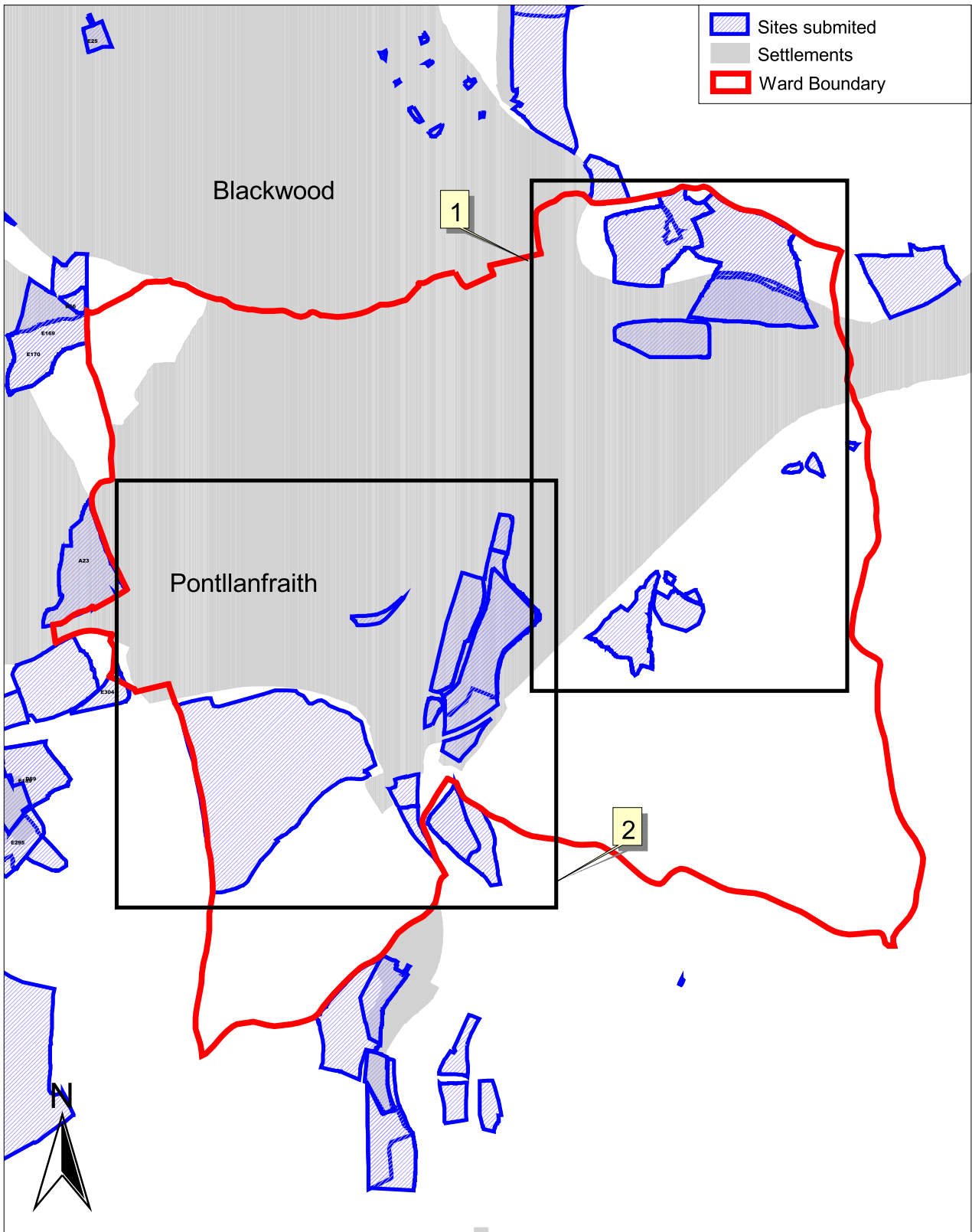


# Caerphilly County Borough Local Development Plan Candidate Sites

## Pontllanfraith Ward - Overview Plan



0 0.2 0.4 0.6 Miles

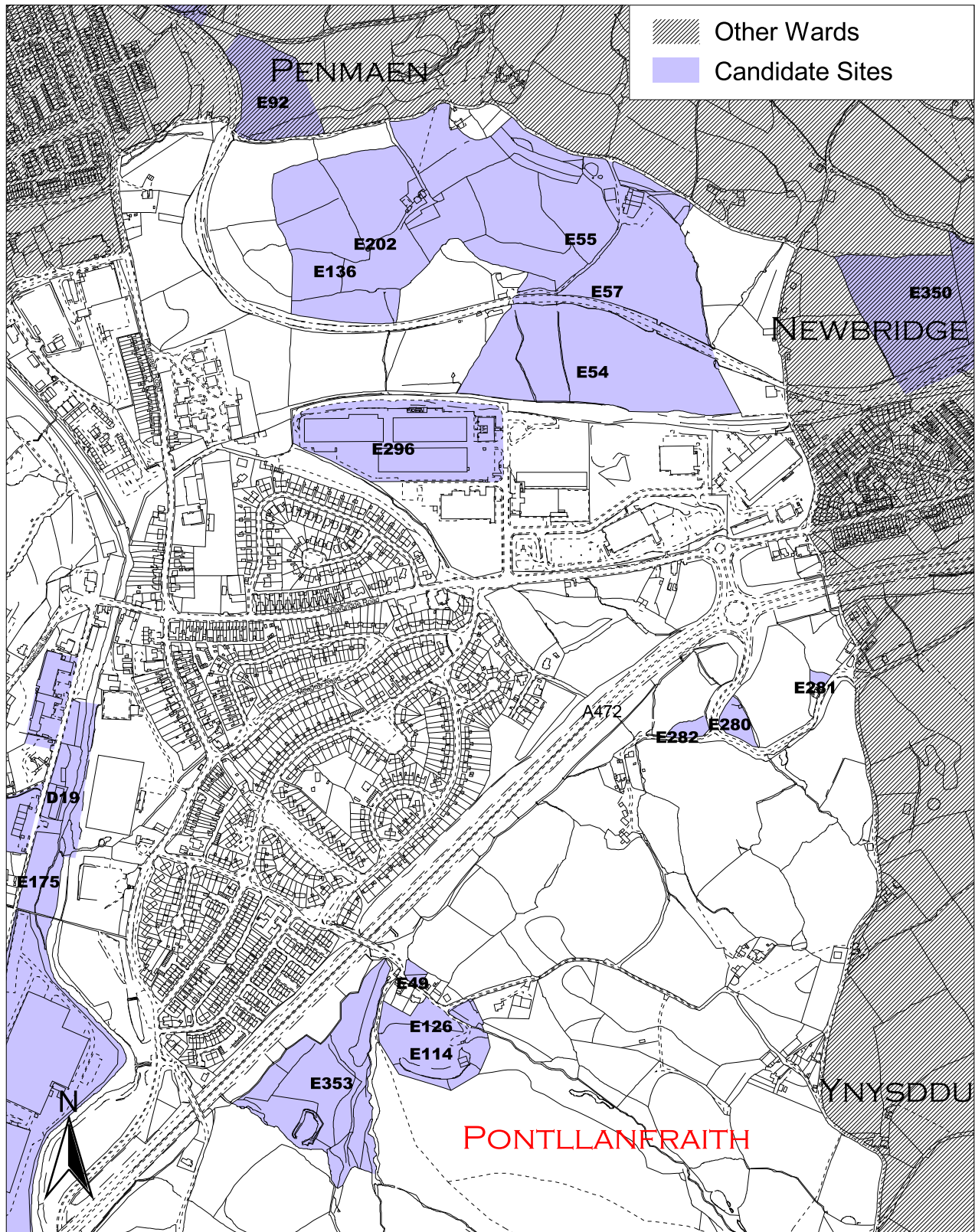
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Atgynhychwyd o fapiad yr Arolwg Ordnans gyda chaniatod rheolwr Llyfrfa ei Mawrhydi hawlfraint y Goron. Mae atgynhyrchu heb awdurdod yn torri hawlfraint y Goron.  
Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, LA09004L,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

# Caerphilly County Borough Local Development Plan Candidate Sites

Pontllanfraith Ward - Plan 1 of 2



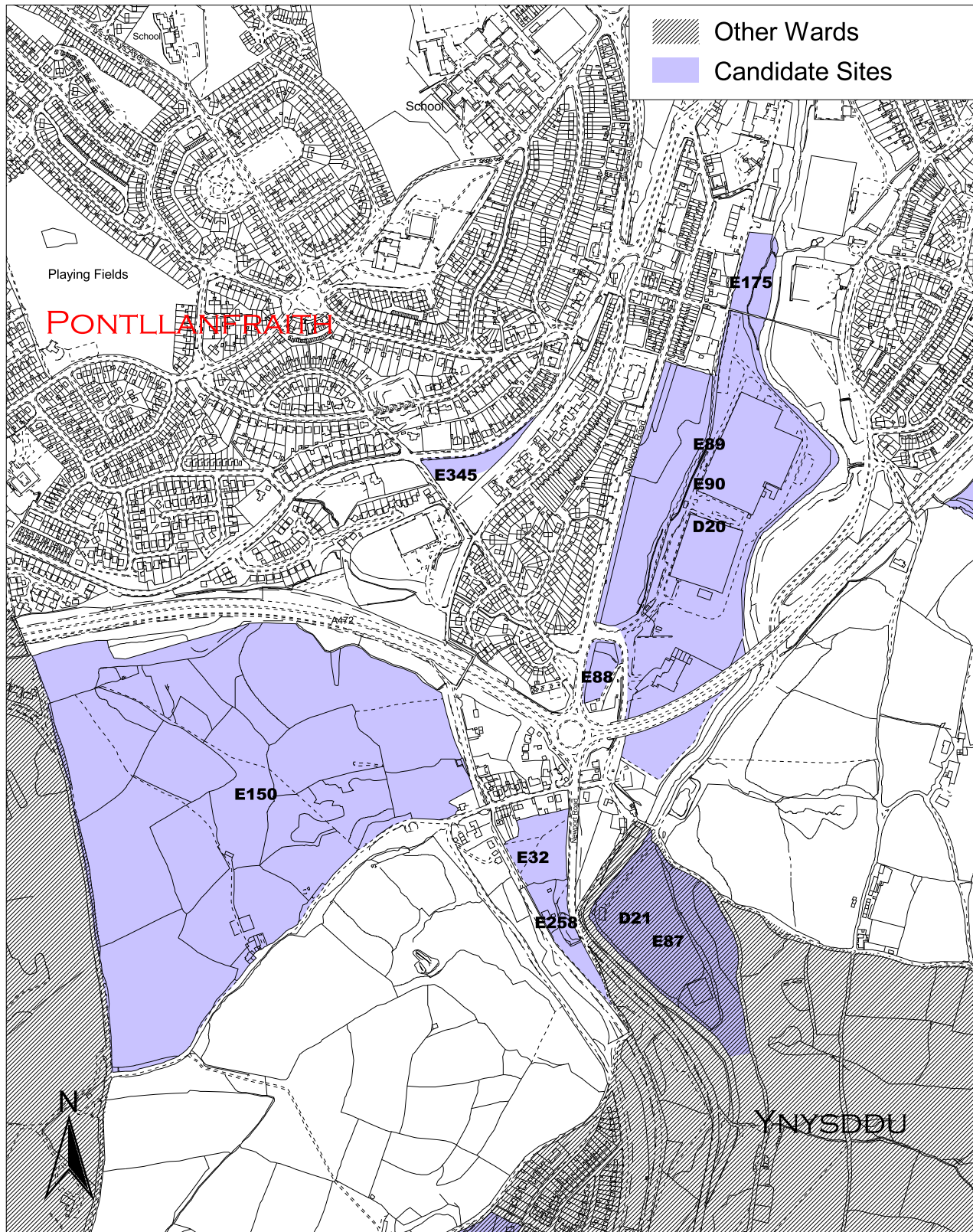
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Gall hyn arwain at eryniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, LA09004L, 2006.

# Caerphilly County Borough Local Development Plan Candidate Sites

Pontllanfraith Ward - Plan 2 of 2



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# Provisional LDP Candidate Site Assessment Summary

**Site Reference:** D20    **Site Description:** Land adjacent to Islwyn Park

**Settlement:** Pontllanfraith    **Ward:** Pontllanfraith

**Planning Preferred Use:** Industrial/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

Tree boundary to the west of the site to be retained.

### Highways Conclusions

Easy access from existing access with good visibility.

### Environmental Health

Further information required - ground investigation.

### Additional Comments

Site is limited by its C2 Flood Risk Zone.

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

### Justification

Most appropriate to remain as industrial site.

### 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

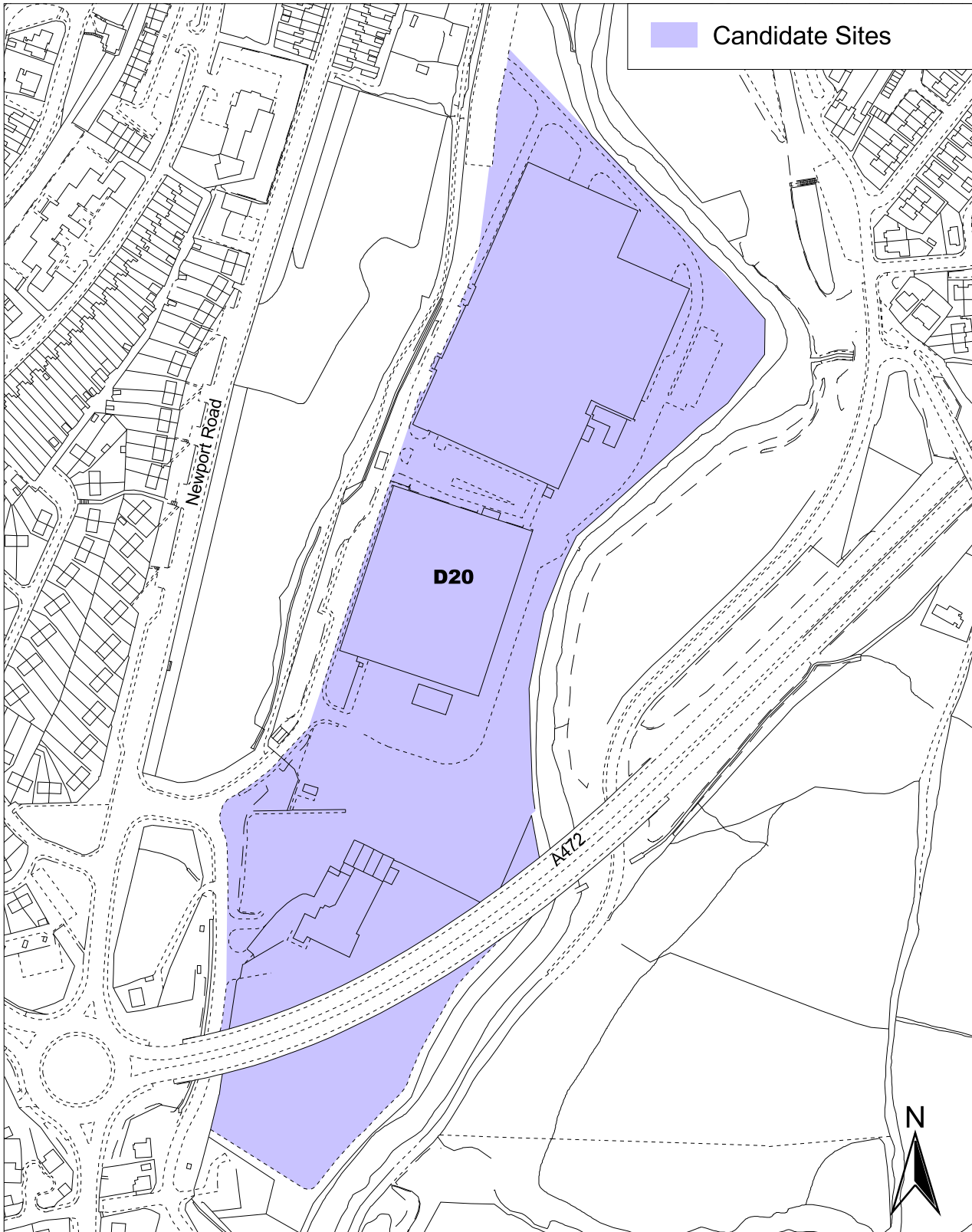
## Conformity with components of preferred strategy

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



Pontllanfraith Ward - Site Reference - D20



0 50 100 150 200 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:** E20    **Site Description:** Land adjacent to Ty Gwyn, Cwm Nant Yr Odyn

**Settlement:** Pontllanfraith

**Ward:** Pontllanfraith

**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

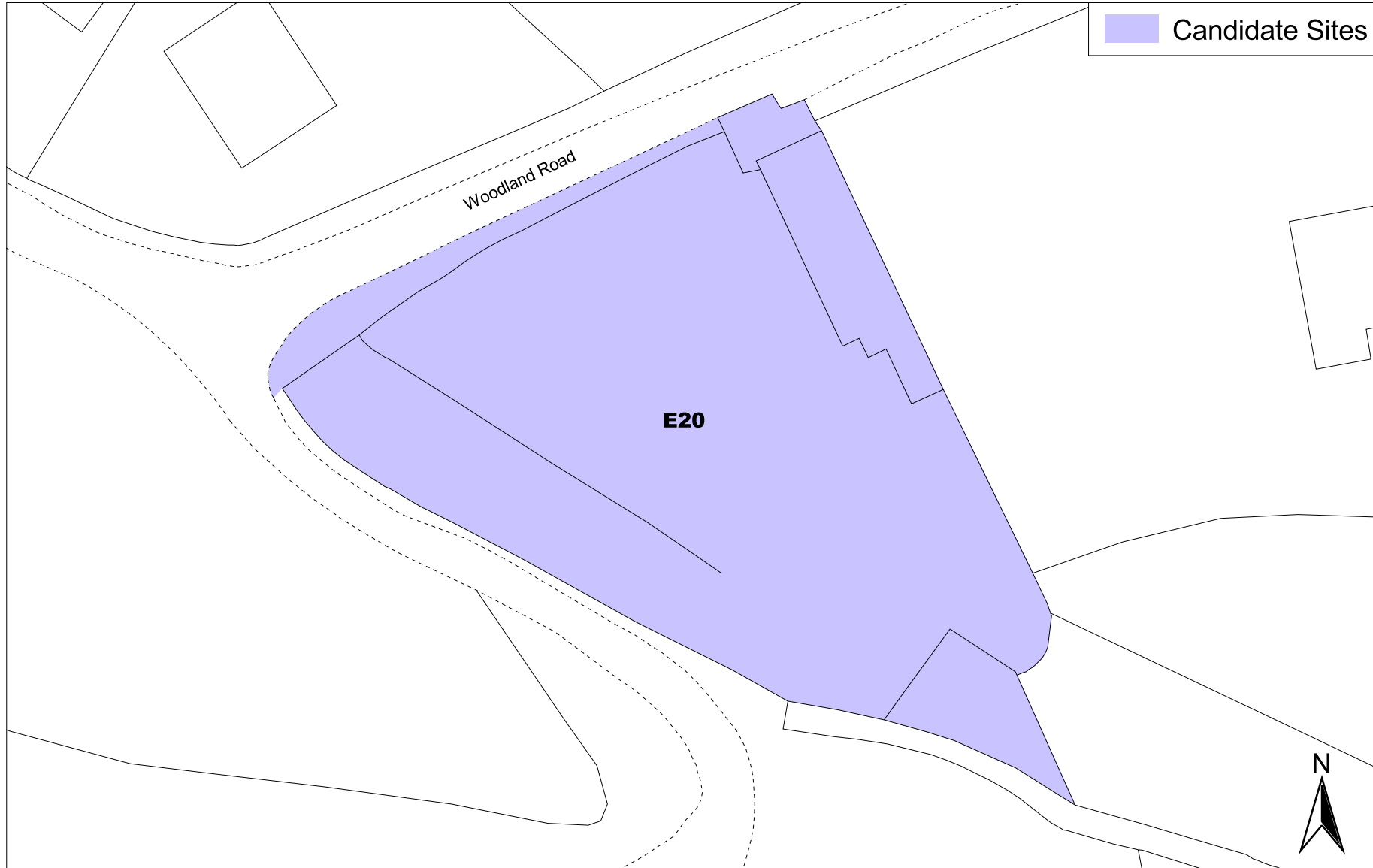
### Conformity with components of preferred strategy

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



Pontllanfraith Ward - Site Reference - E20



0 10 20 30 Meters

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

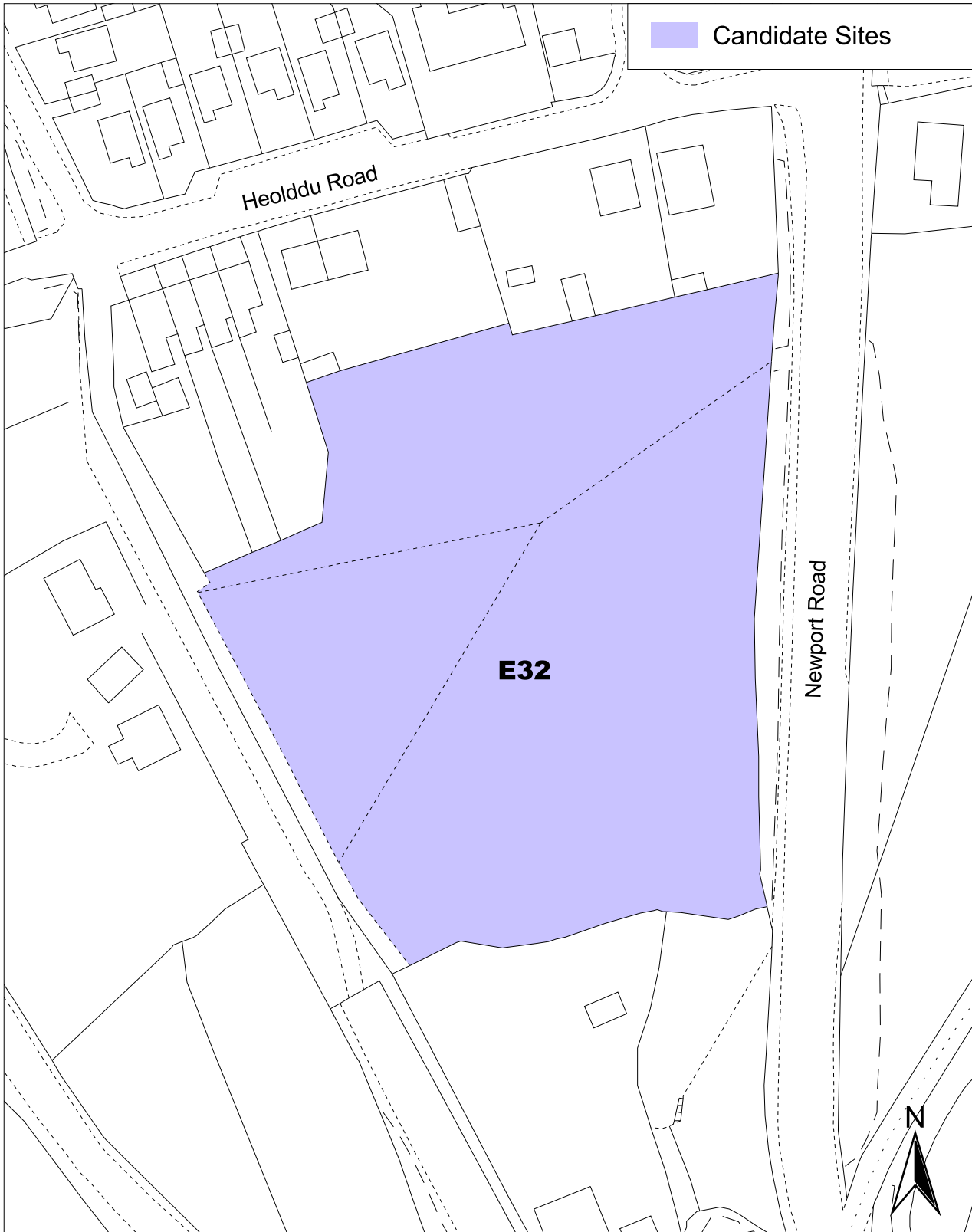




# Caerphilly County Borough Local Development Plan Candidate Sites



Pontllanfraith Ward - Site Reference - E32



0 10 20 30 40 50 Meters

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

# Provisional LDP Candidate Site Assessment Summary

**Site Reference:** E49    **Site Description:** Land off Woodland Road, Cwm-nant-yr-odyn

**Settlement:** Pontllanfraith

**Ward:** Pontllanfraith

**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

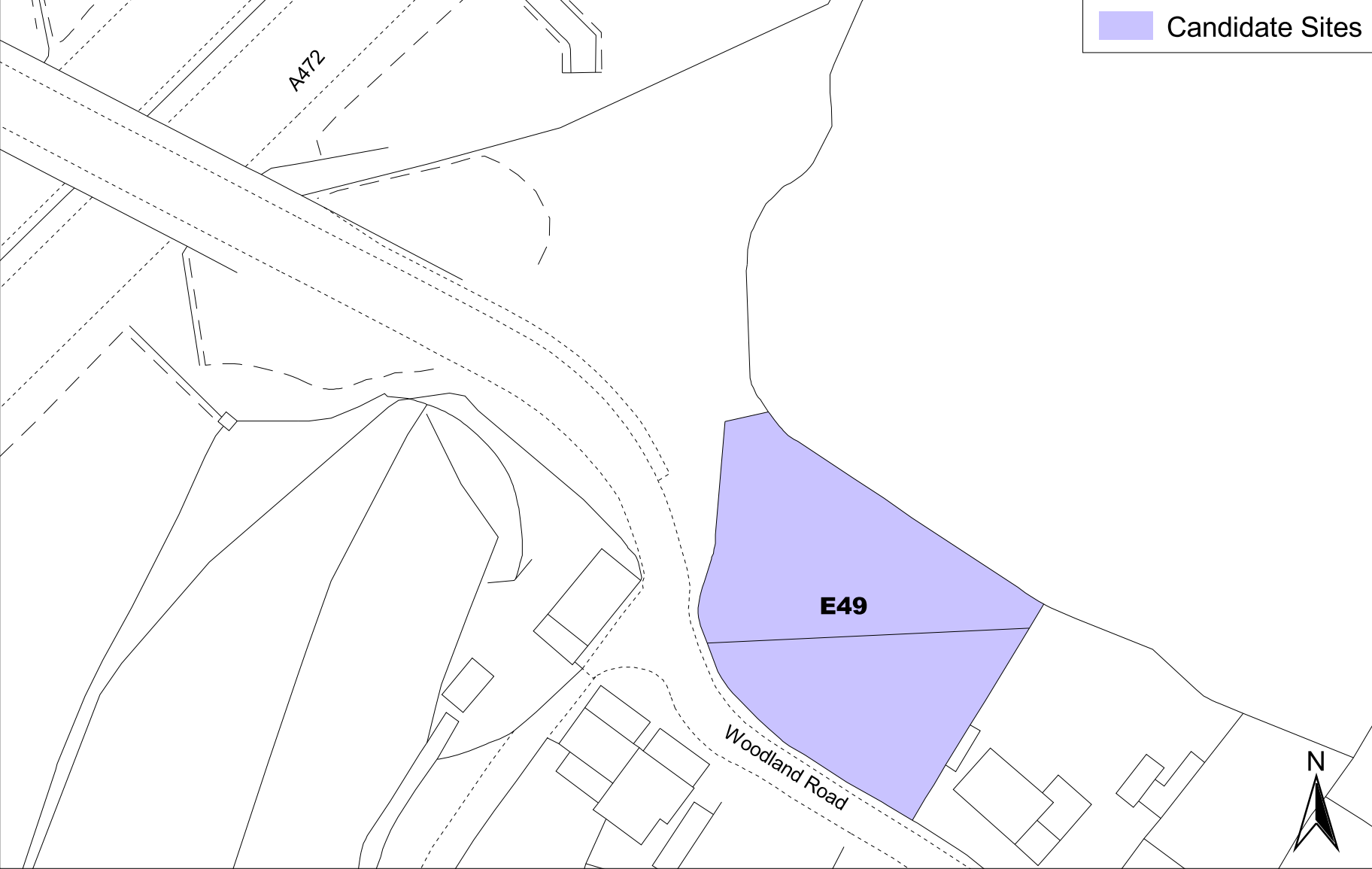
Opportunities     Balanced Future     Exploit     Resource   
North     Provide Community     Brownfield     Efficient   
Provide     Provide Community     Limit Countryside     Settlement   
Infrastructure     Facilities     Impact     Function

# Caerphilly County Borough Local Development Plan Candidate Sites



Pontllanfraith Ward - Site Reference - E49

 Candidate Sites



0 10 20 30 Meters

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Atgynhychwyd o fapiau yr Arrolwg Ordnans gyda chaniatâd rheolwr Llyfrfa a Mawrhydi hawirafrant y Goron. Mae atgynhyrchu heb awdurdod yn torri hawirafrant y Goron. Gall hyn arwain at enlyniad neu achos sifil. Cyngor Ewrodestraf Srol Caerffili, 100025372, 2006.

# Provisional LDP Candidate Site Assessment Summary

**Site Reference:** E54    **Site Description:** Glanbrynar Farm (South)

**Settlement:** Pontllanfraith    **Ward:** Pontllanfraith

**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

Development in far east of site may be acceptable. Contains mature trees that should be retained. Records of UK/Wales priority species/habitats and Caerphilly LBAP species/habitats.

### Highways Conclusions

(DRAFT) Suitable for residential with relatively easy access obtainable subject to land acquisition.

### Environmental Health

Site is suitable for intended purpose.

### Additional Comments

Site is now at a higher level as a result of tipping dring works on the SEW

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

### Justification

The site is suitable for further consideration as it is an existing allocation for employment and is well positioned on the SEW, with access available, although tipping on the site may have impacted on the developable area and further investigation will be required.

### 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

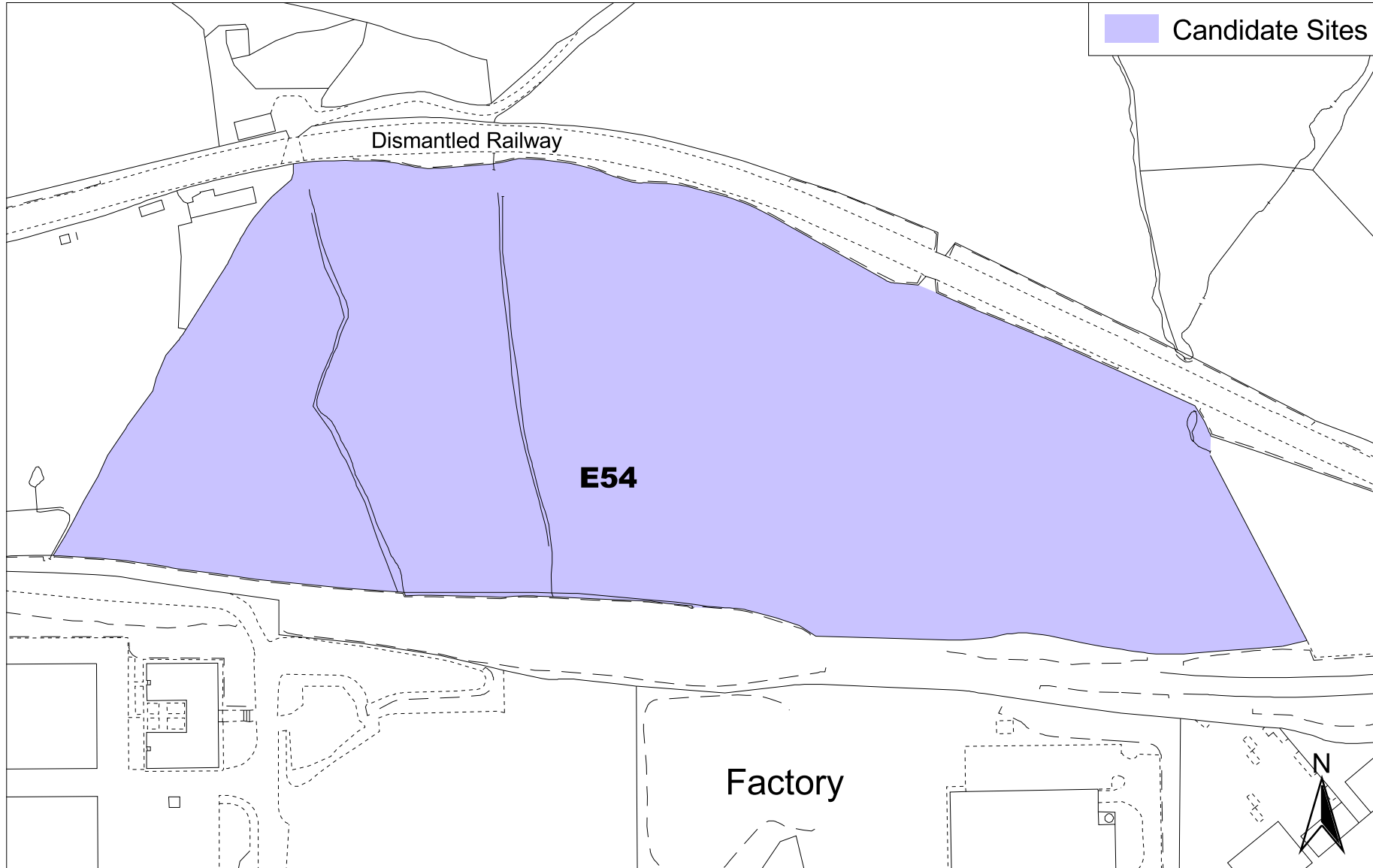
## Conformity with components of preferred strategy

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



Pontllanfraith Ward - Site Reference - E54



0 20 40 60 80 100 Meters

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Atgynhysbwyd o fapiau yr Arrolwg Ordnans gyda chaniatâd rheolwr Llyfrfa a Mawrhydi hawfrant y Goron. Mae atgynhyrchu heb awdurdod yn torri hawfrant y Goron.  
Gall hyn arwain at enlyniad neu achos sifil. Cyngor Ewrdestraf Srol Caerffili, 100025372, 2006.

# Provisional LDP Candidate Site Assessment Summary

**Site Reference:** E55    **Site Description:** Glanbrynar Farm (North of railway)

**Settlement:** Pontllanfraith    **Ward:** Pontllanfraith

**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 settlement of Pontllanfraith and would not be considered as a natural 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

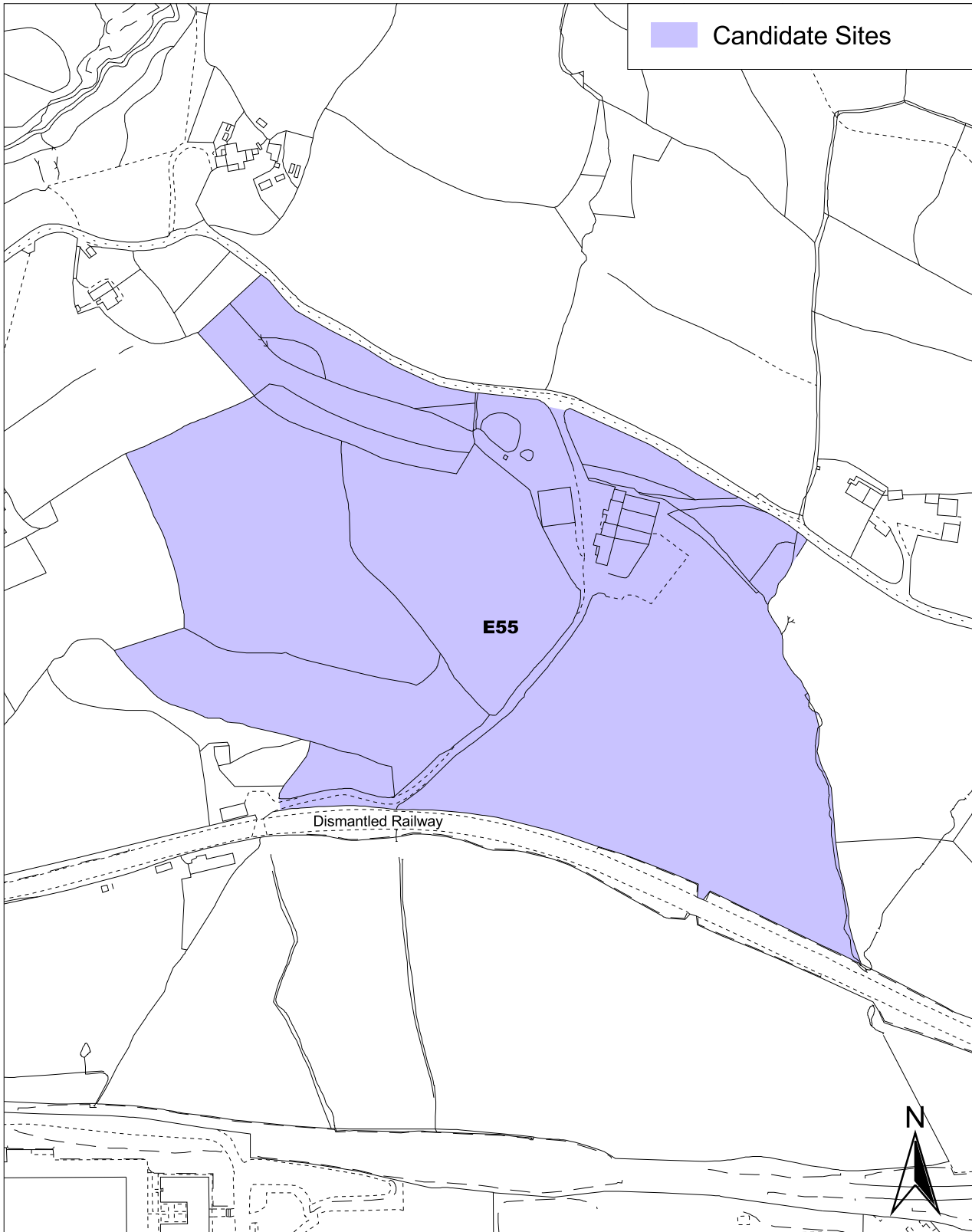
### Conformity with components of preferred strategy

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



Pontllanfraith Ward - Site Reference - E55



0 50 100 150 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:** E57    **Site Description:** Land at Glanbynar Farm

**Settlement:** Pontllanfraith    **Ward:** Pontllanfraith

**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 although the southernmost part of the site will be considered as site E54

## Site Assessment Conclusions

**Countryside Conclusions**

**Highways Conclusions**

**Environmental Health**

**Additional Comments**

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

**Justification**

**Subject to the results of the following:**

### Accordance with Strategies

None     UDP     Urban Containment   
Sustainable Growth     Preferred Strategy

### Conformity with components of preferred strategy

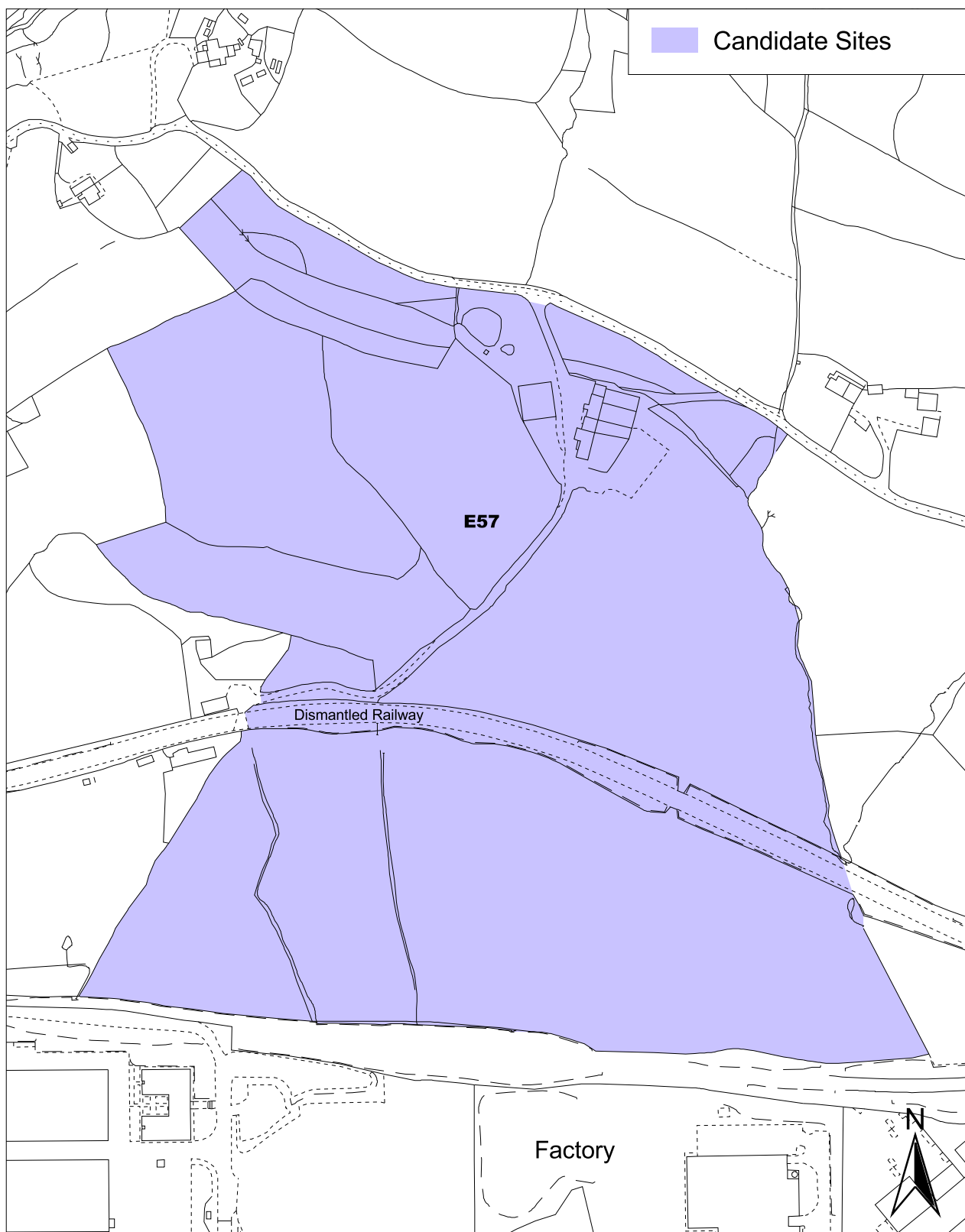
Opportunities     Balanced Future     Exploit     Resource   
North     Brownfield     Settlement   
Provide     Provide Community     Limit Countryside     Settlement   
Infrastructure     Facilities     Impact     Function



# Caerphilly County Borough Local Development Plan Candidate Sites



Pontllanfraith Ward - Site Reference - E57



0 50 100 150 Meters

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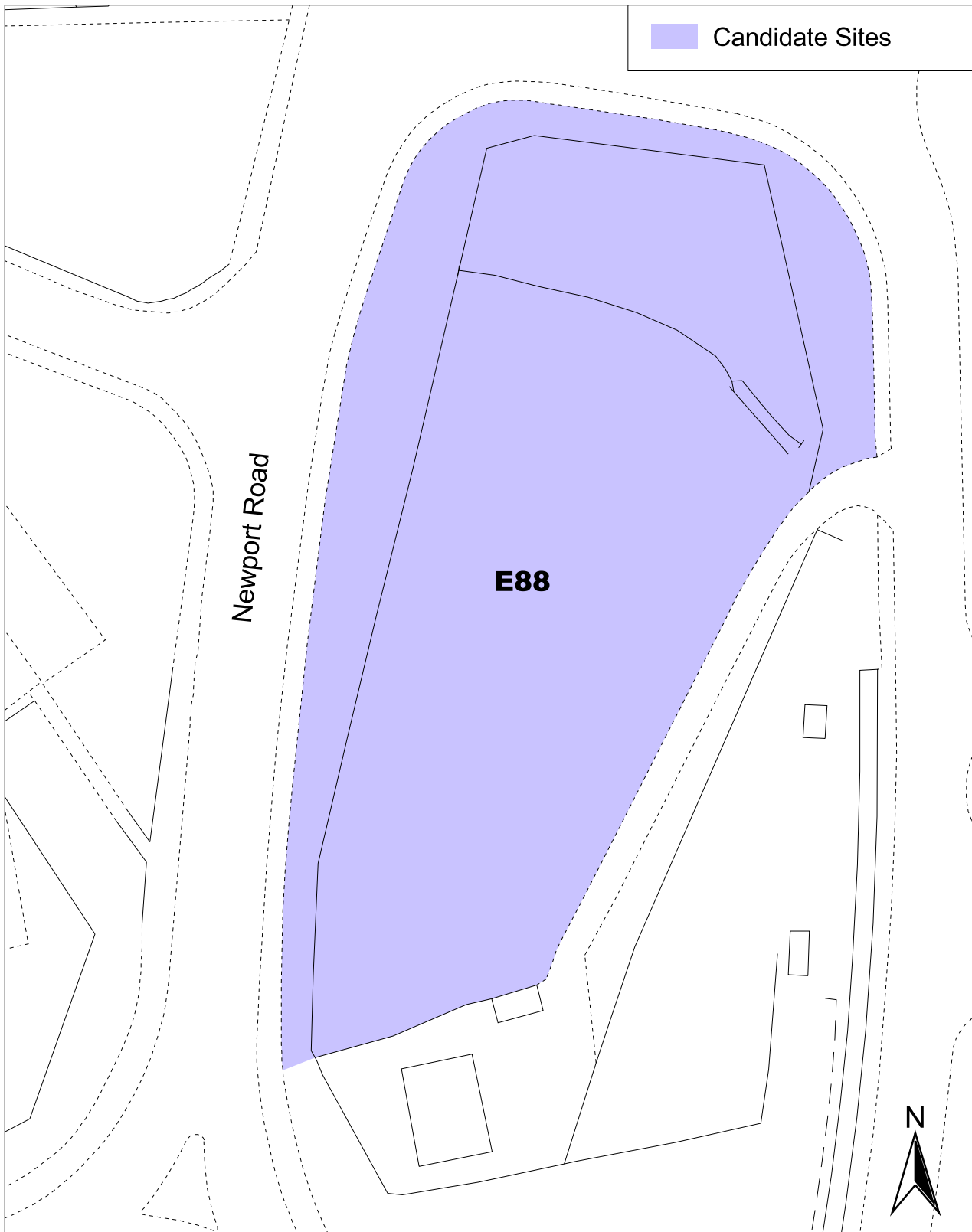
Atgynhychwyd o fapiad yr Arolwg Ordnans gyda chaniatod rheolwr Llyfrfa ei Mawrhydi hawlfraint y Goron. Mae atgynhyrchu heb awdurdod yn torri hawlfraint y Goron.  
Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, 100025372, 2006.



# Caerphilly County Borough Local Development Plan Candidate Sites



Pontllanfraith Ward - Site Reference - E88



0 10 20 30 Meters

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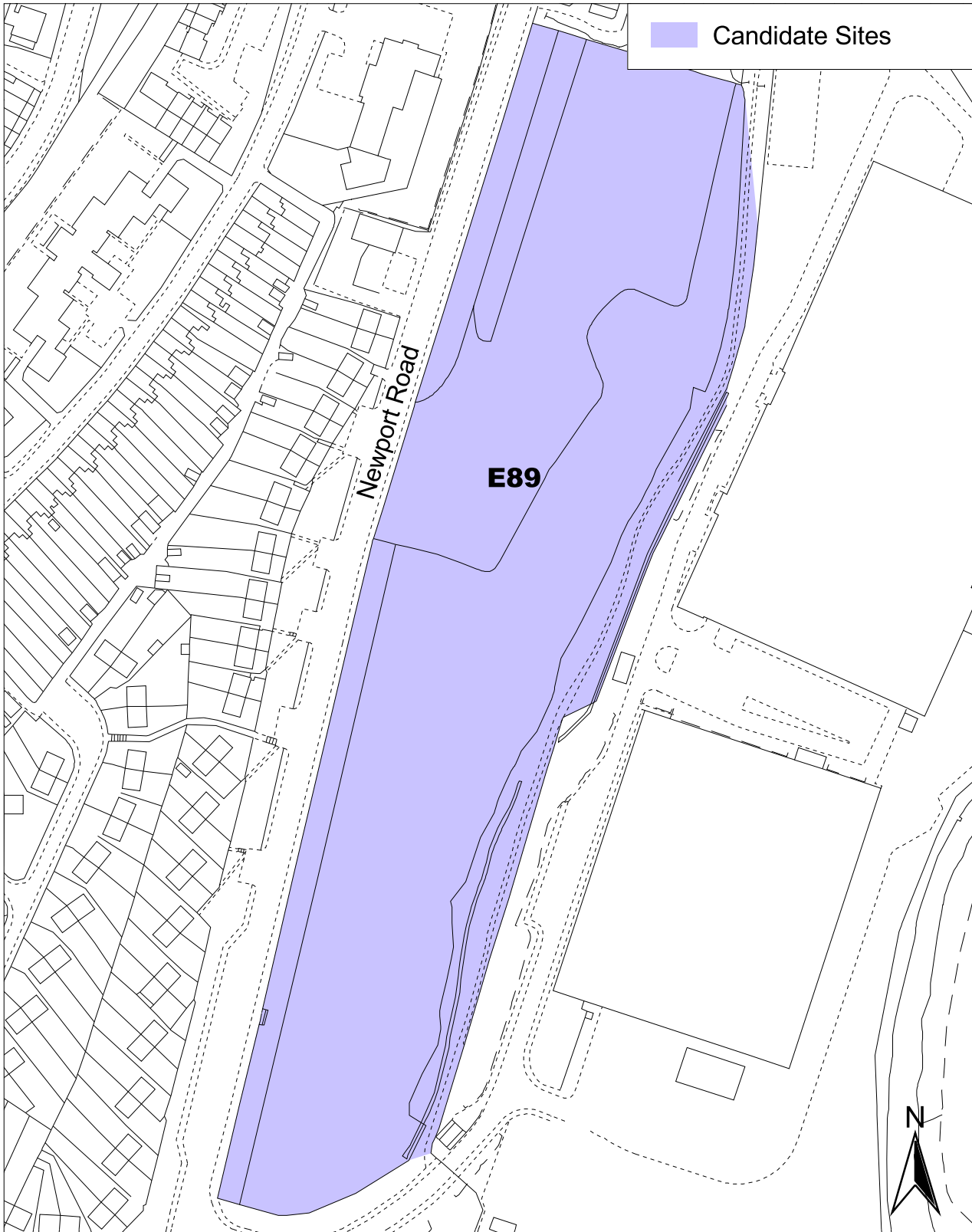
Atgynhychwyd o fapiad yr Arolwg Ordnans gyda chaniatad rheolwr Llyfrfa ei Mawrhydi hawlfraint y Goron. Mae atgynhyrchu heb awdurdod yn torri hawlfraint y Goron.  
Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, 100025372, 2006.



# Caerphilly County Borough Local Development Plan Candidate Sites



Pontllanfraith Ward - Site Reference - E89



0 20 40 60 80 100 Meters

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

# Provisional LDP Candidate Site Assessment Summary

**Site Reference:** E90    **Site Description:** FKI Hawker Works, Newport Rd, Blackwood  
(Eastern Site)

**Settlement:** Blackwood                      **Ward:** Pontllanfraith

**Planning Preferred Use:** General Industrial/Offices/non-housing 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 - riverside corridor and buffer for TPO on western boundary. Other trees worthy of TPO and enhancement of riverside corridor

### Highways Conclusions

Site suitable although concerns over flood risk. Existing access suitable.

### Environmental Health

Site is suitable for intended purpose.

### Additional Comments

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

### Justification

Site lies within a C2 Flood Risk area and therefore highly vulnerable development such as housing will not be suitable. Subject to the retention of the trees, the site would be suitable for an employment based redevelopment

### 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

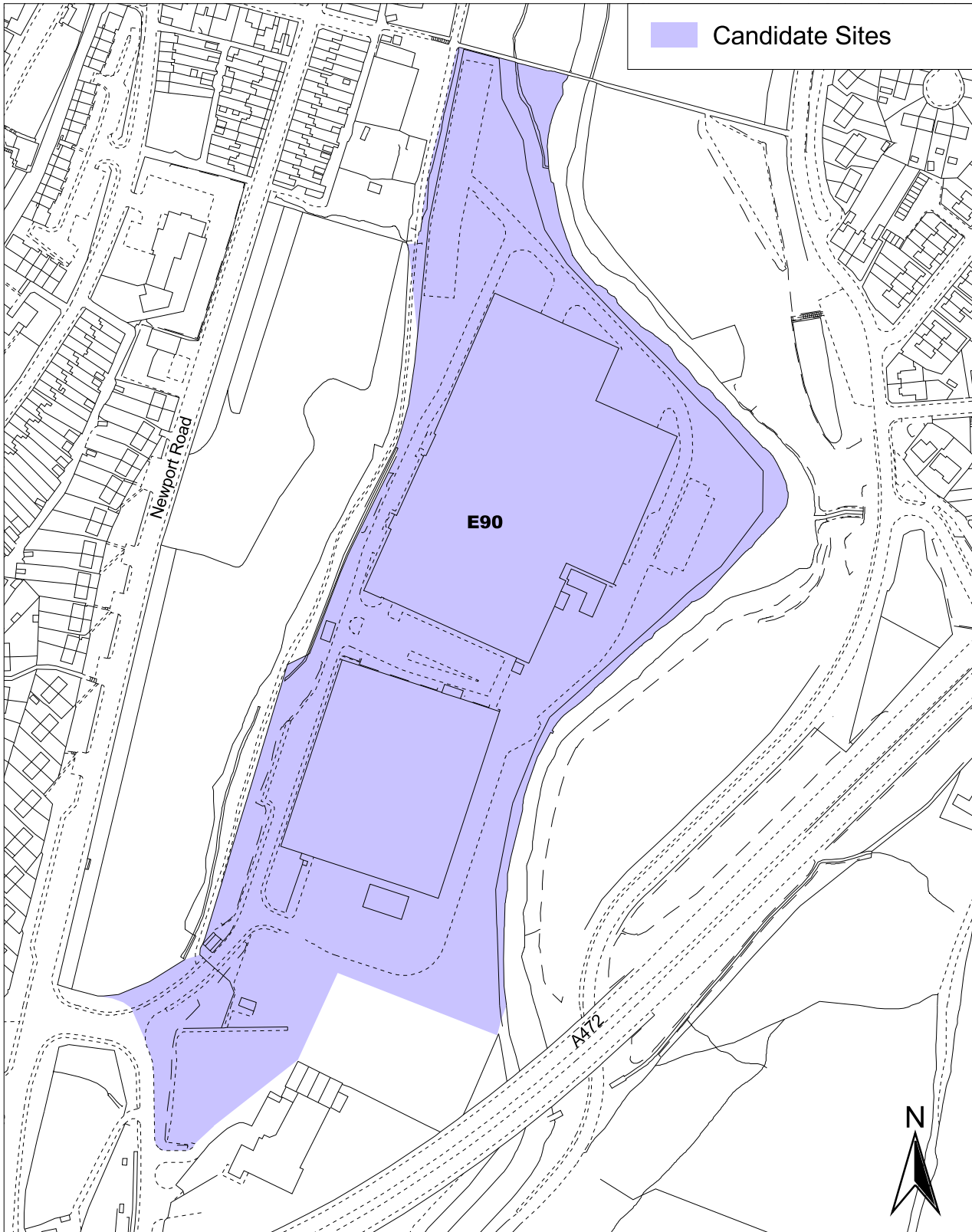
## Conformity with components of preferred strategy

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

# Caerphilly County Borough Local Development Plan Candidate Sites



Pontllanfraith Ward - Site Reference - E90



0 50 100 150 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:** E114    **Site Description:** Former Cwm Nant Yr Odr Quarry

**Settlement:** Pontllanfraith    **Ward:** Pontllanfraith

**Planning Preferred Use:** None

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

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

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

The site is divorced from the existing settlement and lies within the open 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

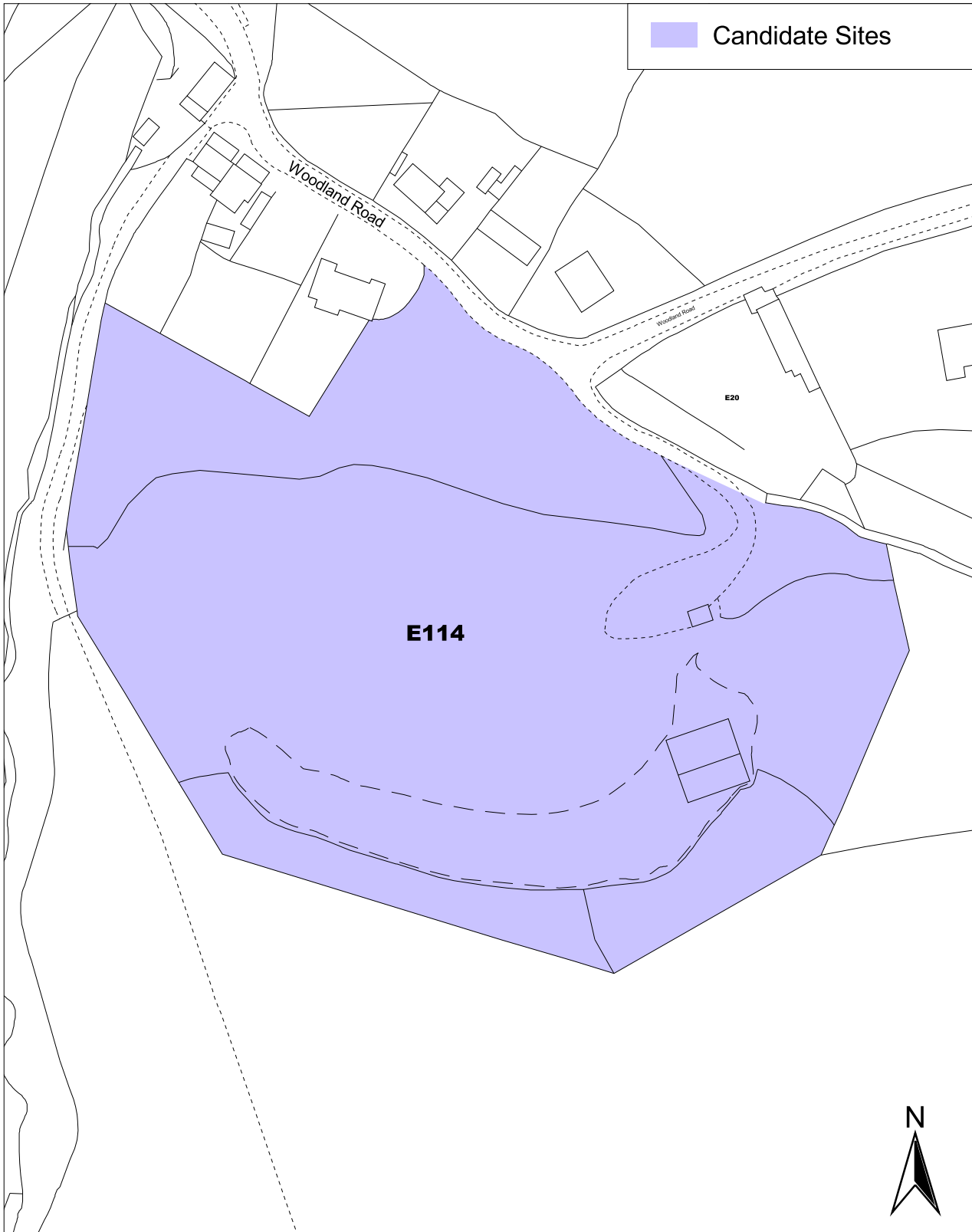
Opportunities     Balanced Future     Exploit     Resource   
North     Provide Community     Brownfield     Efficient   
Provide     Provide Community     Limit Countryside     Settlement   
Infrastructure     Facilities     Impact     Function



# Caerphilly County Borough Local Development Plan Candidate Sites



Pontllanfraith Ward - Site Reference - E114



0 10 20 30 40 50 60 Meters

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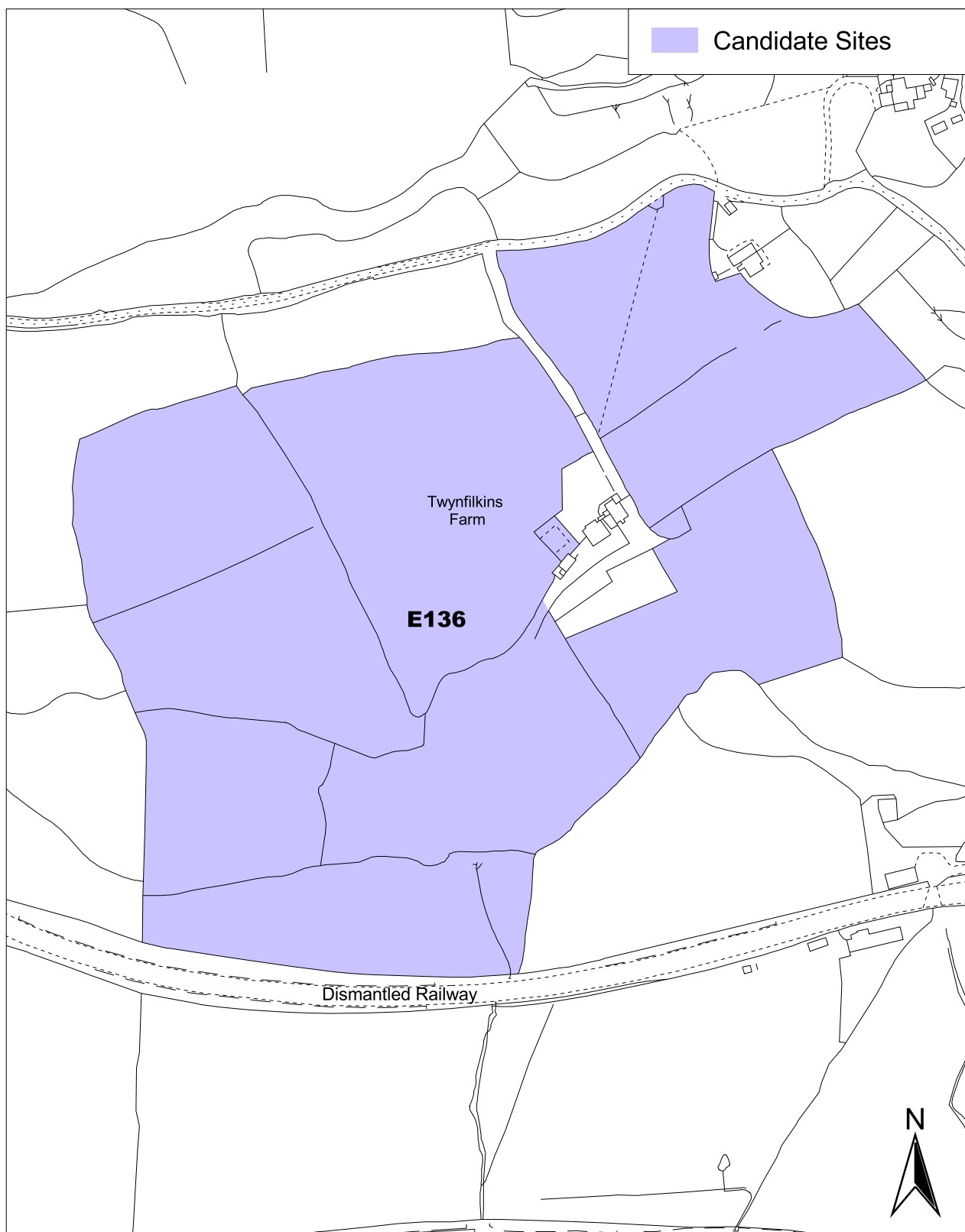
Atgynhychwyd o fapiad yr Arolwg Ordnans gyda chaniatod rheolwr Llyfrfa ei Mawrhydi hawfrait y Goron. Mae atgynhyrchu heb awdurdod yn torri hawfrait y Goron.  
Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, 100025372, 2006.



# Caerphilly County Borough Local Development Plan Candidate Sites



Pontllanfraith Ward - Site Reference - E136



0 30 60 90 120 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:** E150    **Site Description:** Land at Heolddu

**Settlement:** Pontllanfraith    **Ward:** Pontllanfraith

**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

Not acceptable - SINC (subject to review) - trees worthy of TPO. Marshy grassland and ancient woodland.

### Highways Conclusions

Not acceptable - access through Heolddu Road at A4048 junction. Not suitable for substantial increase in traffic. Only access to the Crown is suitable, but insufficient to support development of this size.

### Environmental Health

### Additional Comments

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

### Justification

Unacceptable due to ecological constraints and highways access problems. In addition, the site would be an unnatural extension to the south of the A4048, which forms a natural boundary.

### Subject to the results of the following:

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

## Accordance with Strategies

None     UDP     Urban Containment   
Sustainable Growth     Preferred Strategy

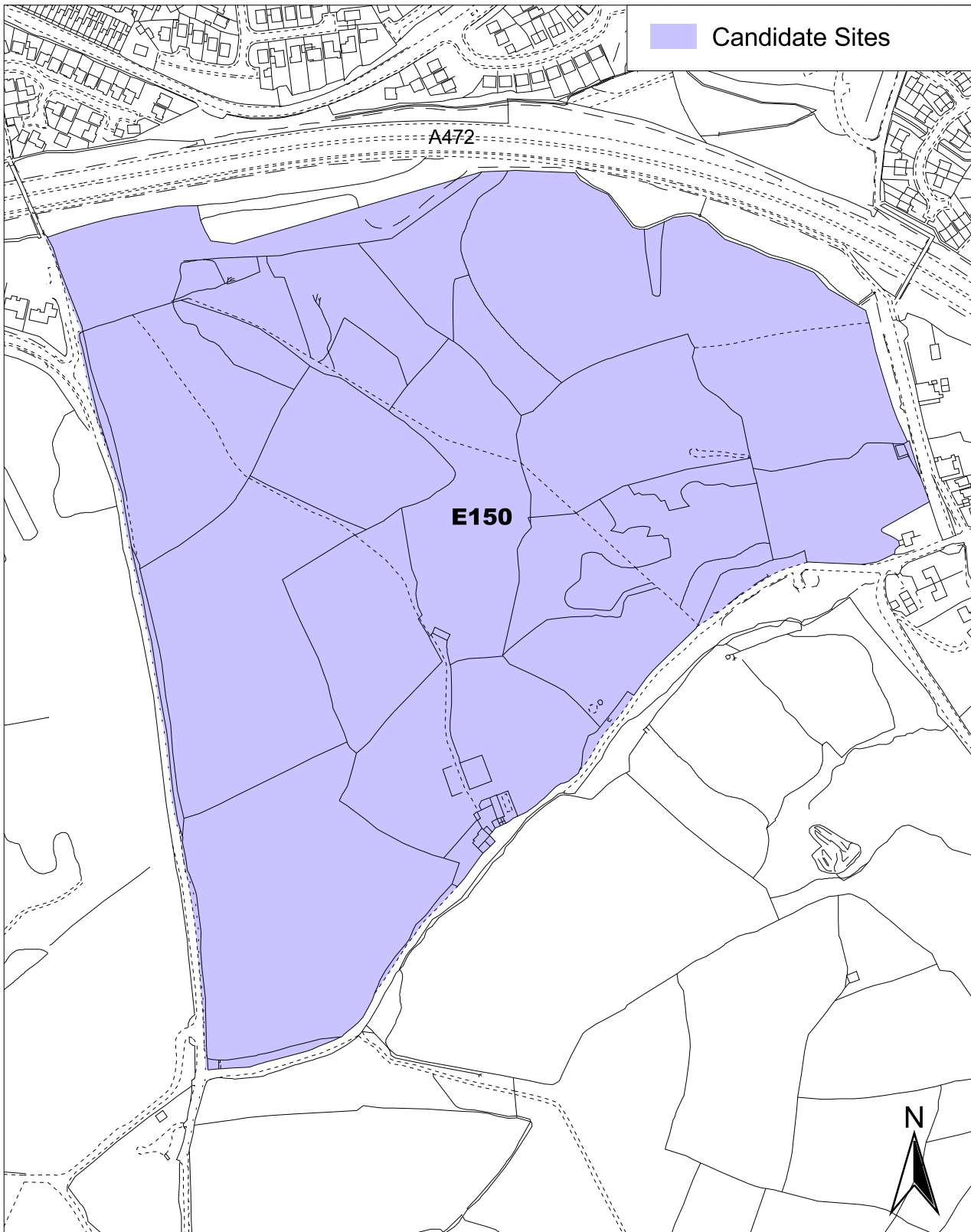
## Conformity with components of preferred strategy

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

# Caerphilly County Borough Local Development Plan Candidate Sites



Pontllanfraith Ward - Site Reference - E150



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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:** E175    **Site Description:** Land off Tram Road

**Settlement:** Pontllanfraith    **Ward:** Pontllanfraith

**Planning Preferred Use:** Minewater treatment

**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

Development not acceptable - site forms part of an important river corridor and has local value as a break between industrial areas. Records of semi-natural broadleaved and mixed deciduous woodland

### Highways Conclusions

Satisfactory access could be provided at the southernmost end of Tram Road.

### Environmental Health

### Additional Comments

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

### Justification

Site is not suitable for development. However, it was identified for minewater treatment and has permission for this use. This use may therefore be acceptable subject to further details being submitted.

### 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

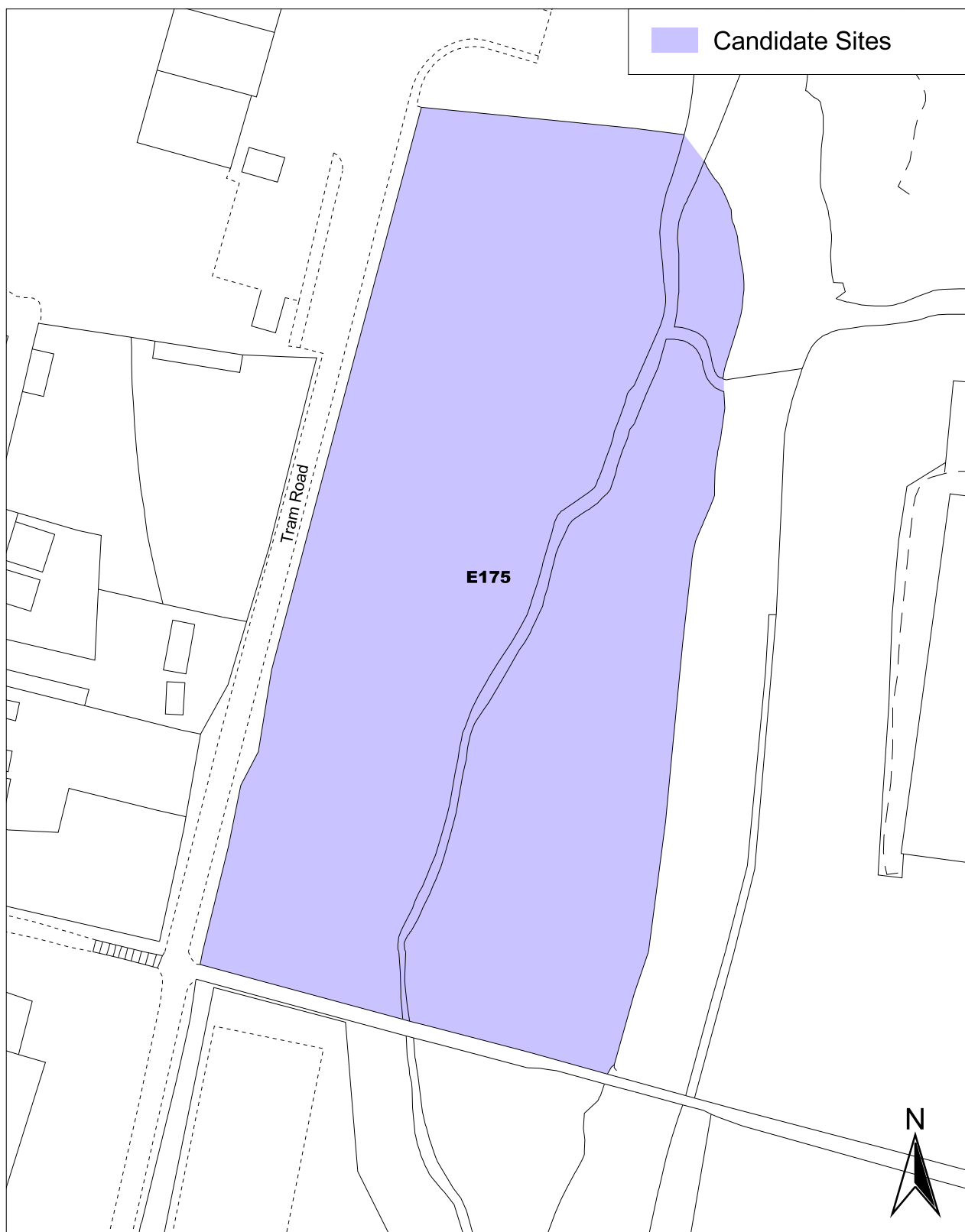
## Conformity with components of preferred strategy

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



Pontllanfraith Ward - Site Reference - E175



0 10 20 30 40 50 Meters

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

# Provisional LDP Candidate Site Assessment Summary

**Site Reference:** E202    **Site Description:** Land at Twynfilkins Farm

**Settlement:** Pontllanfraith    **Ward:** Pontllanfraith

**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**

Despite position on major road, it is poorly connected to the settlement of Pontllanfraith and is in a prominent hillside location

## 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

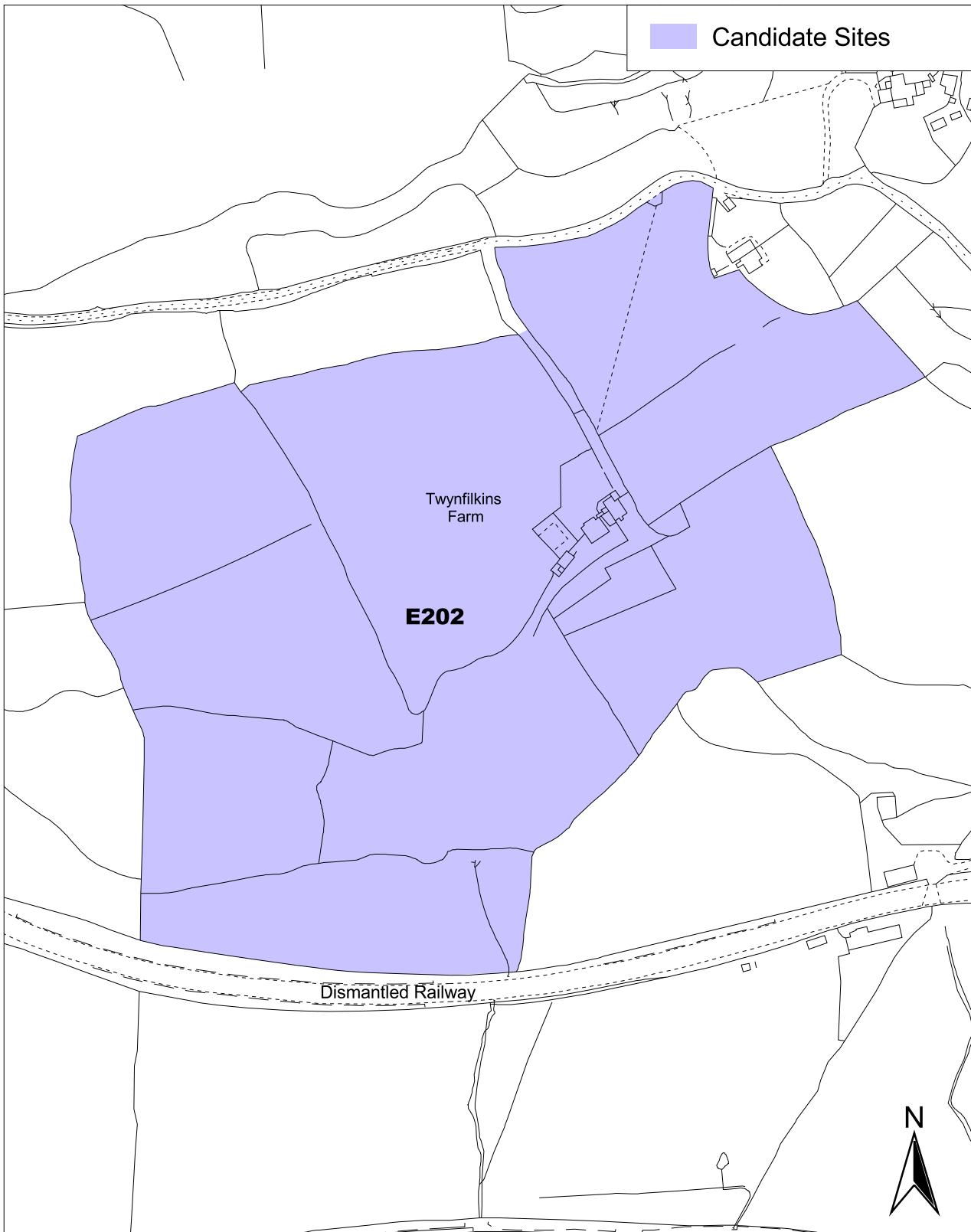
Opportunities     Balanced Future     Exploit     Resource   
North     Provide Community     Brownfield     Efficient   
Provide     Provide Community     Limit Countryside     Settlement   
Infrastructure     Facilities     Impact     Function



# Caerphilly County Borough Local Development Plan Candidate Sites



Pontllanfraith Ward - Site Reference - E202



0 30 60 90 120 Meters

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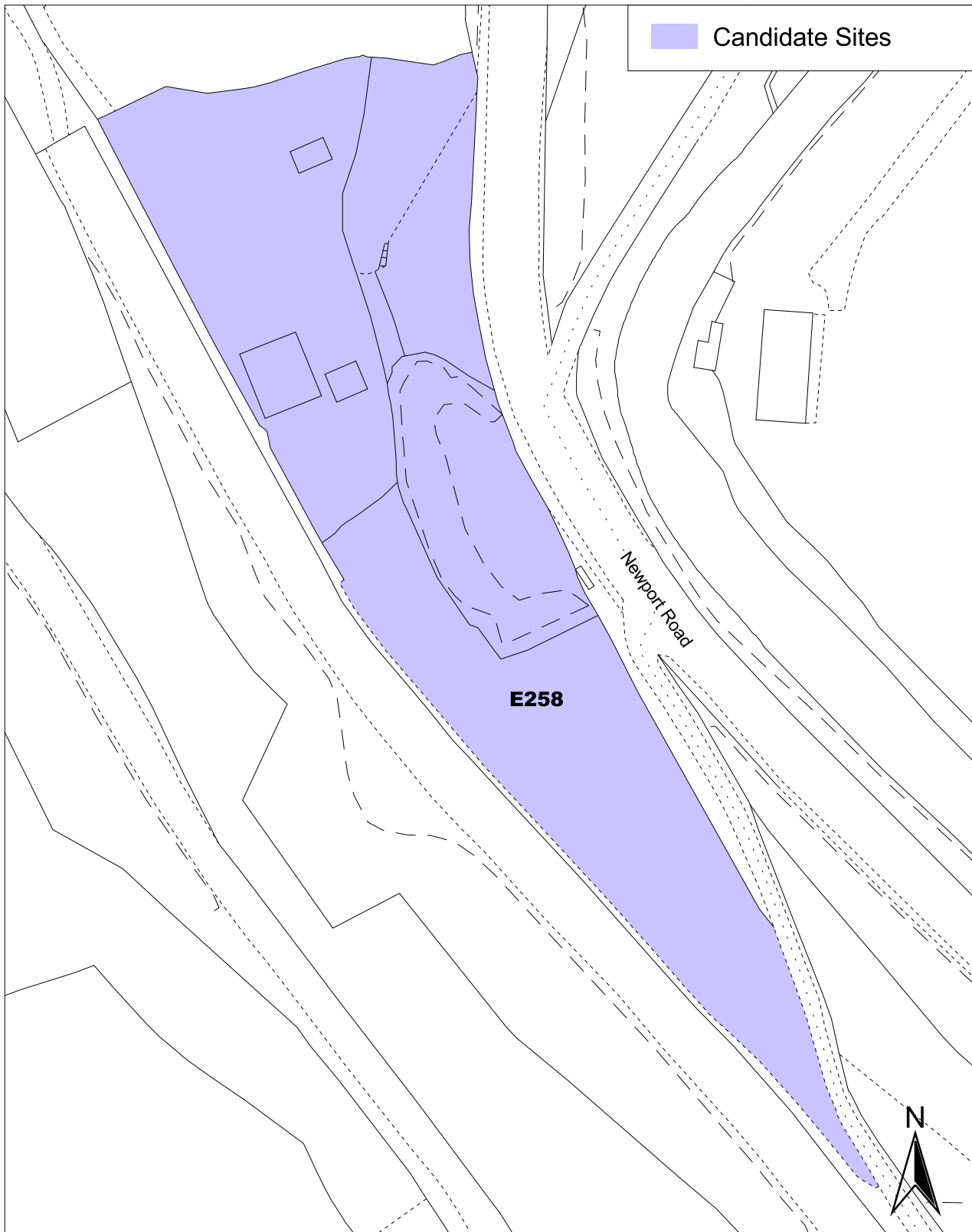
Atgynhychwyd o fapiad yr Arolwg Ordnans gyda chaniatod rheolwr Llyfrfa ei Mawrhydi hawfrait y Goron. Mae atgynhyrchu heb awdurdod yn torri hawfrait y Goron.  
Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, 100025372, 2006.



# Caerphilly County Borough Local Development Plan Candidate Sites



Pontllanfraith Ward - Site Reference - E258



0 10 20 30 40 50 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:** E280    **Site Description:** Land west of Brynheulog Cottages

**Settlement:** Pontllanfraith    **Ward:** Pontllanfraith

**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

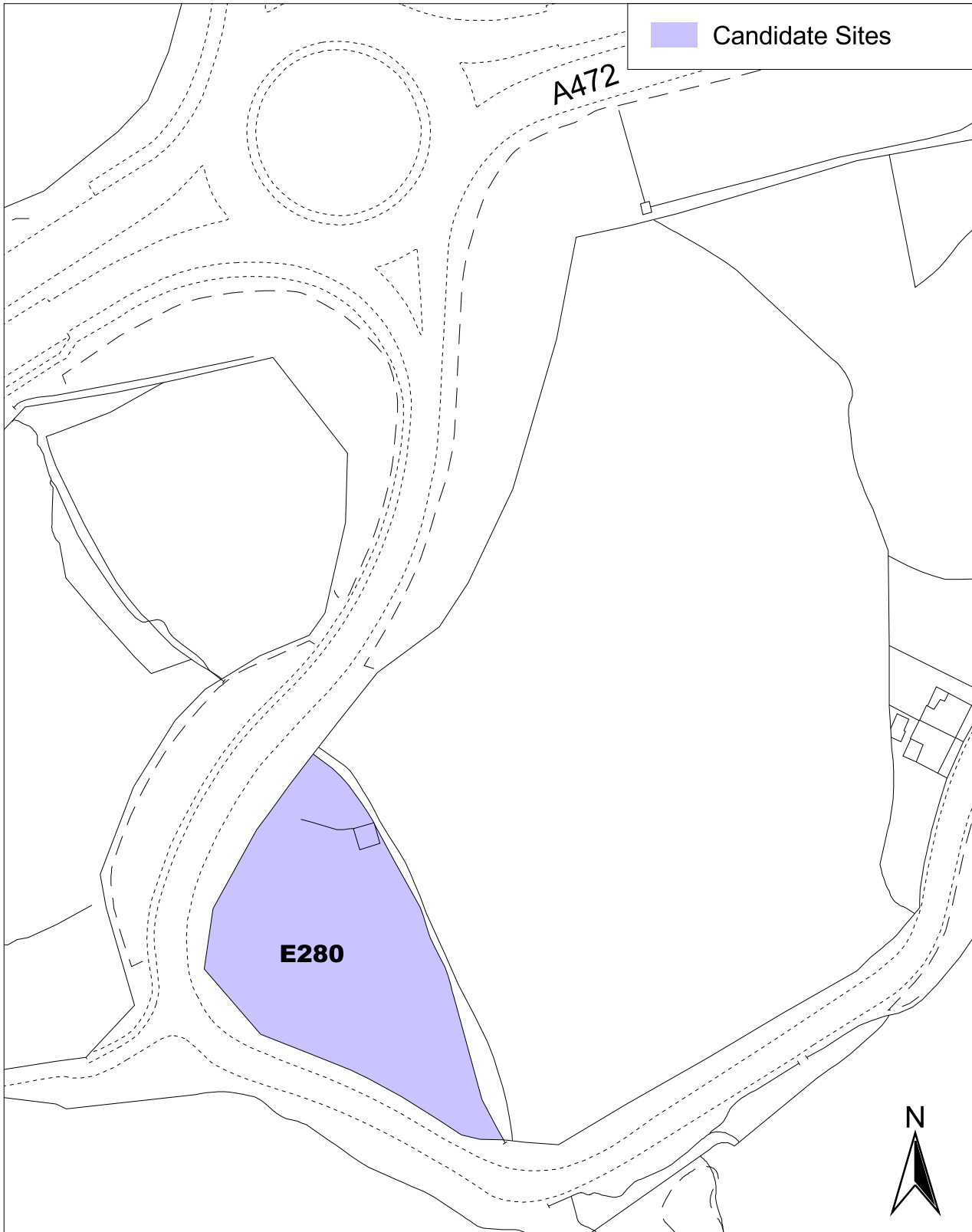
### Conformity with components of preferred strategy

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



Pontllanfraith Ward - Site Reference - E280



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:** E281    **Site Description:** Land north of Brynheulog Cottages

**Settlement:** Pontllanfraith    **Ward:** Pontllanfraith

**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

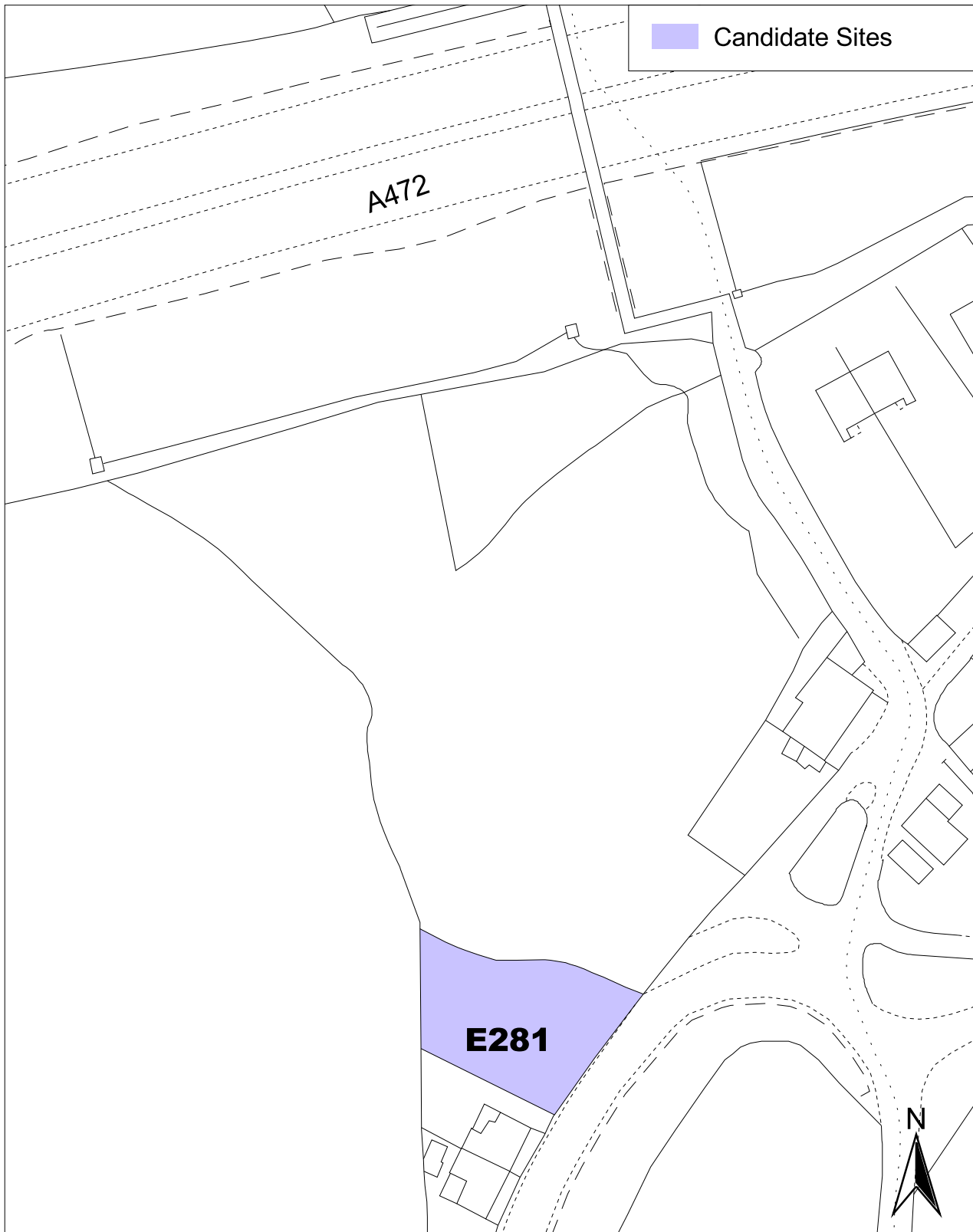
### Conformity with components of preferred strategy

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



Pontllanfraith Ward - Site Reference - E281



0 10 20 30 40 Meters

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

# Provisional LDP Candidate Site Assessment Summary

**Site Reference:** E282    **Site Description:** Land north east of Ton y Moch Cottages

**Settlement:** Pontllanfraith    **Ward:** Pontllanfraith

**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

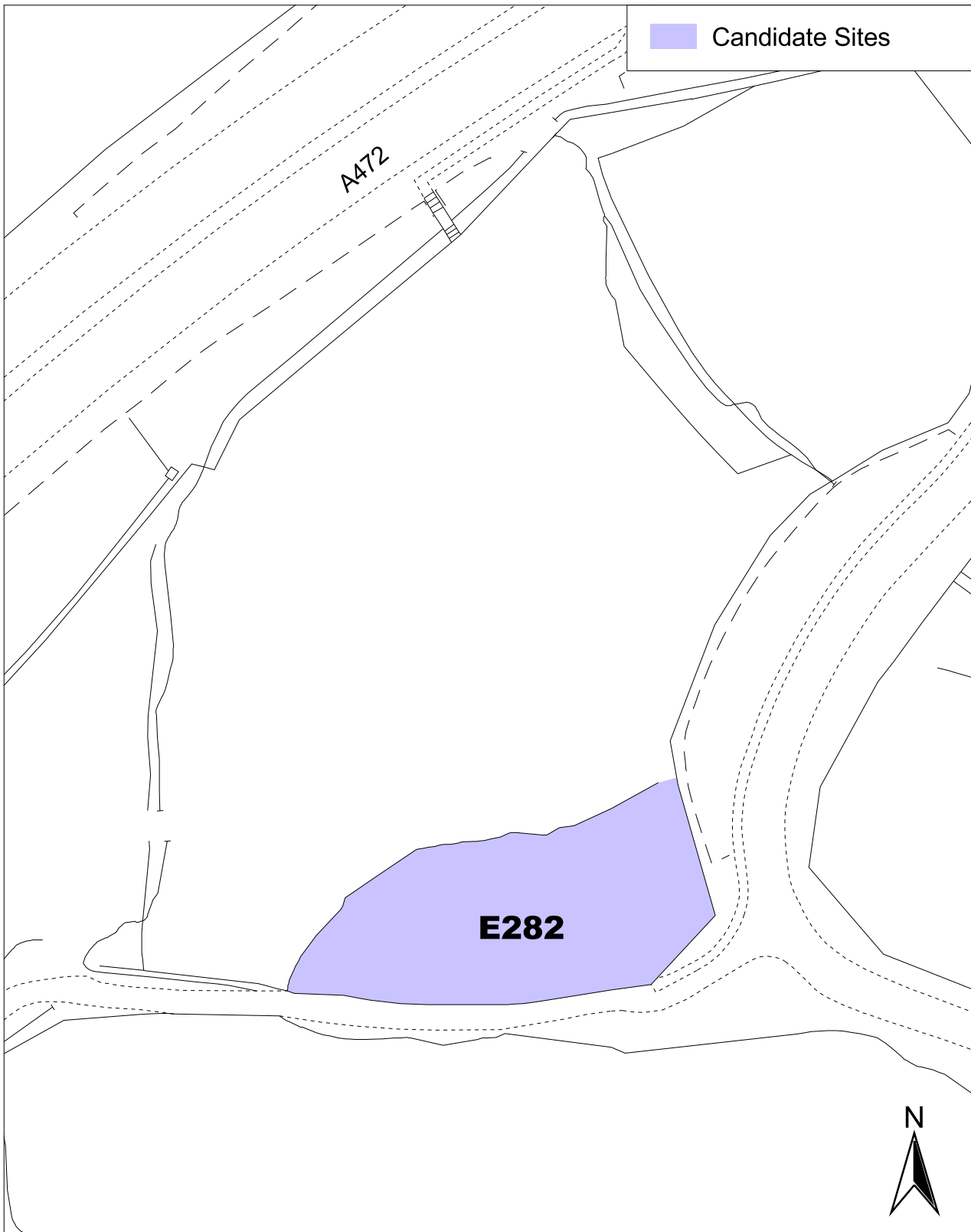
Opportunities     Balanced Future     Exploit     Resource   
North     Provide Community     Brownfield     Efficient   
Provide     Provide Community     Limit Countryside     Settlement   
Infrastructure     Facilities     Impact     Function



# Caerphilly County Borough Local Development Plan Candidate Sites



Pontllanfraith Ward - Site Reference - E282



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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:** E296    **Site Description:** Land at Newbridge Road Industrial Estate

**Settlement:** Pontllanfraith    **Ward:** Pontllanfraith

**Planning Preferred Use:** General Industry/Offices

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

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

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

## Site Assessment Conclusions

### Countryside Conclusions

Part of site suitable. Network of hedgerows linking woodland SINC (subject to review) forms part of larger network. This should be retained or identified as constraint to development.

### Highways Conclusions

Site suitable. Potential for easy access to existing highway.

### Environmental Health

Further information required - ground contamination investigation IPPC permit may be needed.

### Additional Comments

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

### Justification

Site is currently used for employment and its location on an existing industrial estate means its current use is most appropriate.

### 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

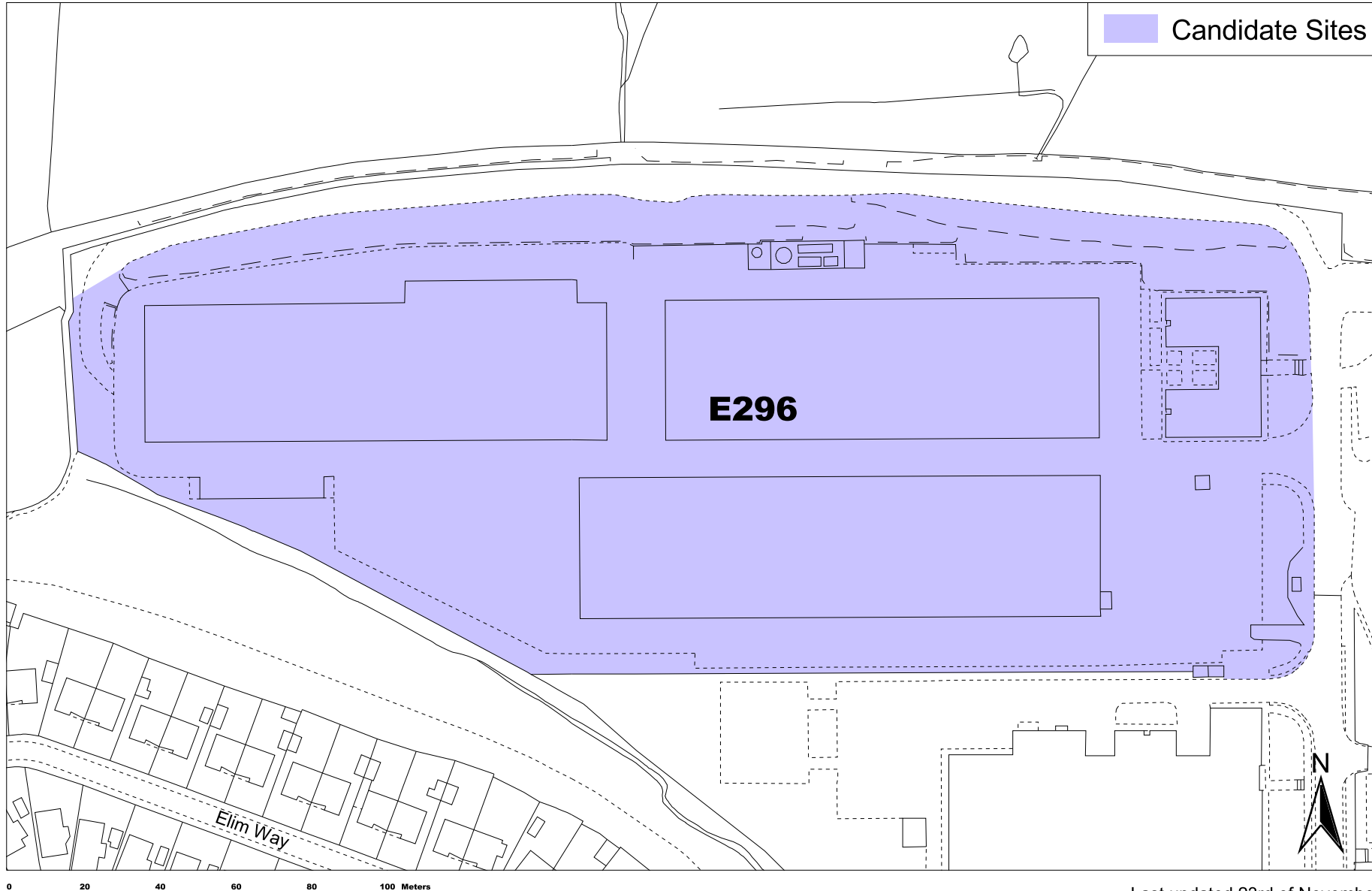
## Conformity with components of preferred strategy

Opportunities     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



Pontllanfraith Ward - Site Reference - E296



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Last updated 23rd of November 2006

# Provisional LDP Candidate Site Assessment Summary

**Site Reference:** E345    **Site Description:** Land to the south of Bryn Road, Pontllanfraith

**Settlement:** Blackwood                      **Ward:** Pontllanfraith

**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 as site is important mixed deciduous woodland corridor which is important visually in the setting.

### Highways Conclusions

Site is suitable subject to improvements to Gelli Lane to upgrade to 5.5m as well as provision of footway. Land will need to be acquired to ensure visibility at junction with Bryn Road. Site is constrained by steepness

### Environmental Health

Site is suitable for intended purpose.

### Additional Comments

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

### Justification

Site is an important woodland corridor and should be retained on visual amenity and ecological grounds.

### 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

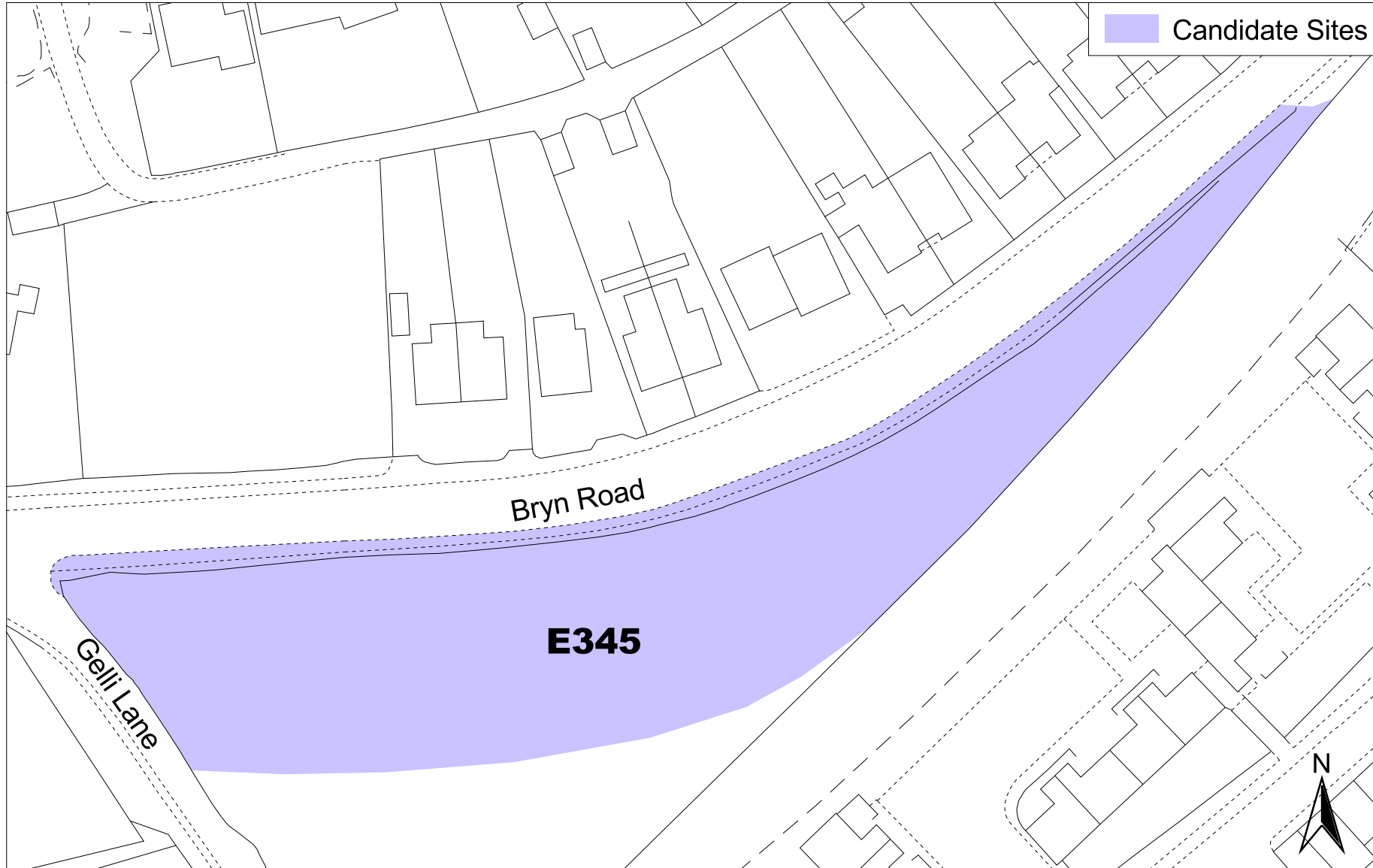
## Conformity with components of preferred strategy

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



Pontllanfraith Ward - Site Reference - E345



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# Provisional LDP Candidate Site Assessment Summary

**Site Reference:** E353    **Site Description:** Land at Cwm-Nant-Yr-Odin, Springfield

**Settlement:** Pontllanfraith                      **Ward:** Pontllanfraith

**Planning Preferred Use:** None

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

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

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

The site is divorced from the existing settlement and lies within the open 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

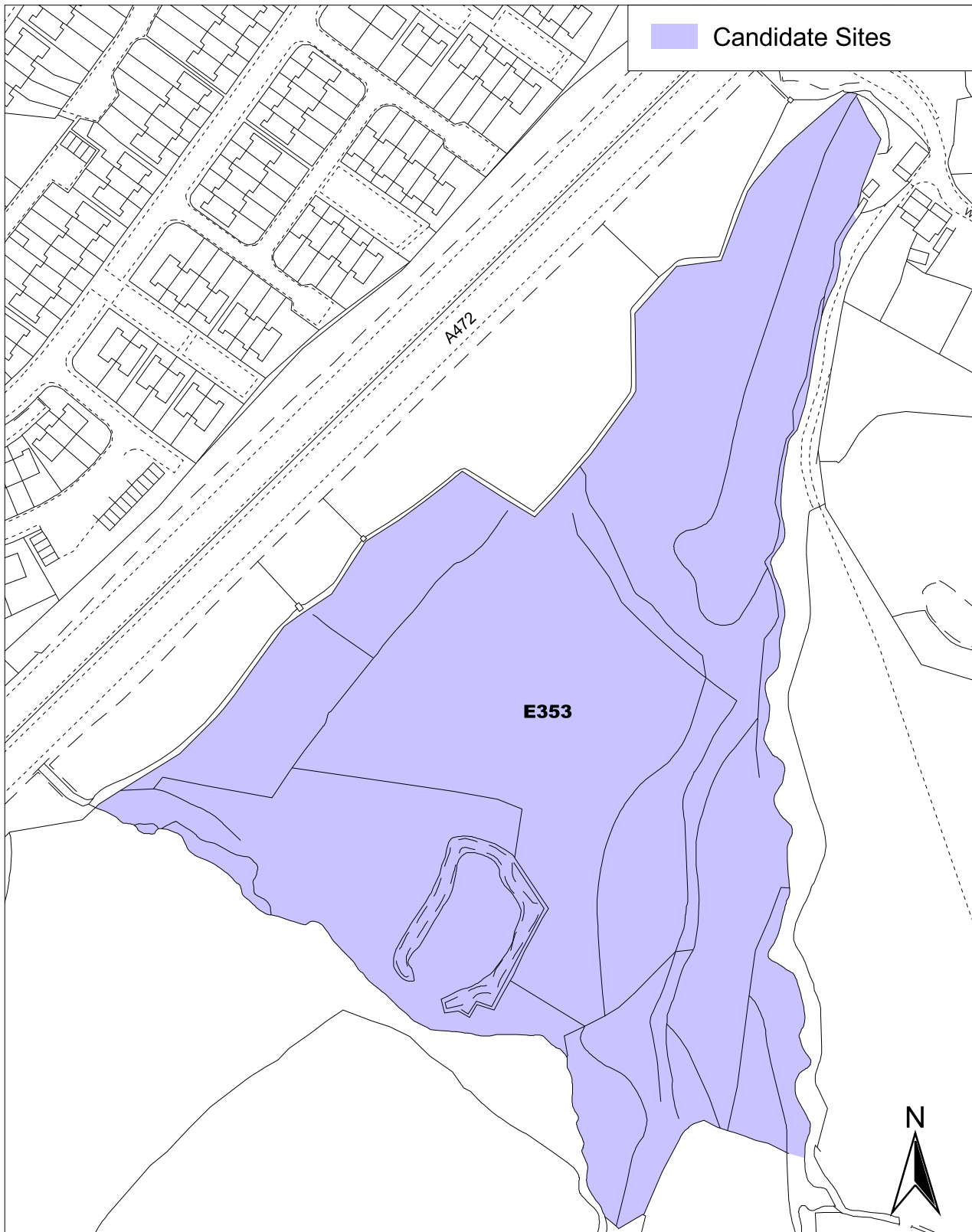
### Conformity with components of preferred strategy

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

# Caerphilly County Borough Local Development Plan Candidate Sites



Pontllanfraith Ward - Site Reference - E353



0 20 40 60 80 100 Meters

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