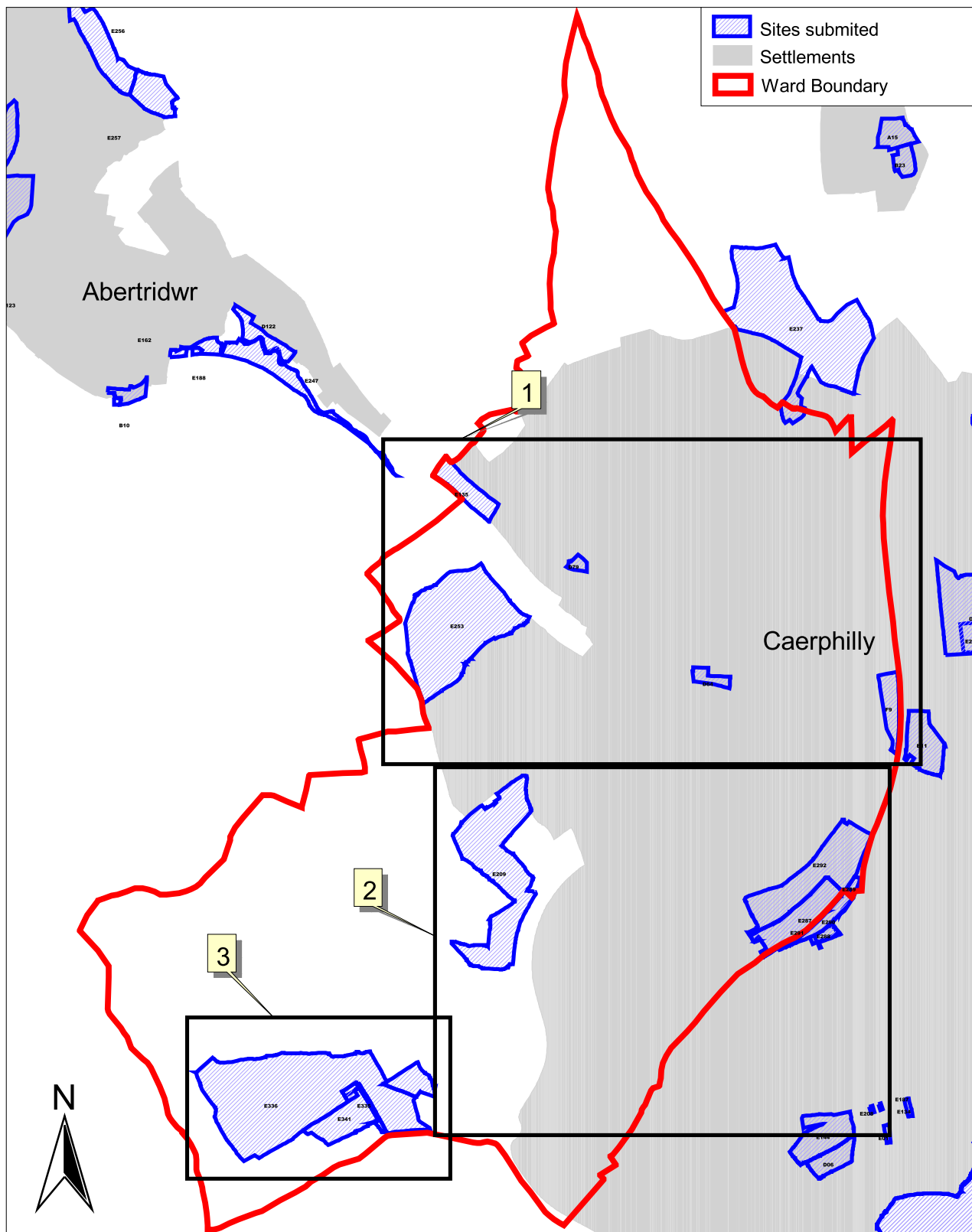


# Caerphilly County Borough Local Development Plan Candidate Sites

## Penyrheol Ward - Overview Plan



0 0.2 0.4 0.6 Miles

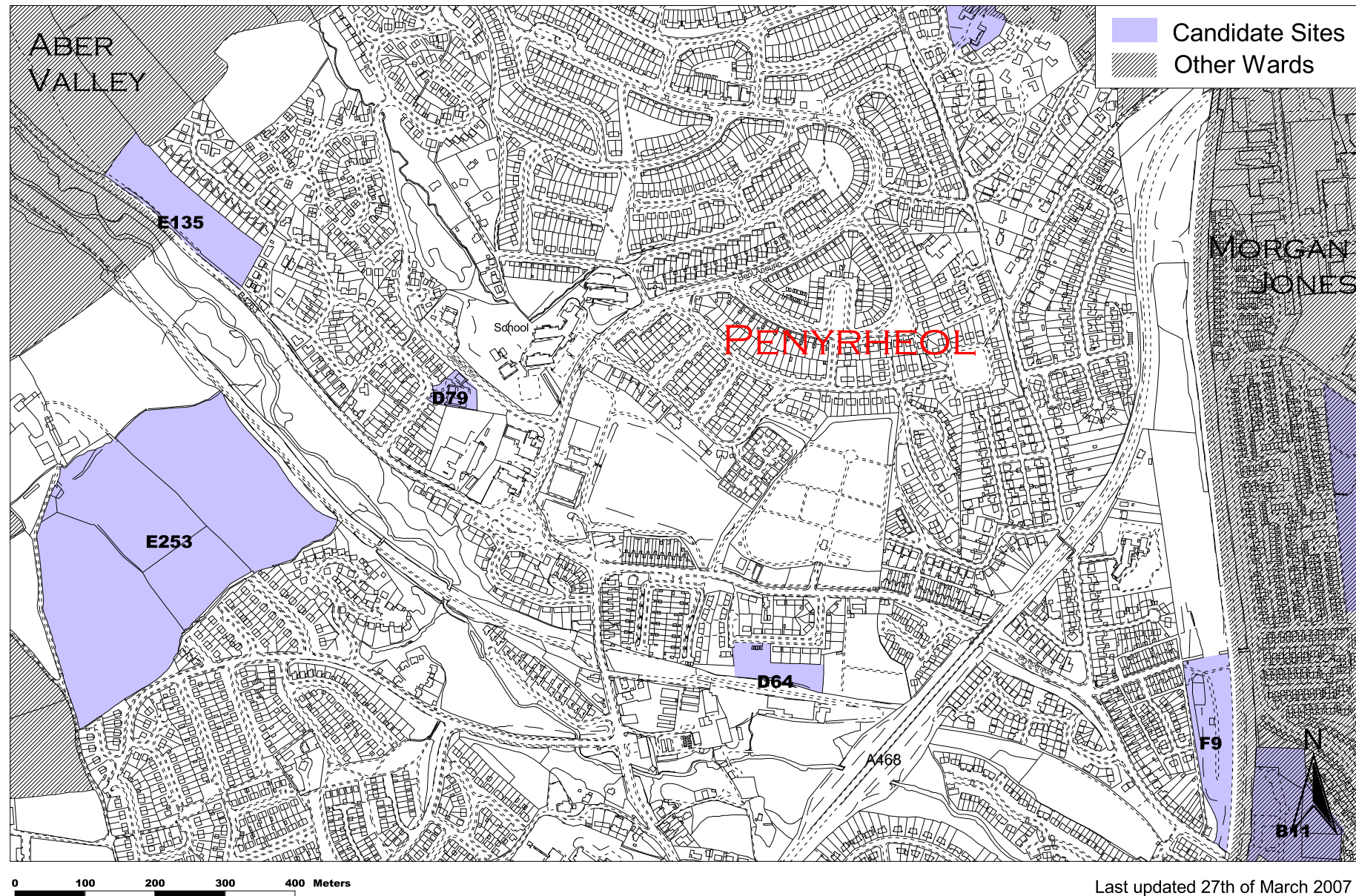
Last updated 28th of March 2007

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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

Penyrheol Ward - Plan 1 of 3



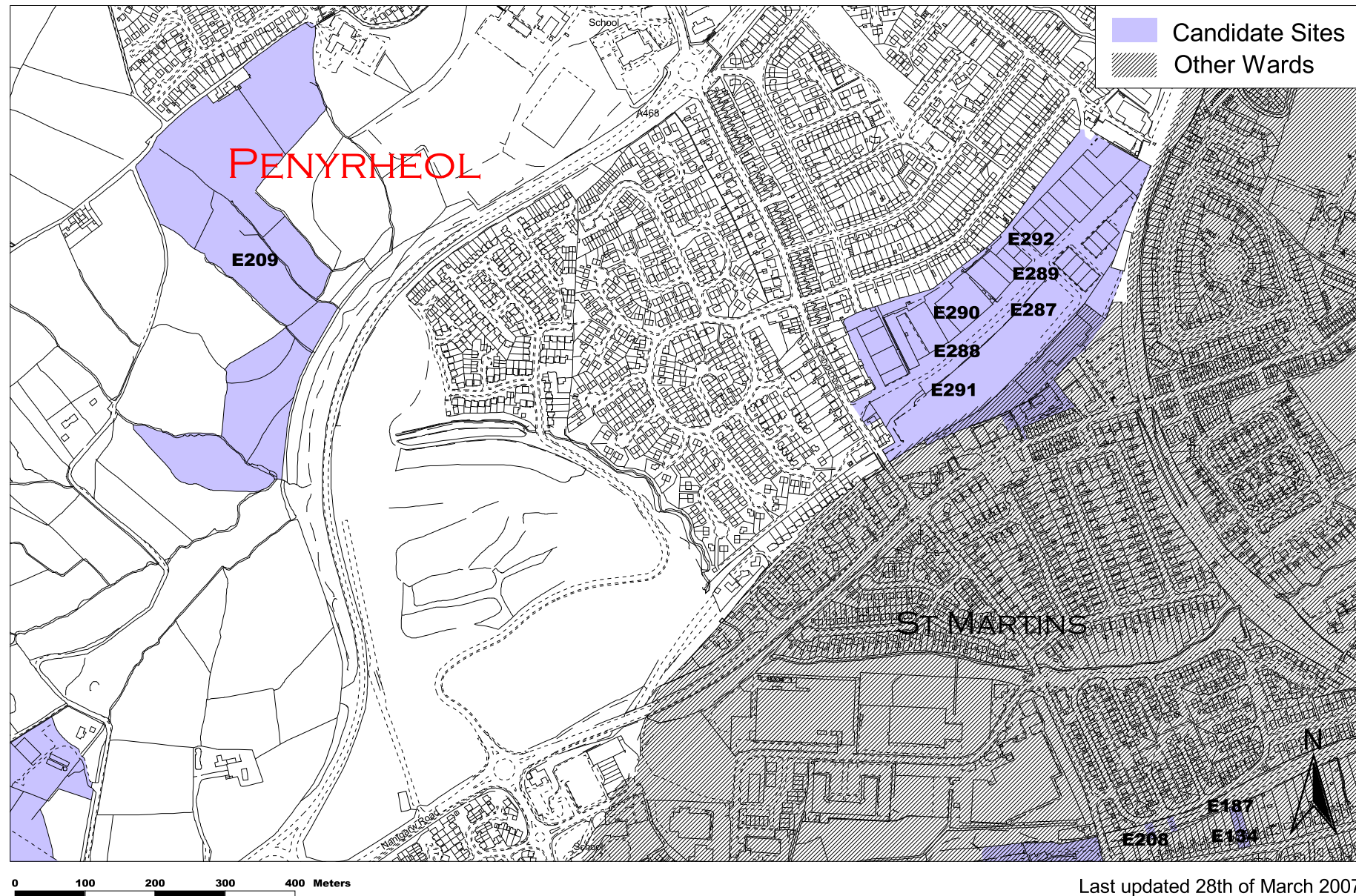
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Atgynhychwyd o fapiau yr Arrolwg Ordnans gyda chaniadau rheolwr Llyfrfa a Mawrhydi hawffrant y Goron. Mae atgynhyrchu heb awdurdod yn torri hawffrant y Goron.  
Gall llyn arwain at enfyriad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, LA09004L,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

Last updated 27th of March 2007



# Caerphilly County Borough Local Development Plan Candidate Sites

Penyrheol Ward - Plan 2 of 3

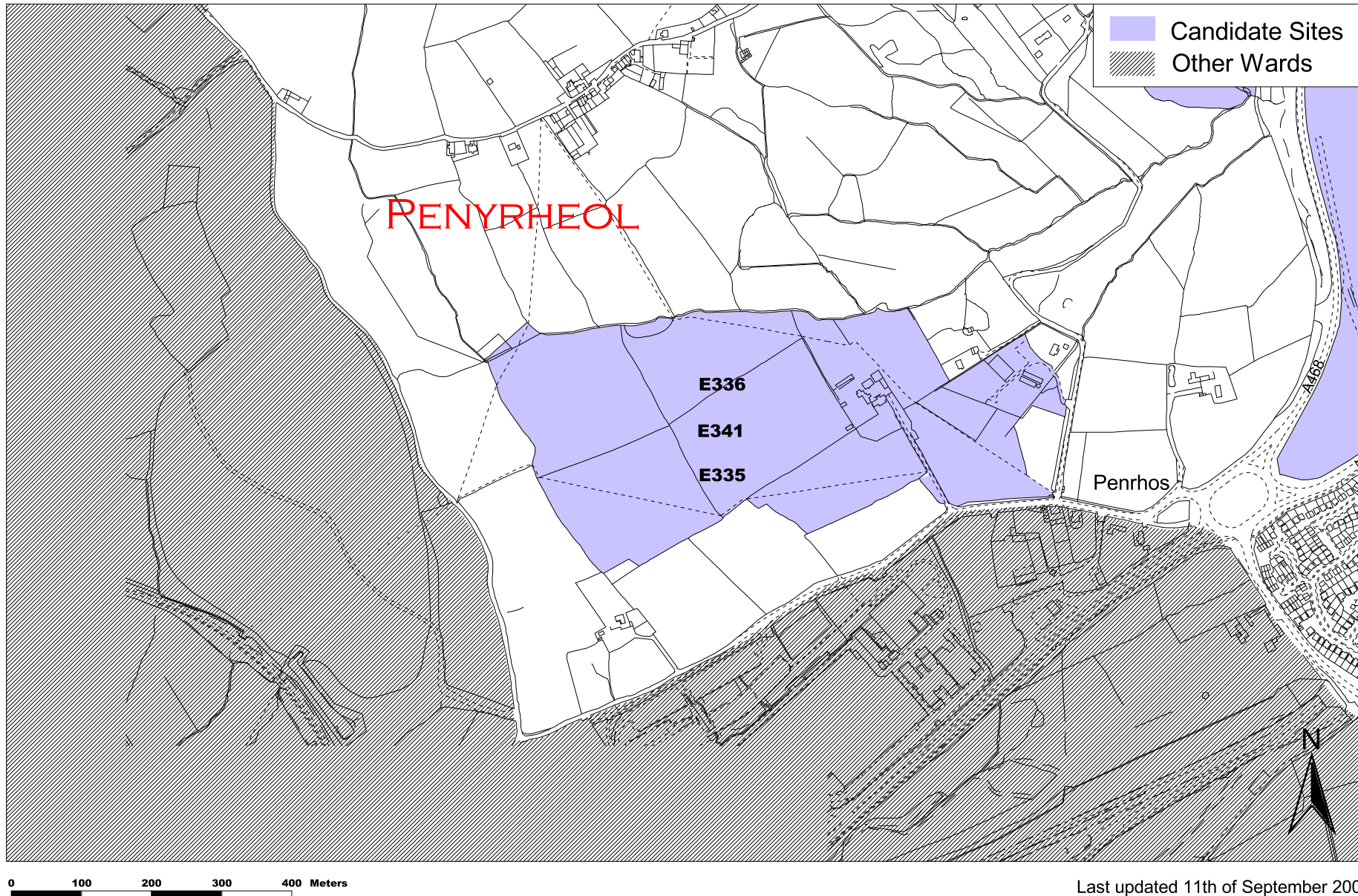


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Atgynychwyd o fapiau yr Arrolwg Ordnans gyda chaniadau rheolwr Llyfrfa a Mawrhydi hawffrant y Goron. Mae atgynychu heb awdurdod yn torri hawffrant y Goron.  
Gall hyn arwain at enillydd neu achos sifil. Cyngor Bwrdeistref Siroedd Caerffili, LA09004L, 2006.

Last updated 28th of March 2007

# Caerphilly County Borough Local Development Plan Candidate Sites

## Penyrheol Ward - Plan 3 of 3



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Atgynhychwyd o fapiau y Arrolwg Ordnans gyda chaniellad rheolwr Llyfrfa a Mawrhydi hawffrant y Goron. Mae atgynhyrchu heb awdurdod yn torri hawffrant y Goron.  
Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Siroel Caerffili, LA09004L, 2006.

Last updated 11th of September 2006

# Provisional LDP Candidate Site Assessment Summary

**Site Reference:** D64    **Site Description:** Ty Nant

**Settlement:** Caerphilly    **Ward:** Penyrheol

**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

Woodland belt - worthy of TPO - significant visual appearance. Part of site acceptable, excluding southern tree area.

### Highways Conclusions

Easy access - subject to replacement of displaced parking facilities.

### Environmental Health

Further information required - BS4142 Noise survey required.

### Additional Comments

Need to balance the need to retain trees with release of site for development. Retaining all of tree area will significantly reduce the site area.

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

### Justification

Not necessary to retain trees for the purpose of noise reduction from nearby Zonner Industries site.  
Easy access, subject to replacement of displaced parking facilities.

### 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 ☒

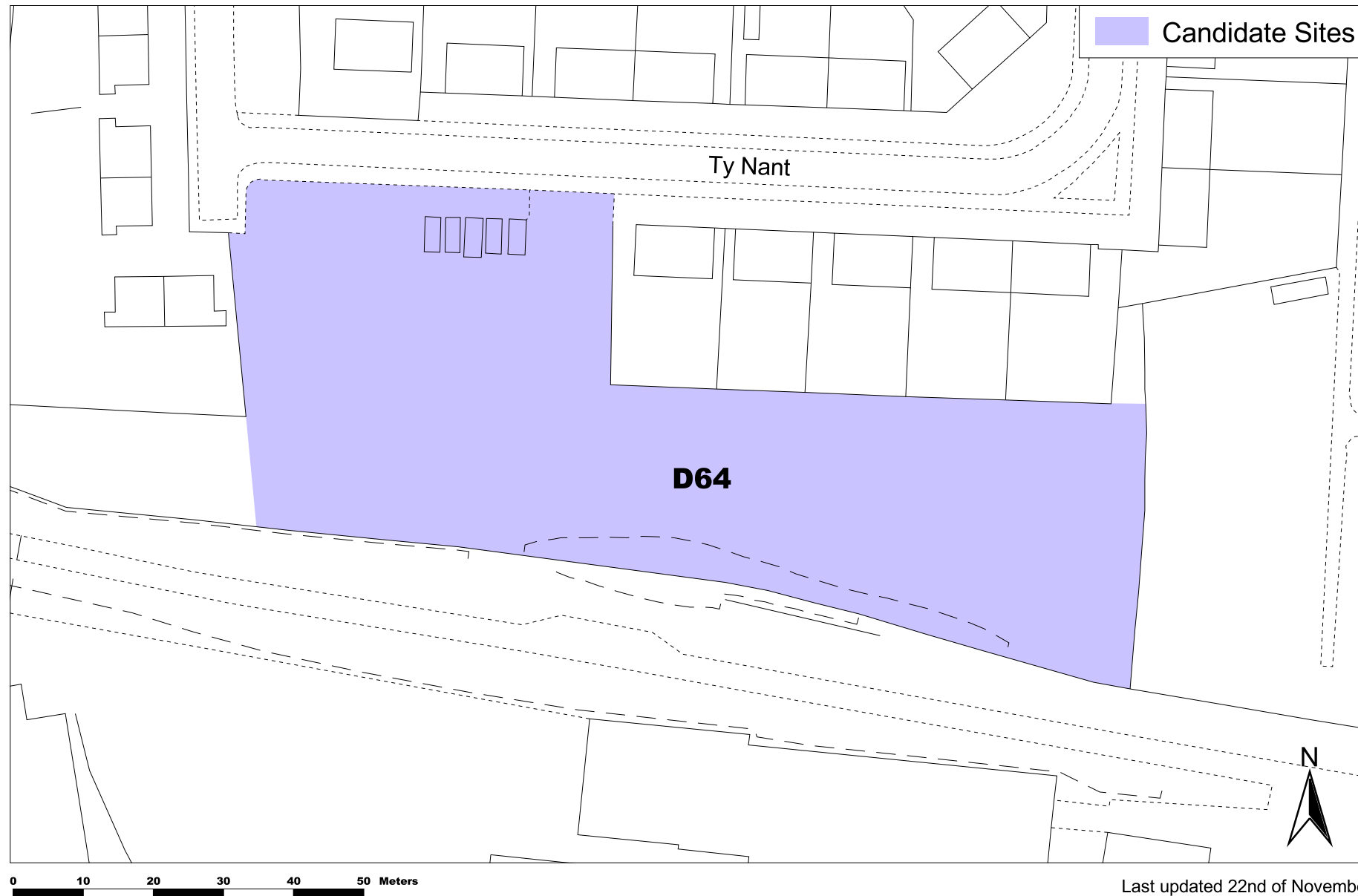
## Conformity with components of preferred strategy

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



Penyrheol Ward - Site Reference - D64



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

Last updated 22nd of November 2006

# Provisional LDP Candidate Site Assessment Summary

**Site Reference:** D79    **Site Description:** Cwm Ifor, Penyrheol

**Settlement:** Caerphilly

**Ward:** Penyrheol

**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

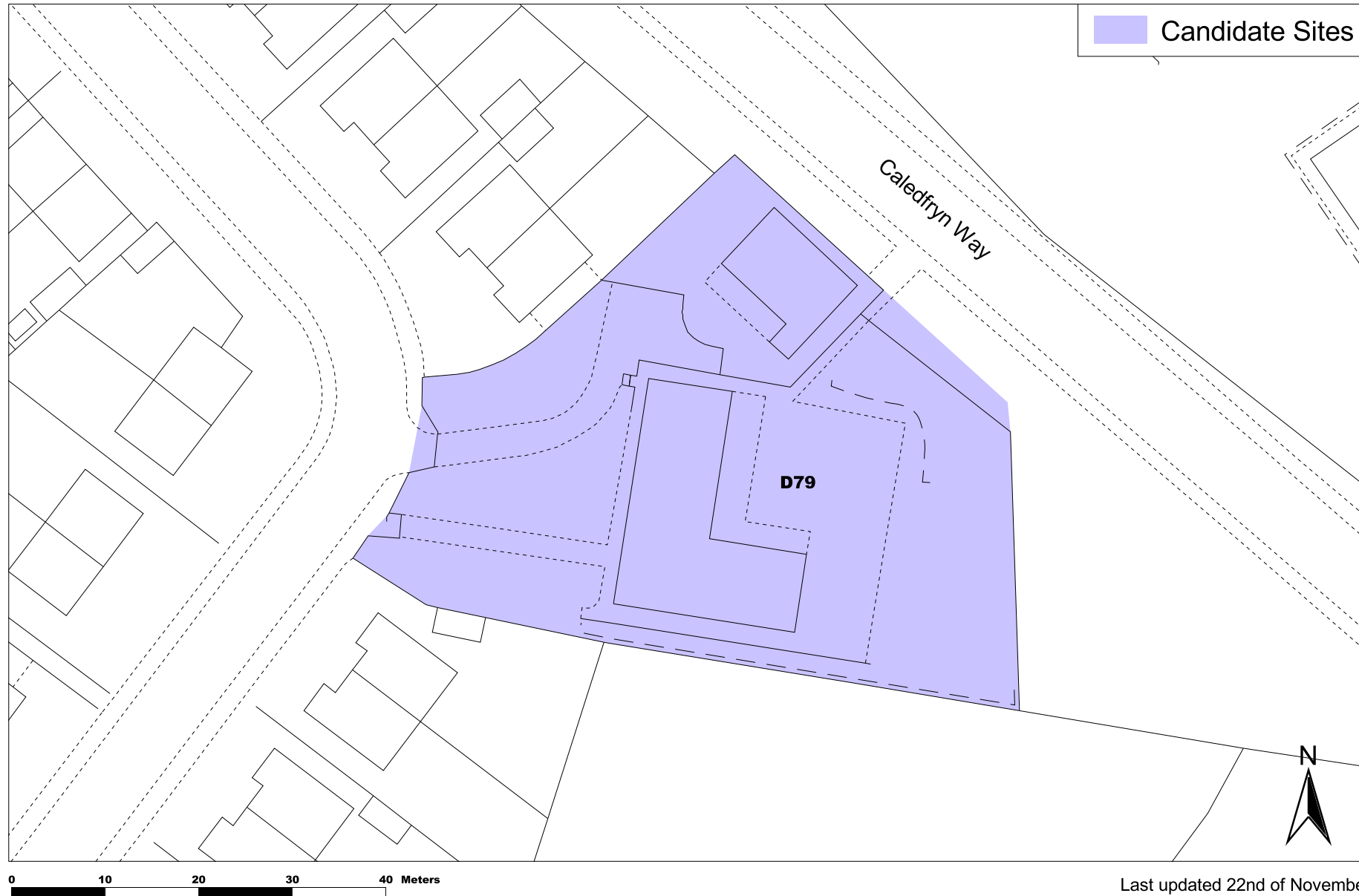
Opportunities North	<input type="checkbox"/>	Balanced Future	<input type="checkbox"/>	Exploit Brownfield	<input type="checkbox"/>	Resource Efficient	<input type="checkbox"/>
Provide Infrastructure	<input type="checkbox"/>	Provide Community Facilities	<input type="checkbox"/>	Limit Countryside Impact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



# Caerphilly County Borough Local Development Plan Candidate Sites



Penyrheol Ward - Site Reference - D79



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Gall hyn arwain at enlyniad neu achos siŵl. Cyngor Bwrdeistref Sirol Caerffili, 100025372, 2006.

Last updated 22nd of November 2006



# Provisional LDP Candidate Site Assessment Summary

**Site Reference:** E135    **Site Description:** Land at Abertridwr Road, adj to Cae Caradog

**Settlement:** Caerphilly

**Ward:** Penyrheol

**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 in biodiversity terms - site designated as a SINC and provides strong visual links to the countryside. However it is noted that SINC's will be reviewed as part of the LDP process and amendments may be made in the future.

### Highways Conclusions

Site acceptable subject to new junction on B4263. However, would result in loss of hedgerow for access.

### Environmental Health

Site suitable for intended purpose.

### Additional Comments

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

### Justification

The site is important in terms of its ecological value and development in this area would therefore be inappropriate.

### Subject to the results of the following:

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

## Accordance with Strategies

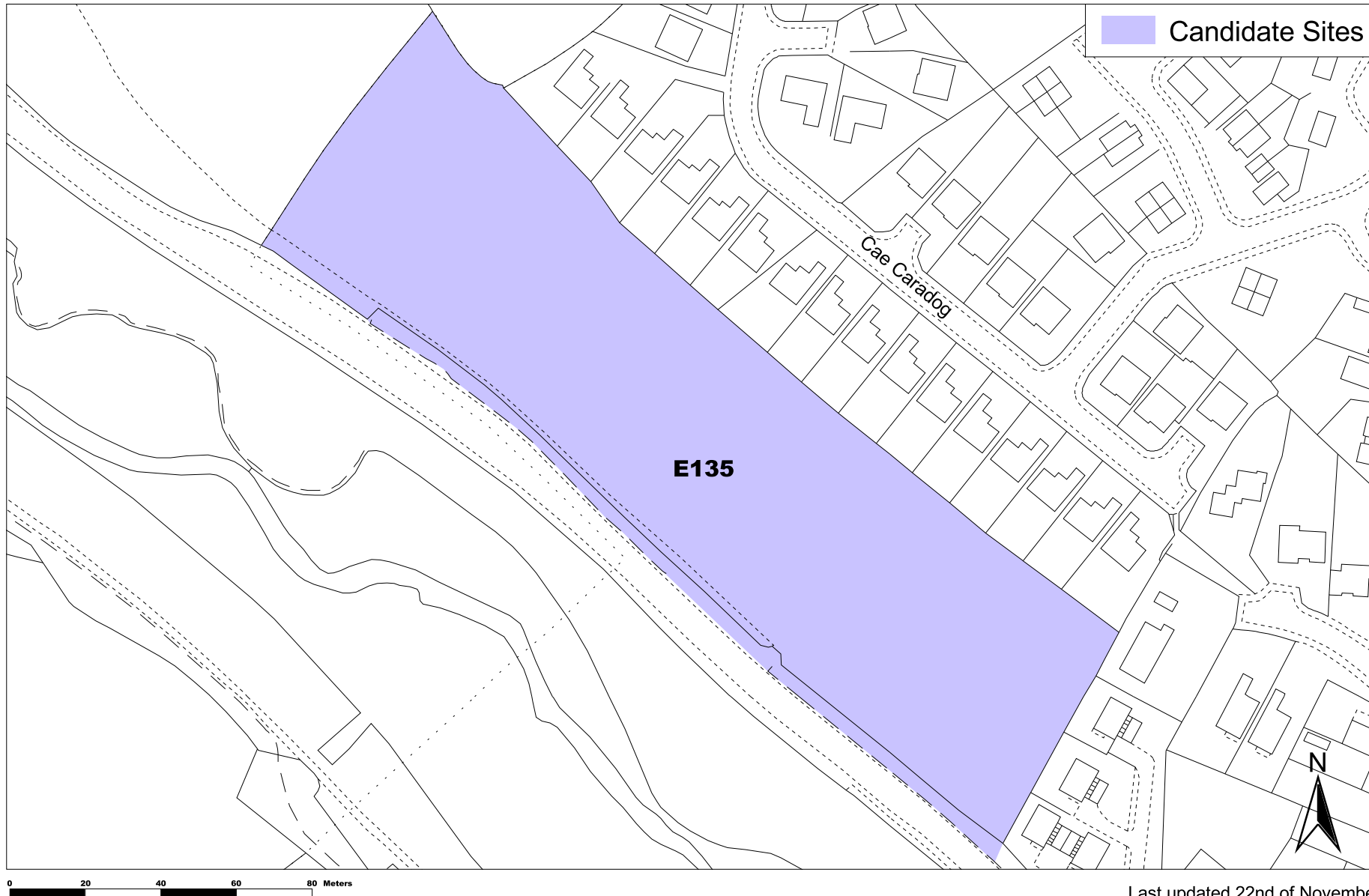
None ☒ UDP ☐ Urban Containment ☐  
Sustainable Growth ☐ Preferred Strategy ☐

## Conformity with components of preferred strategy

Opportunities North	<input 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

Penyrheol Ward - Site Reference - E135



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

Last updated 22nd of November 2006

# Provisional LDP Candidate Site Assessment Summary

**Site Reference:** E209    **Site Description:** Land at Ty Newydd, Groeswen

**Settlement:** Caerphilly    **Ward:** Penyrheol

**Planning Preferred Use:** Sports/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 suitable due to SINC status and encroachment into countryside. Records and bats and potentially water voles and green woodpecker. UK/Wales priority habitats of marshy grassland, wet woodland and potentially ancient/species-rich hedgerows.

### Highways Conclusions

Site suitable provided lane as far as Ty Newydd is widened for visibility purposes and only the upper section developed.

### Environmental Health

### Additional Comments

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

### Justification

Site is important in ecological terms and development in this location would be regarded as unacceptable encroachment into the countryside in an area with rural character and 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, dormouse, great crested newt).

## Accordance with Strategies

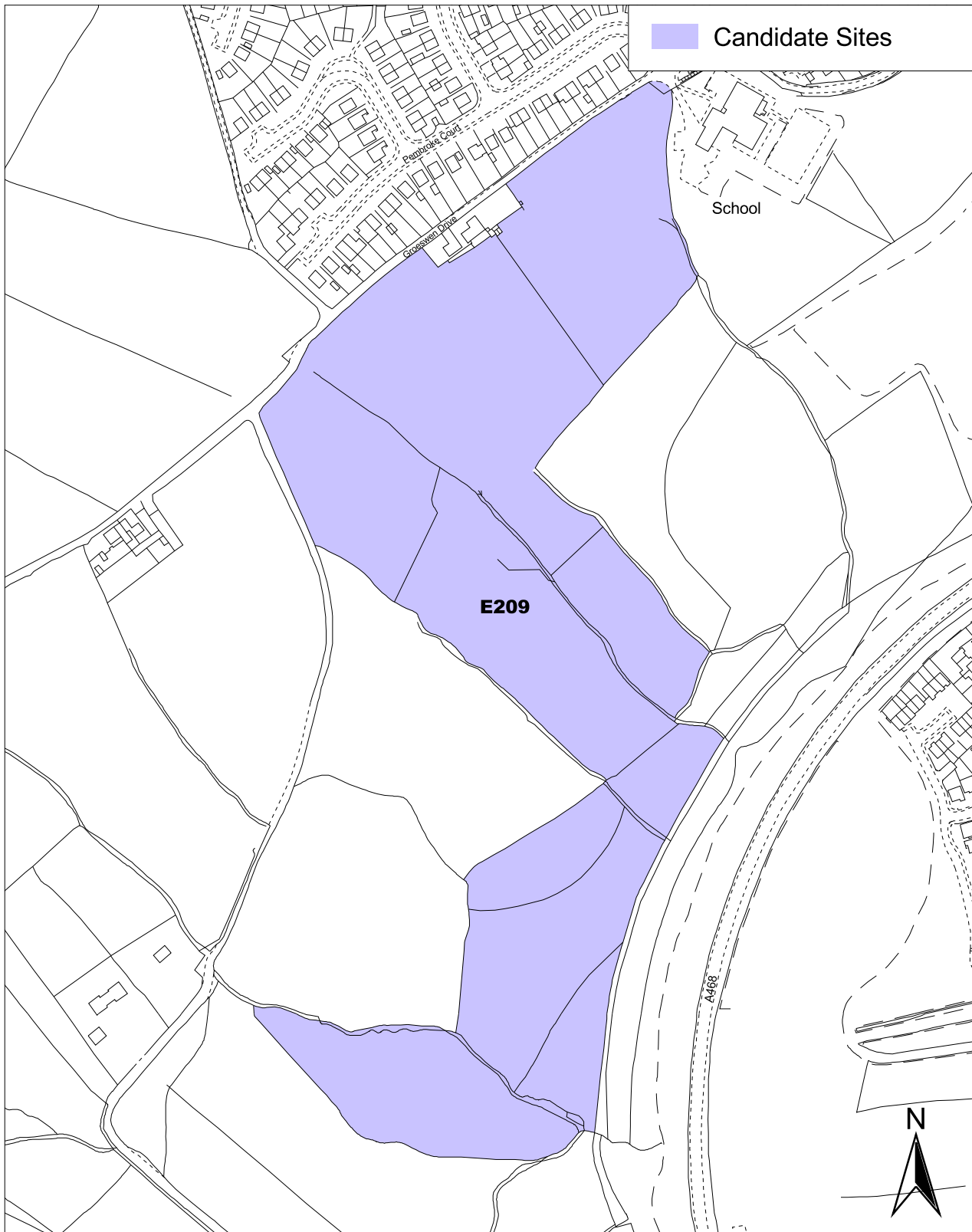
None ☒    UDP ☐    Urban Containment ☐  
Sustainable Growth ☐    Preferred Strategy ☐

## Conformity with components of preferred strategy

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

Penyrheol Ward - Site Reference - E209



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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:** E253    **Site Description:** Land north of Hendredenny Drive, Hendredenny

**Settlement:** Caerphilly

**Ward:** Penyrheol

**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 - encroachment into open countryside. Site within green wedge and adjacent to SINC (subject to review), trees worthy of TPO, records of bats in close proximity. Records of neutral and marshy grassland, hedgerows and mixed deciduous woodland

### Highways Conclusions

Site suitable with preferred access off Hendredenny Drive. TIA required to identify whether traffic signals at foot of Hendredenny Drive could accommodate increased levels of traffic. Would need rebuild if necessary.

### Environmental Health

Site is suitable for intended purpose.

### Additional Comments

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

### Justification

Site is not acceptable as it will be an unacceptable encroachment into the countryside in an area that has records of the UK or Wales priority species of neutral and marshy grassland, hedgerows and mixed deciduous 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, otter).

## Accordance with Strategies

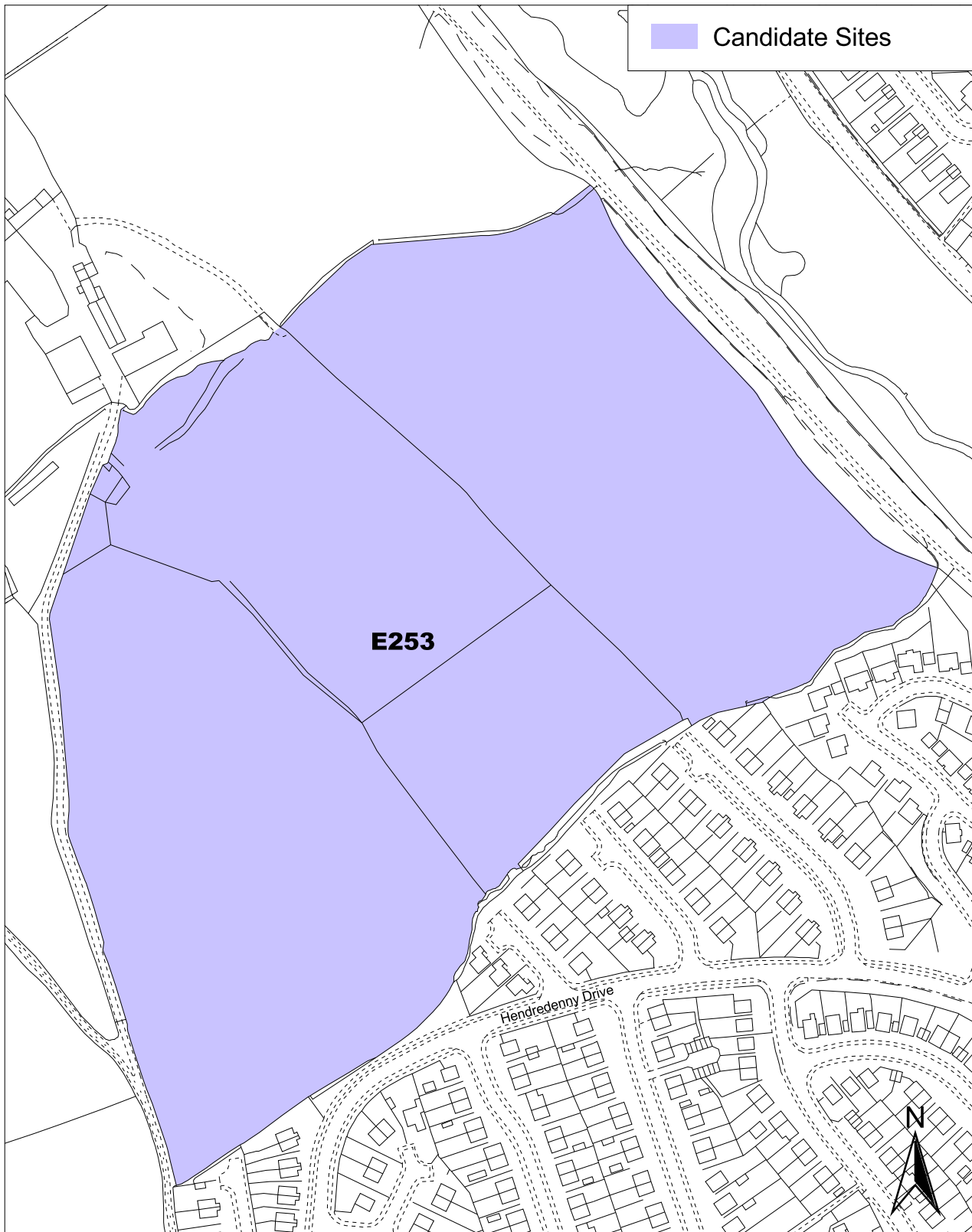
None ☒ UDP ☐ Urban Containment ☐  
Sustainable Growth ☐ Preferred Strategy ☐

## Conformity with components of preferred strategy

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

Penyrheol Ward - Site Reference - E253



0 50 100 150 Meters

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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:** E287    **Site Description:** Consortium of land adjacent to Trencenydd Industrial Estate

**Settlement:** Caerphilly    **Ward:** Penyrheol

**Planning Preferred Use:** 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 of site suitable. Contains trees and hedgerows should be retained.

### Highways Conclusions

(DRAFT) Site suitable, subject to access junction onto St Cenydd Road being improved.

### Environmental Health

BS4142 & TAN assessment required before a decision can be made on the suitability of land use.

### Additional Comments

A recent Employment Sites and Market Appraisal for the County Borough identifies this site as one required to meet forecast employment needs and should therefore be retained for employment use.

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

### Justification

Site should be retained for its current use as it is an important employment site within the settlement of Caerphilly, an area with few opportunities for new employment, and has been recognised as suitable for meeting forecast needs.

### 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

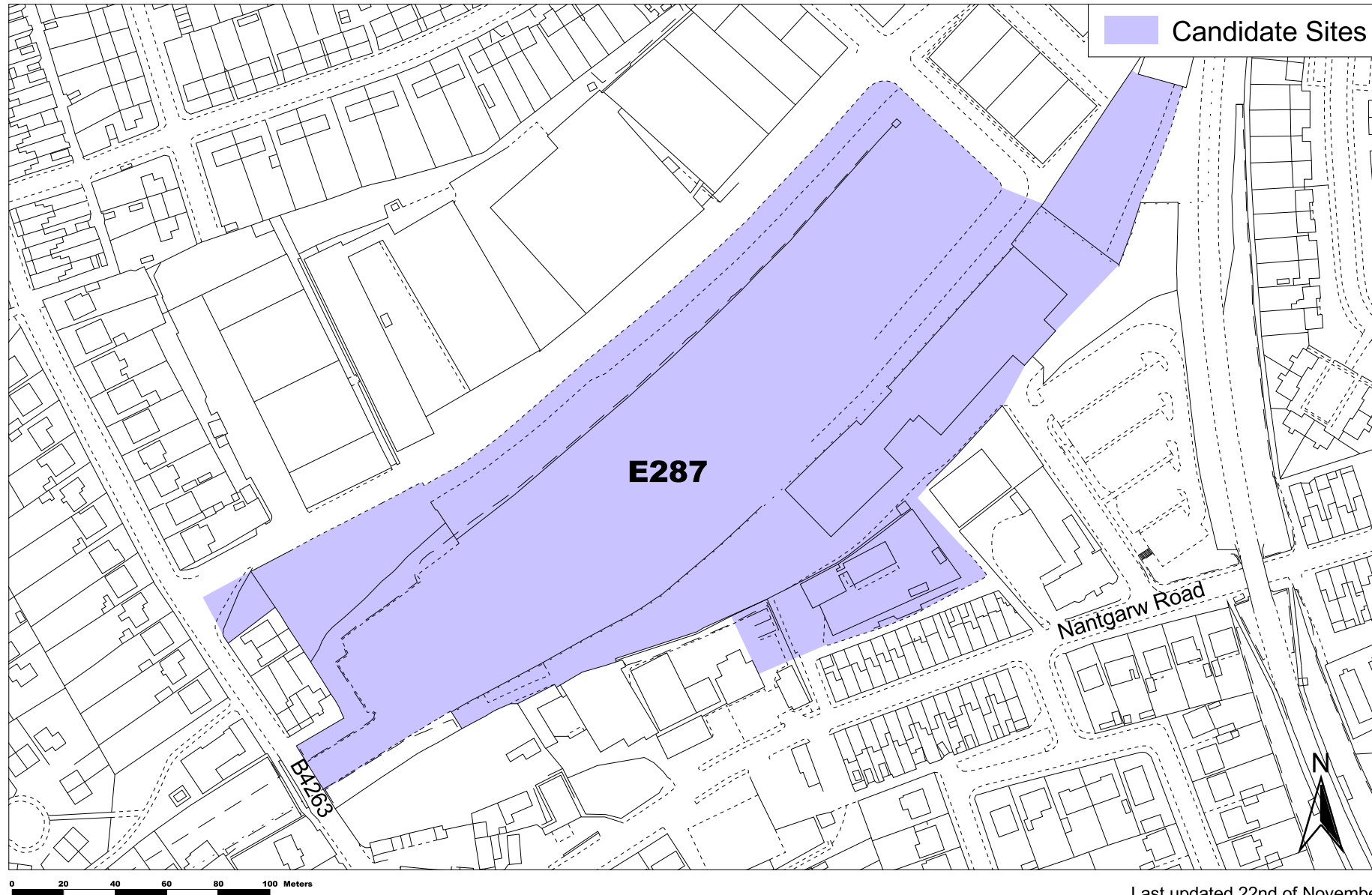
None ☐    UDP ☒    Urban Containment ☒  
Sustainable Growth ☒    Preferred Strategy ☒

## Conformity with components of preferred strategy

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

# Caerphilly County Borough Local Development Plan Candidate Sites

Penyrheol Ward - Site Reference - E287



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

Last updated 22nd of November 2006



# Provisional LDP Candidate Site Assessment Summary

**Site Reference:** E289    **Site Description:** Land at Nantgarw Road, north east of Station Inn PH

**Settlement:** Caerphilly    **Ward:** Penyrheol

**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 ☐

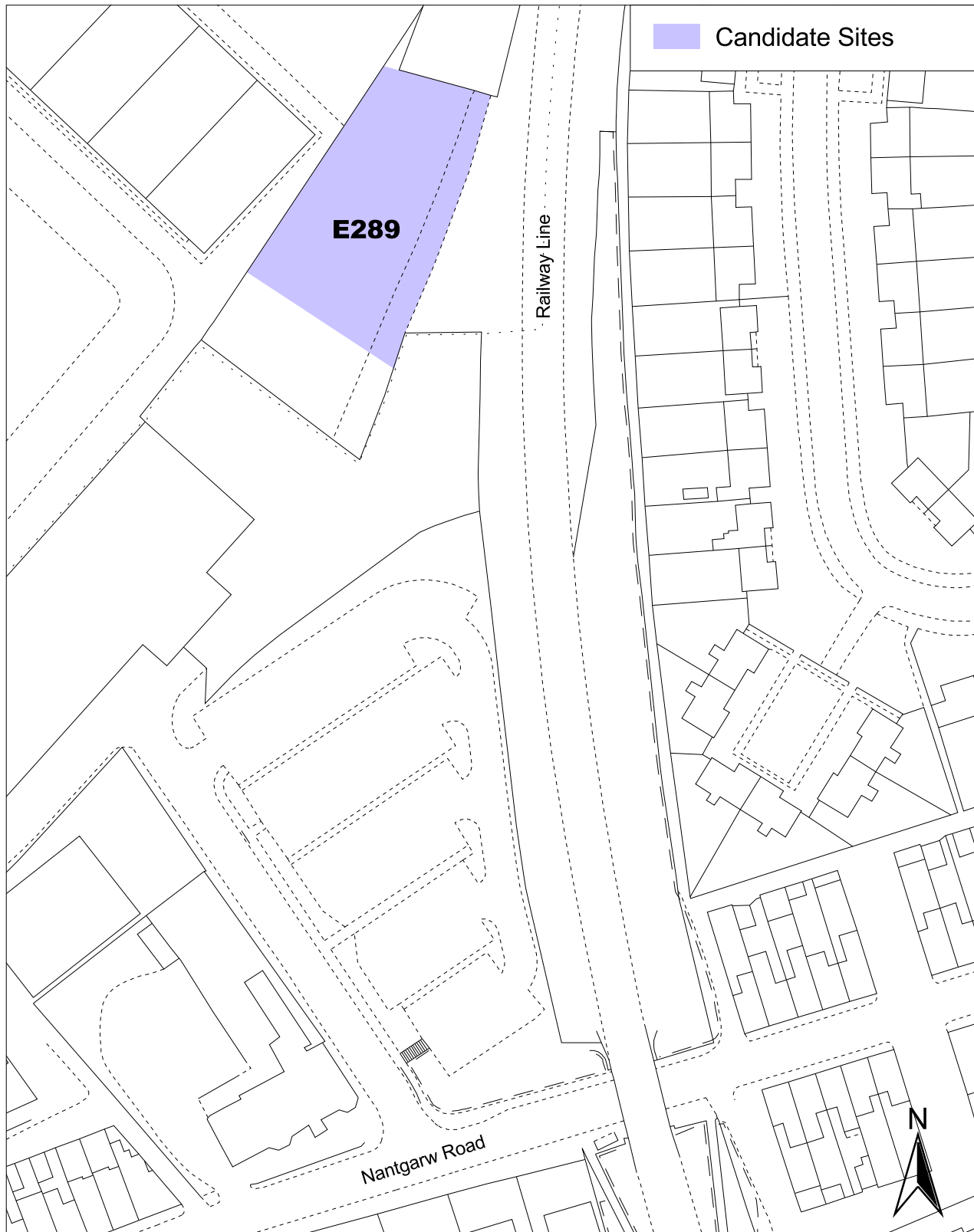
## Conformity with components of preferred strategy

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



Penyrheol Ward - Site Reference - E289



0 10 20 30 40 50 Meters

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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:** E291    **Site Description:** Former railway land, adjoining Trecenydd Industrial Estate

**Settlement:** Caerphilly    **Ward:** Penyrheol

**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

Site suitable. Capable of being developed without causing any significant harm in respect of countryside and landscape value.

### Highways Conclusions

Site is suitable subject to access junction onto St Cenydd Road being improved.

### Environmental Health

Further information required - ground investigation for contaminated land and BS4142 noise assessment.

### Additional Comments

A recent Employment Sites and Market Appraisal for the County Borough identifies this site as one required to meet forecast employment needs and should therefore be retained for employment use.

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

### Justification

Site should be retained for its current use as it is an important employment site within the settlement of Caerphilly, an area with few opportunities for new employment, and has been recognised as suitable for meeting forecast needs.

### 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

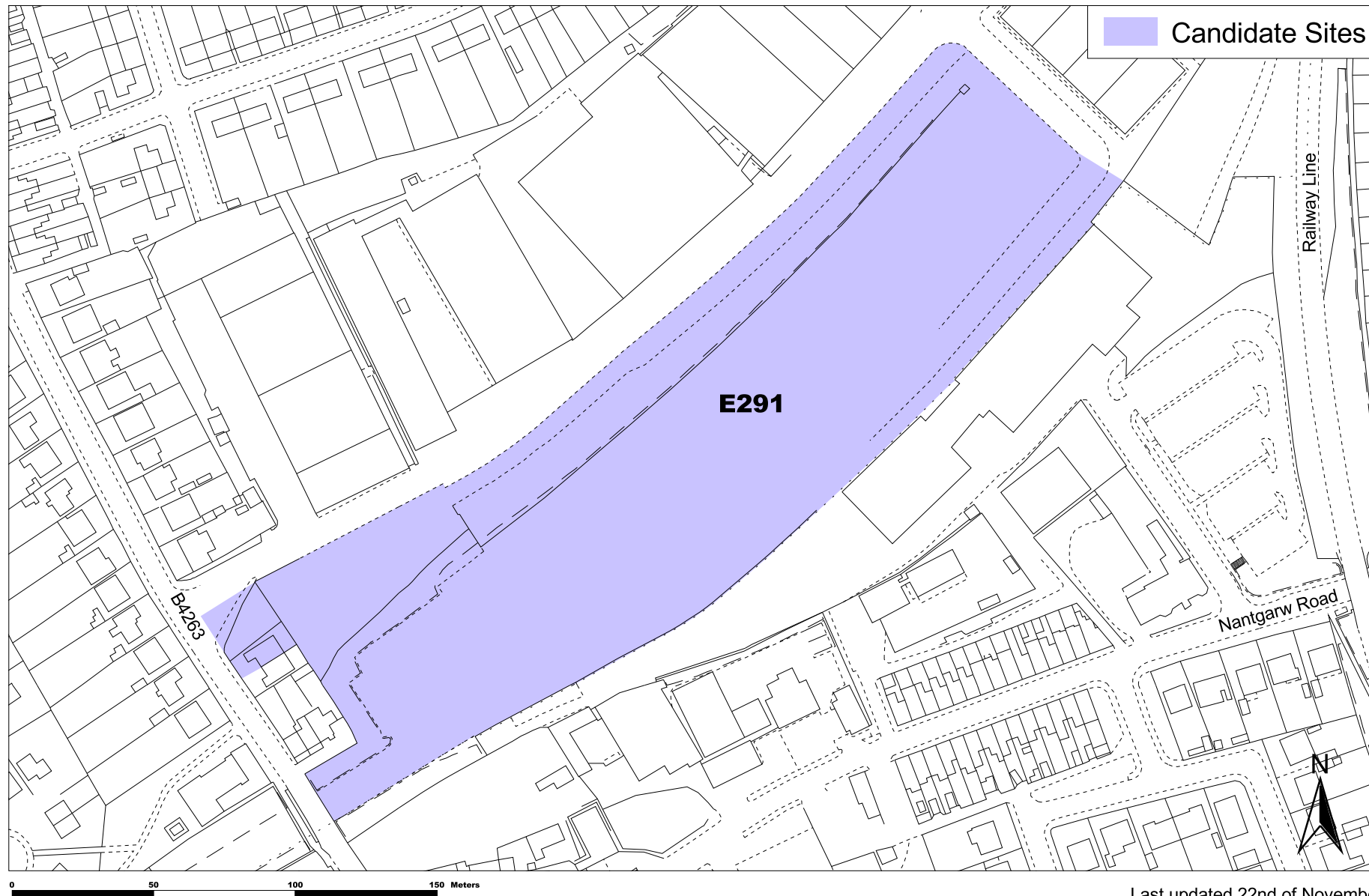
None ☐    UDP ☒    Urban Containment ☒  
Sustainable Growth ☒    Preferred Strategy ☒

## Conformity with components of preferred strategy

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

# Caerphilly County Borough Local Development Plan Candidate Sites

Penyrheol Ward - Site Reference - E291



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

Last updated 22nd of November 2006



# Provisional LDP Candidate Site Assessment Summary

**Site Reference:** E292    **Site Description:** Land at Trecenydd Industrial Estate

**Settlement:** Caerphilly    **Ward:** Penyrheol

**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

Site suitable. Existing use as industrial estate, therefore site is capable of being developed without causing any harm in terms of countryside or landscape value.

### Highways Conclusions

Site is suitable subject to visibility being improved at St Cenydd Road which would require land acquisition

### Environmental Health

Further information required - ground contamination investigation

### Additional Comments

A recent Employment Sites and Market Appraisal for the County Borough identifies this site as one required to meet forecast employment needs and should therefore be retained for employment use.

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

### Justification

Site should be retained for its current use as it is an important employment site within the settlement of Caerphilly, an area with few opportunities for new employment, and has been recognised as suitable for meeting forecast needs.

### 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

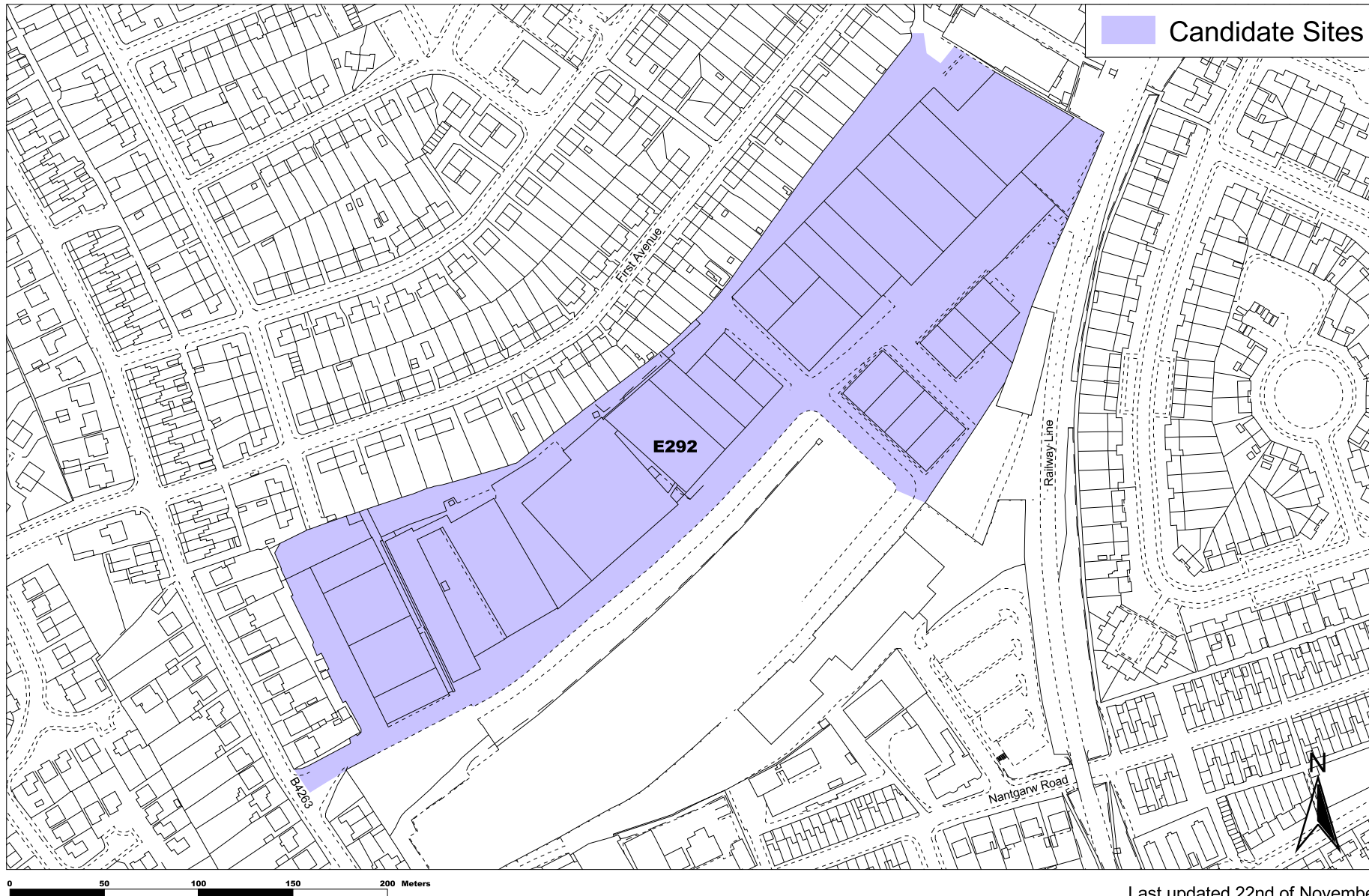
None ☐    UDP ☒    Urban Containment ☒  
Sustainable Growth ☒    Preferred Strategy ☒

## Conformity with components of preferred strategy

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

# Caerphilly County Borough Local Development Plan Candidate Sites

Penyrheol Ward - Site Reference - E292



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

Last updated 22nd of November 2006

# Provisional LDP Candidate Site Assessment Summary

**Site Reference:** E335    **Site Description:** Land at Plas Gwaun Gledyr Uchaf, Groeswen

**Settlement:** Caerphilly    **Ward:** Penyrheol

**Planning Preferred Use:** General Industrial

**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 suitable. Hedgerows and trees should be retained.

### Highways Conclusions

Site suitable for proposed use as it is unlikely to generate more traffic. Would require footway linking to existing footway at Penrhos roundabout

### Environmental Health

BS4142 noise assessment required.

### Additional Comments

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

### Justification

Development for any use would result in the unacceptable encroachment into the countryside. The Caerphilly bypass forms a clear boundary for development.

### 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



Penyrheol Ward - Site Reference - E335



0 10 20 30 40 50 60 Meters

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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:** E336    **Site Description:** Land to the north of old Nantgarw Road,  
Groeswen

**Settlement:** Caerphilly    **Ward:** Penyrheol

**Planning Preferred Use:** General Industrial

**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. Partly within SINC (subject to review). Contains trees and hedgerows, scrub and marshy grassland. Development of this site would result in significant encroachment into the open countryside.

### Highways Conclusions

Site suitable for proposed use as it is unlikely to generate more traffic. Would require footway linking to existing footway at Penrhos roundabout

### Environmental Health

Further information required - ground contamination investigation

### Additional Comments

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

### Justification

Development for any use would result in the unacceptable encroachment into the countryside. The Caerphilly bypass forms a clear boundary for development.

### 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 ☐

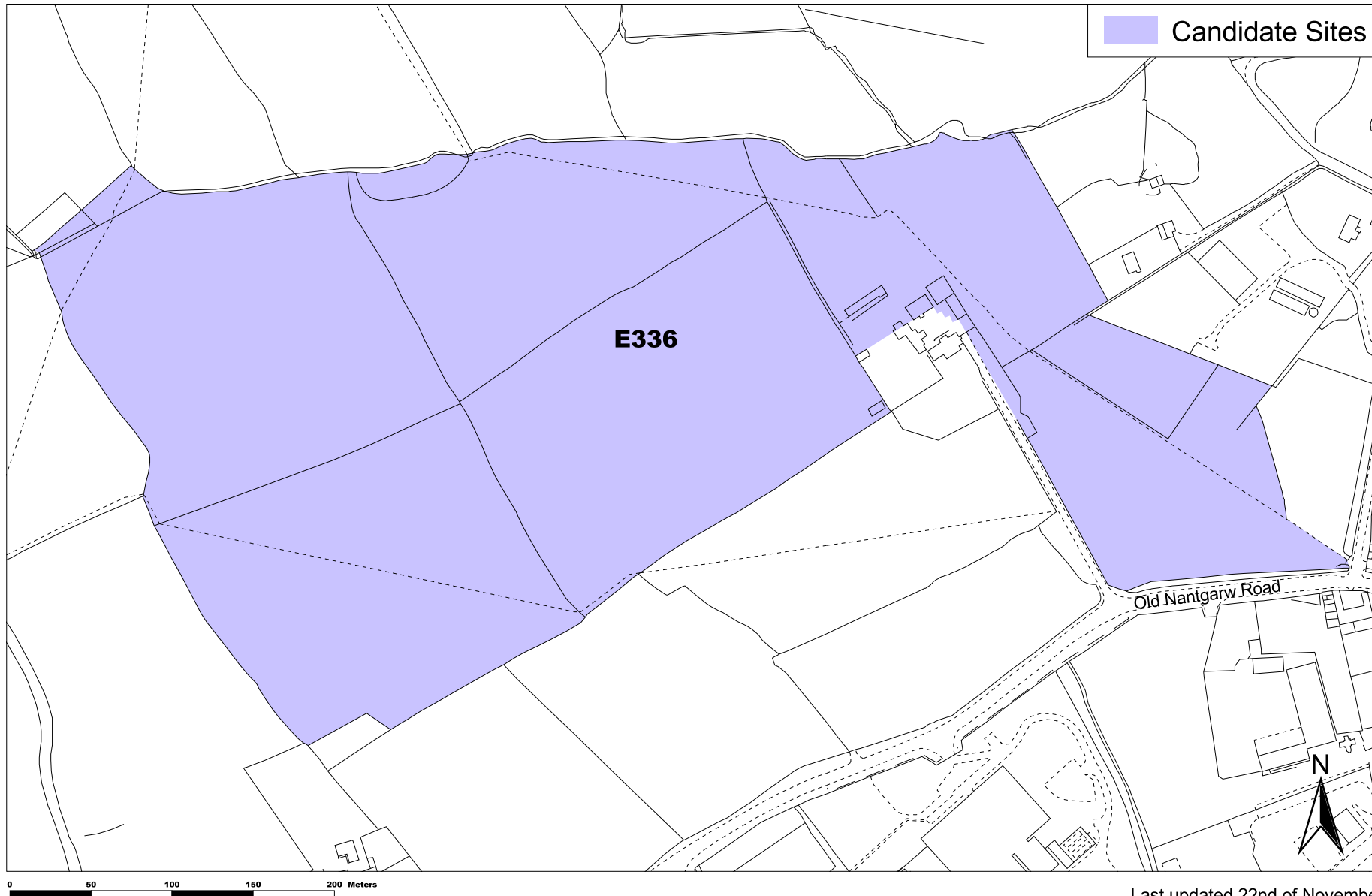
## Conformity with components of preferred strategy

Opportunities 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

Penyrheol Ward - Site Reference - E336



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Gall hyn arwain at enlyniad neu achos siŋl. Cyngor Bwrdeistref Sirol Caerffili, 100025372, 2006.

Last updated 22nd of November 2006

# Provisional LDP Candidate Site Assessment Summary

**Site Reference:** E341    **Site Description:** Land south of Gwaun Gledyr Uchaf Farm

**Settlement:** Caerphilly    **Ward:** Penyrheol

**Planning Preferred Use:** General Industrial

**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. Development would result in an unacceptable intrusion in the countryside. Adjacent to SINC (subject to review) with trees worthy of TPO and priority habitats of neutral grassland.

### Highways Conclusions

Site suitable - could only be developed in conjunction with E336 and/or E335. Would require footway linking to existing footway at Penrhos roundabout

### Environmental Health

Site is suitable for intended purpose.

### Additional Comments

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

### Justification

Development for any use would result in the unacceptable encroachment into the countryside in an area of ecological value. The Caerphilly bypass forms a clear boundary for development.

### 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

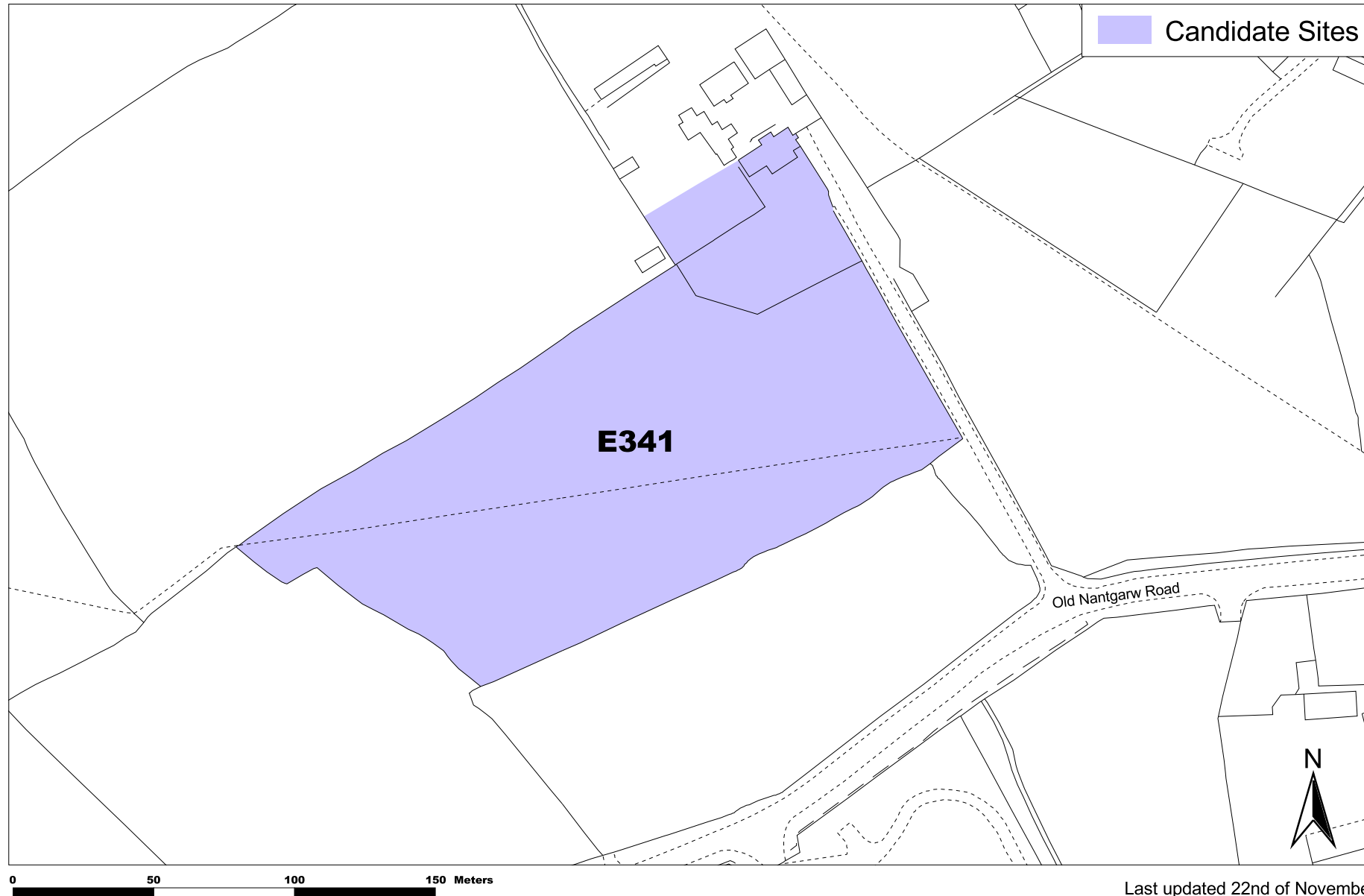
None ☒    UDP ☐    Urban Containment ☐  
Sustainable Growth ☐    Preferred Strategy ☐

## Conformity with components of preferred strategy

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

Penyrheol Ward - Site Reference - E341



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

Last updated 22nd of November 2006

# Provisional LDP Candidate Site Assessment Summary

**Site Reference:** E352    **Site Description:** Land at Gypsy Lane

**Settlement:** Caerphilly    **Ward:** Penyrheol

**Planning Preferred Use:** General Industrial

**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. Located within SINC (subject to review). Contains; trees; hedgerows; neutral grassland; marshy grassland; and UK/Wales priority habitats and species.

### Highways Conclusions

Site suitable subject to low trip generation, existing access of Gypsy Lane adequate but required acquisition of land to remove hedgerow for visibility. Would require footway to link to existing footway at Penrhos roundabout

### Environmental Health

Site is suitable for intended purpose.

### Additional Comments

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

### Justification

Development for any use would result in the unacceptable encroachment into the countryside in an area of particular ecological importance. The Caerphilly bypass forms a clear boundary for development.

### 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

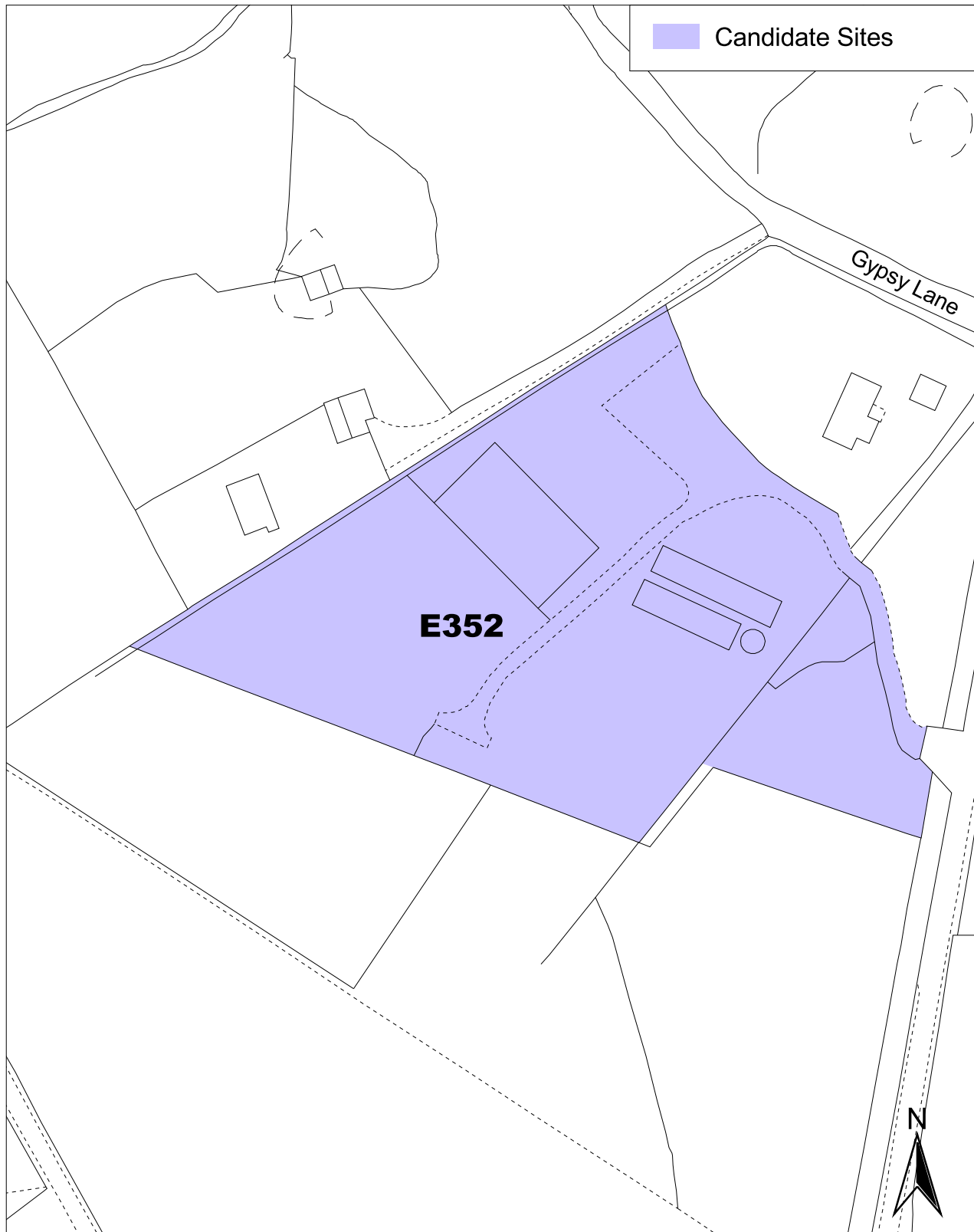
None ☒    UDP ☐    Urban Containment ☐  
Sustainable Growth ☐    Preferred Strategy ☐

## Conformity with components of preferred strategy

Opportunities 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

Penyrheol Ward - Site Reference - E352



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:** F9    **Site Description:** Energlyn Sidings

**Settlement:** Caerphilly    **Ward:** Penyrheol

**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 - railway line wildlife corridor linking to nearby SINC's (subject to review) should be retained as an important landscape and noise buffer. Also trees worthy of TPOs.

### Highways Conclusions

Site is suitable with access off Llwyn-On Street. Part of the northern end of the site may be required for the development of Energlyn railway station and therefore subway should also be protected.

### Environmental Health

### Additional Comments

Site has an extant permission for housing.

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

### Justification

Part of the site may be suitable for Energlyn station subject to sufficient land being safeguarded as a wildlife corridor.

### 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 ☒

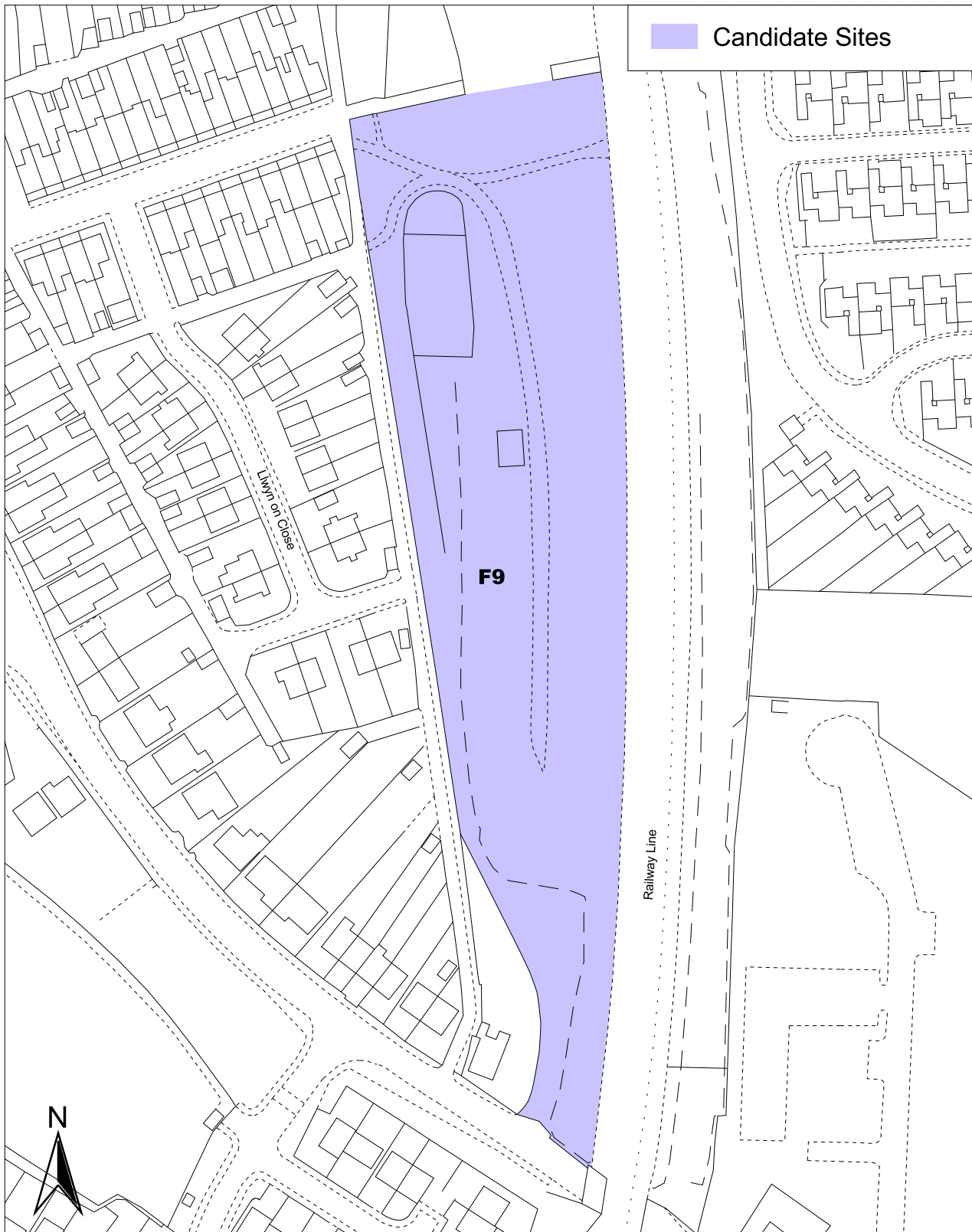
## Conformity with components of preferred strategy

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



# Caerphilly County Borough Local Development Plan Candidate Sites

Penyrheol Ward - Site Reference - F9



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