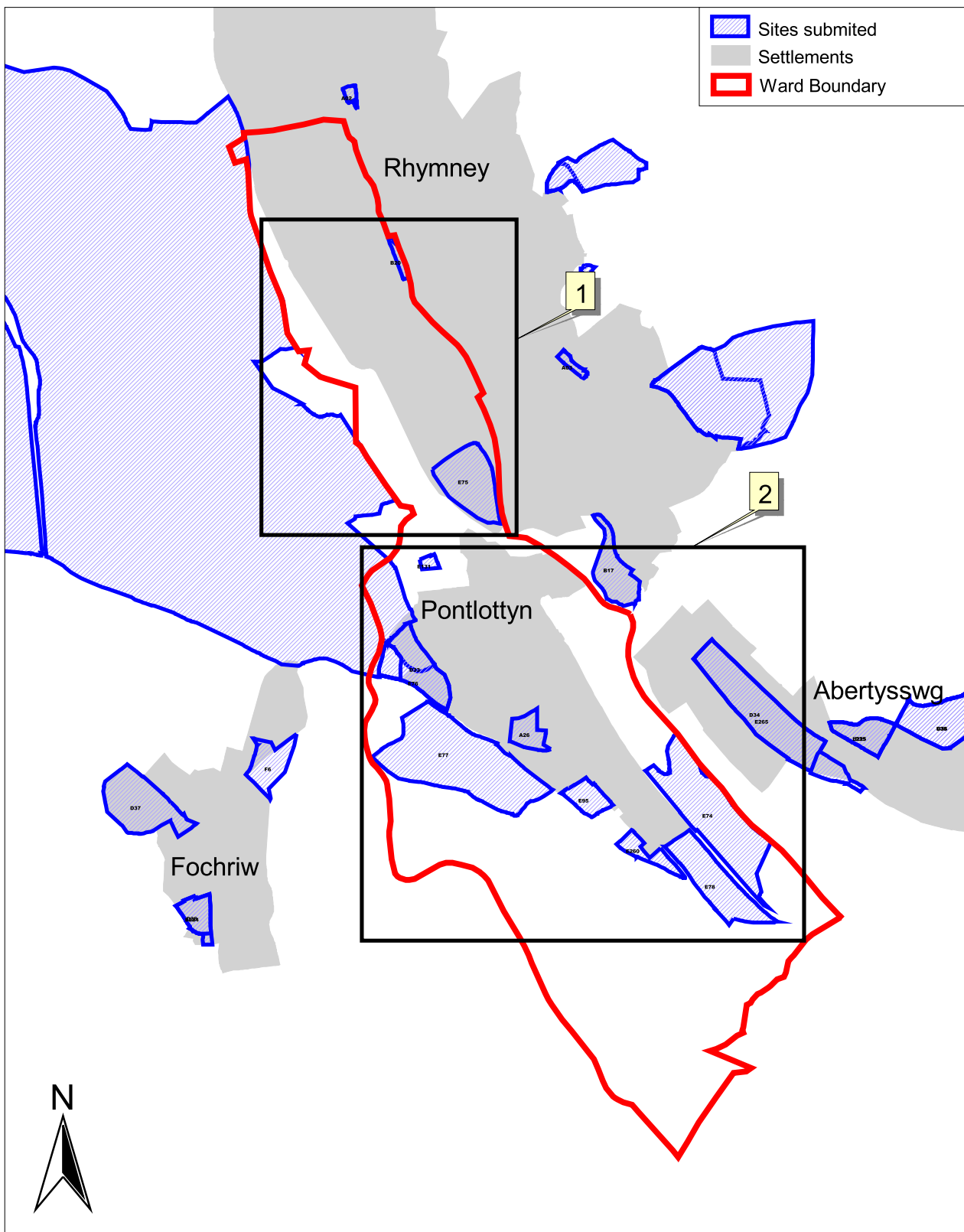


Caerphilly County Borough Local Development Plan Candidate Sites

Pontlottyn Ward - Overview Plan



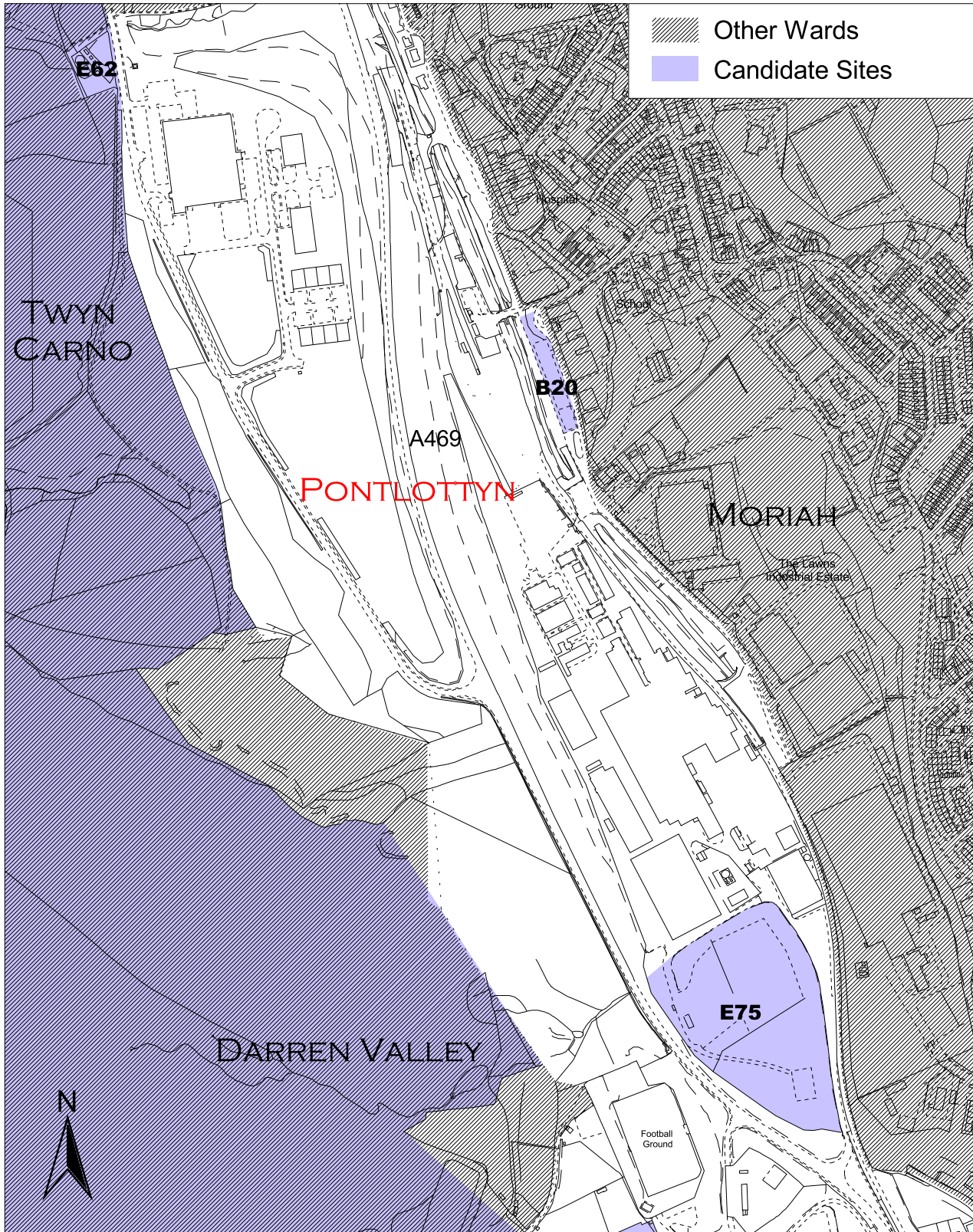
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Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, LA09004L, 2006.

Caerphilly County Borough Local Development Plan Candidate Sites

Pontlottyn Ward - Plan 1 of 2



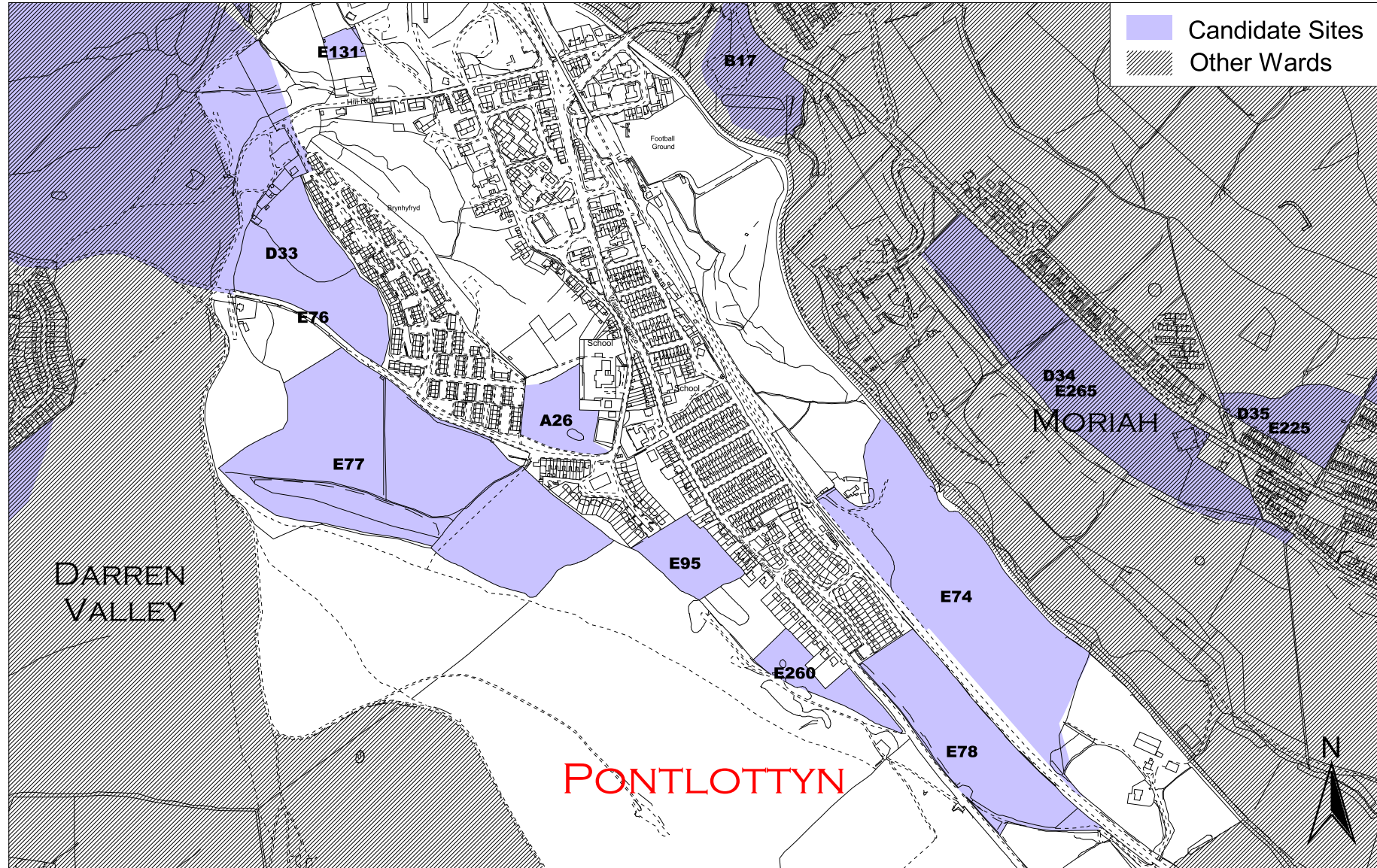
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Gall hyn arwain at eryniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, LA09004L, 2006.

Caerphilly County Borough Local Development Plan Candidate Sites

Pontlottyn Ward - Plan 2 of 2



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Gall hyn arwain at erlymaid neu achos sifil. Cyngr Bwrdeistref Sirol Caerffili, LA09004L, 2006.

Last updated 12th of September 2006

Provisional LDP Candidate Site Assessment Summary

Site Reference: A26 **Site Description:** Land adjacent to Brynglas

Settlement: Pontlottyn **Ward:** Pontlottyn

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 acceptable - line of trees running parallel to eastern boundary should be retained, and reptile survey is required as condition of existing permission.

Highways Conclusions

Site suitable - preferred access of Brynglas at eastern end of Brynhyfryd.

Environmental Health

Additional Comments

Site has planning permission for housing.

Is the site acceptable for further consideration? Yes

Justification

Site has been granted planning permission for residential development and is therefore suitable for further consideration

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

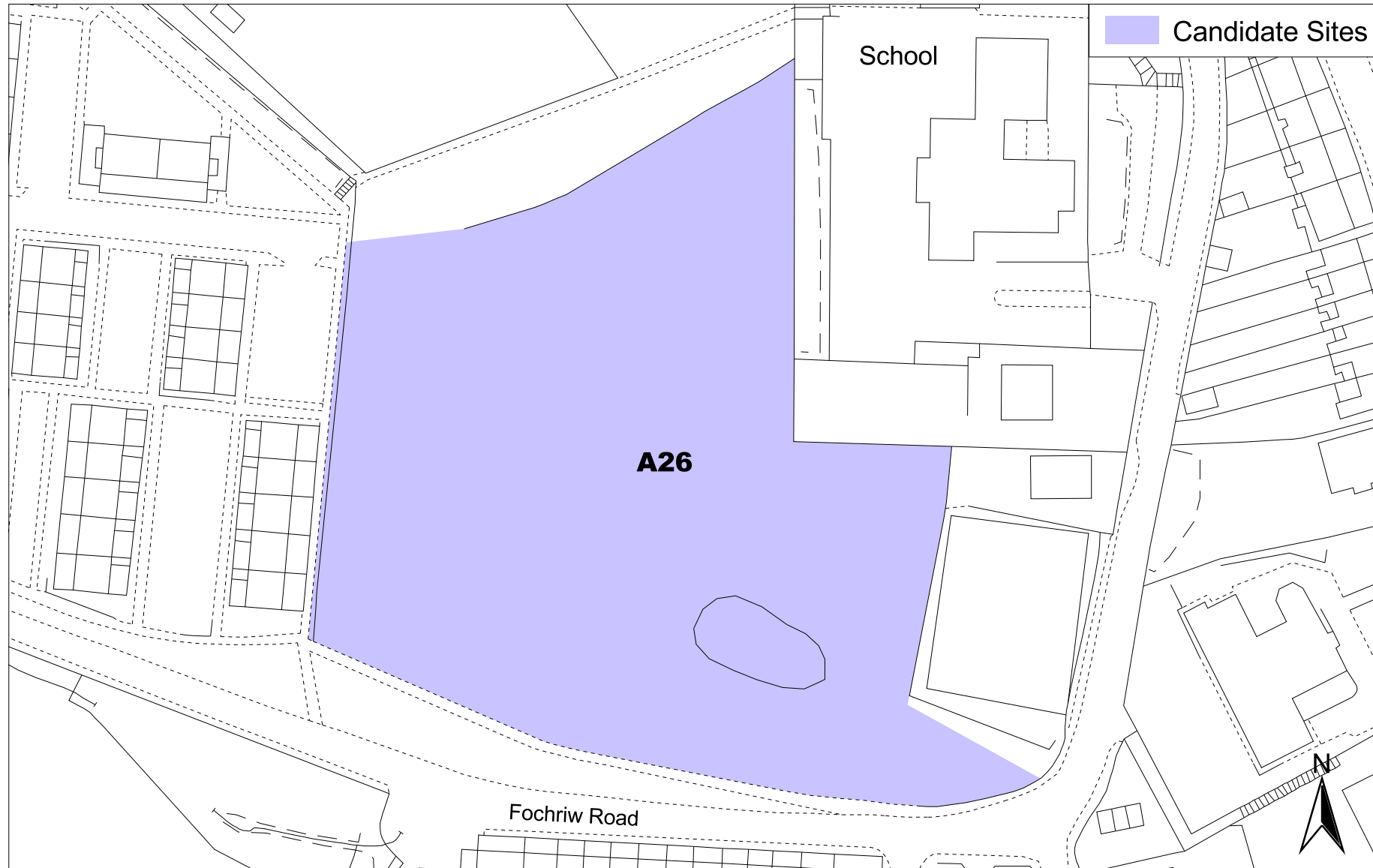
Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites



Pontlottyn Ward - Site Reference - A26



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

Last updated 23rd of November 2006

Provisional LDP Candidate Site Assessment Summary

Site Reference: B20 **Site Description:** Whitbread Enterprise Centre

Settlement: Rhymney **Ward:** Pontlottyn

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 has been granted a recent full planning consent for housing and is under construction. It is anticipated that the site will be completed during the plan preparation process and therefore does not warrant further consideration.

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

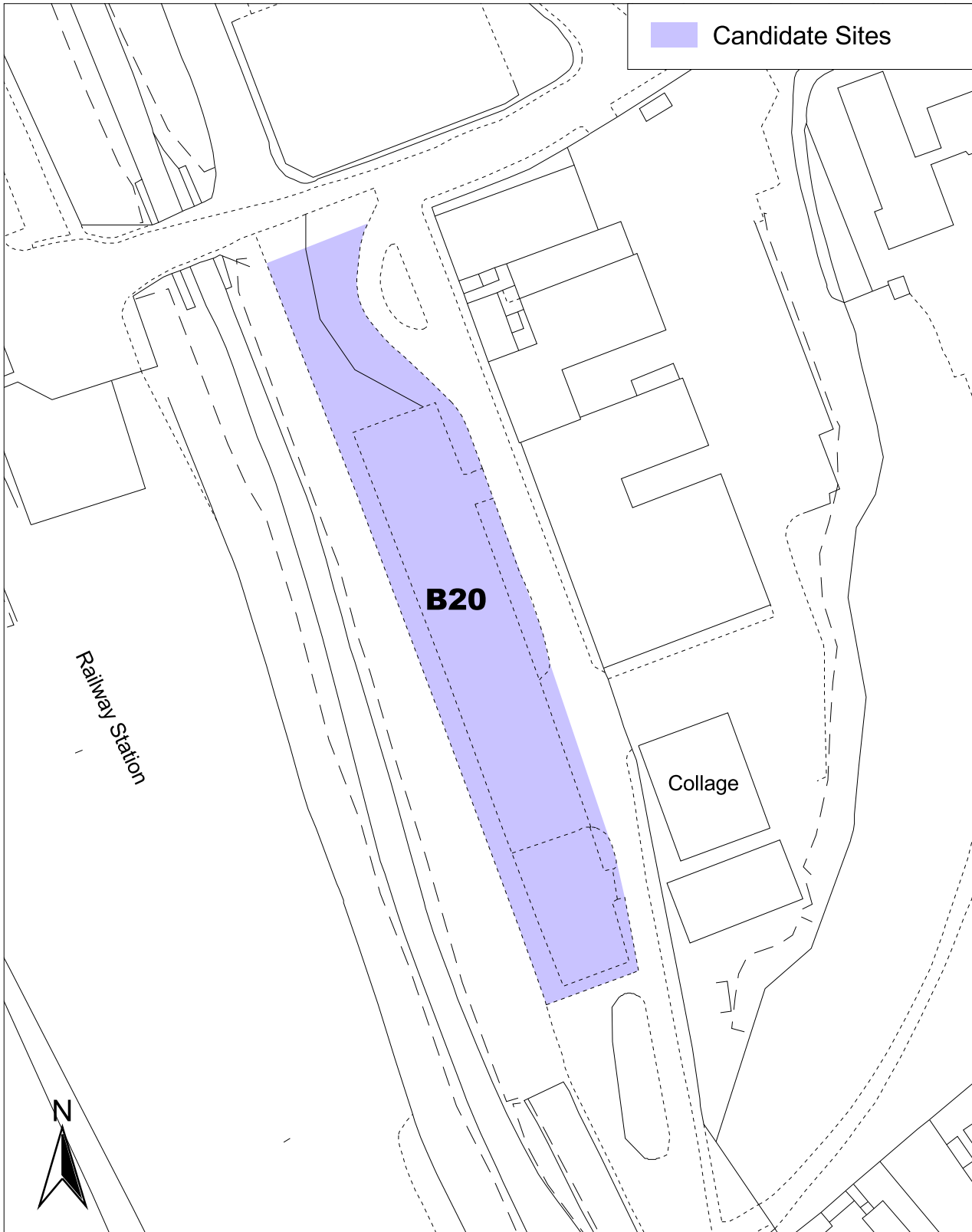
Conformity with components of preferred strategy

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



Pontlottyn Ward - Site Reference - B20



0 20 40 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: D33 **Site Description:** Land adjacent to Brynhyfryd

Settlement: Pontlottyn **Ward:** Pontlottyn

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 is suitable. Contains trees and hedgerows around northern field and along south eastern boundary, which should be retained.

Highways Conclusions

Suitable for residential development providing hedgerow is removed to achieve visibility and footways are provided.

Environmental Health

Site suitable for intended purpose.

Additional Comments

See also E76

Is the site acceptable for further consideration? Yes

Justification

Site has few constraints and would offer a suitable extension to the existing Brynhyfryd housing estate subject to the minimisation of the landscape impact and the results of the required surveys.

Subject to the results of the following:

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

Accordance with Strategies

None UDP Urban Containment
Sustainable Growth Preferred Strategy

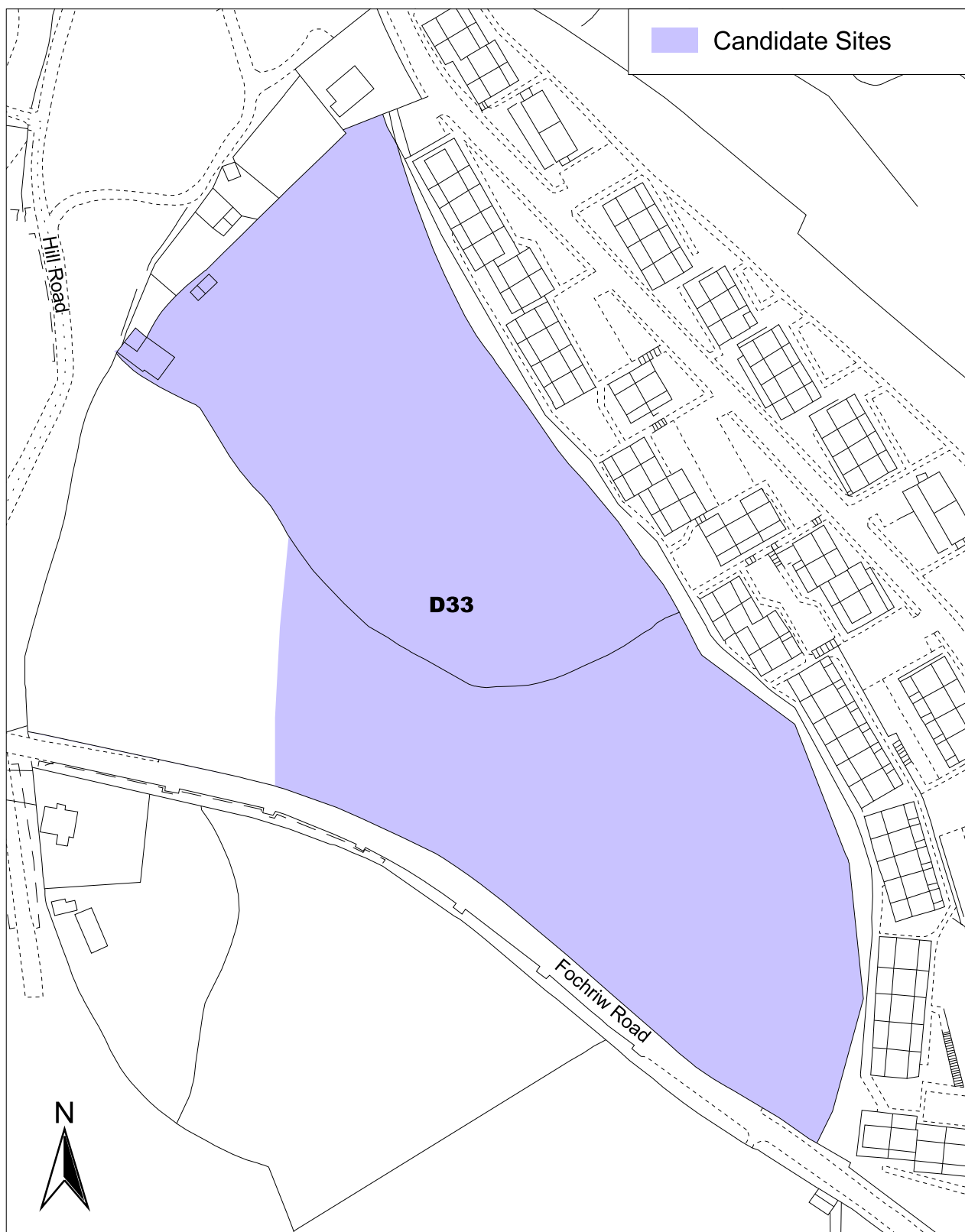
Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites



Pontlottyn Ward - Site Reference - D33



0 20 40 60 80 Meters

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

Provisional LDP Candidate Site Assessment Summary

Site Reference: E74 **Site Description:** Tynewydd former colliery site

Settlement: Pontlottyn **Ward:** Pontlottyn

Planning Preferred Use: Community Facilities/Commercial 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

Site not suitable. Contains trees, hedgerows, numerous UK/Wales priority species/habitats and Caerphilly LBAP species/habitats. Only small part of site suitable, but bears no relation to existing built form.

Highways Conclusions

Site not suitable as the surrounding highways infrastructure is not good enough to cope with the increase in traffic generated. Road under railway bridge unsuitable for any major flows of traffic, but bridge over railway could be constructed.

Environmental Health

Additional Comments

Is the site acceptable for further consideration? No

Justification

Site is poorly related to the settlement either the settlement of Pontlottyn as it is separated by the railway. In addition, it is constrained by its ecological value and poor infrastructure.

Subject to the results of the following:

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

Accordance with Strategies

None UDP Urban Containment
Sustainable Growth Preferred Strategy

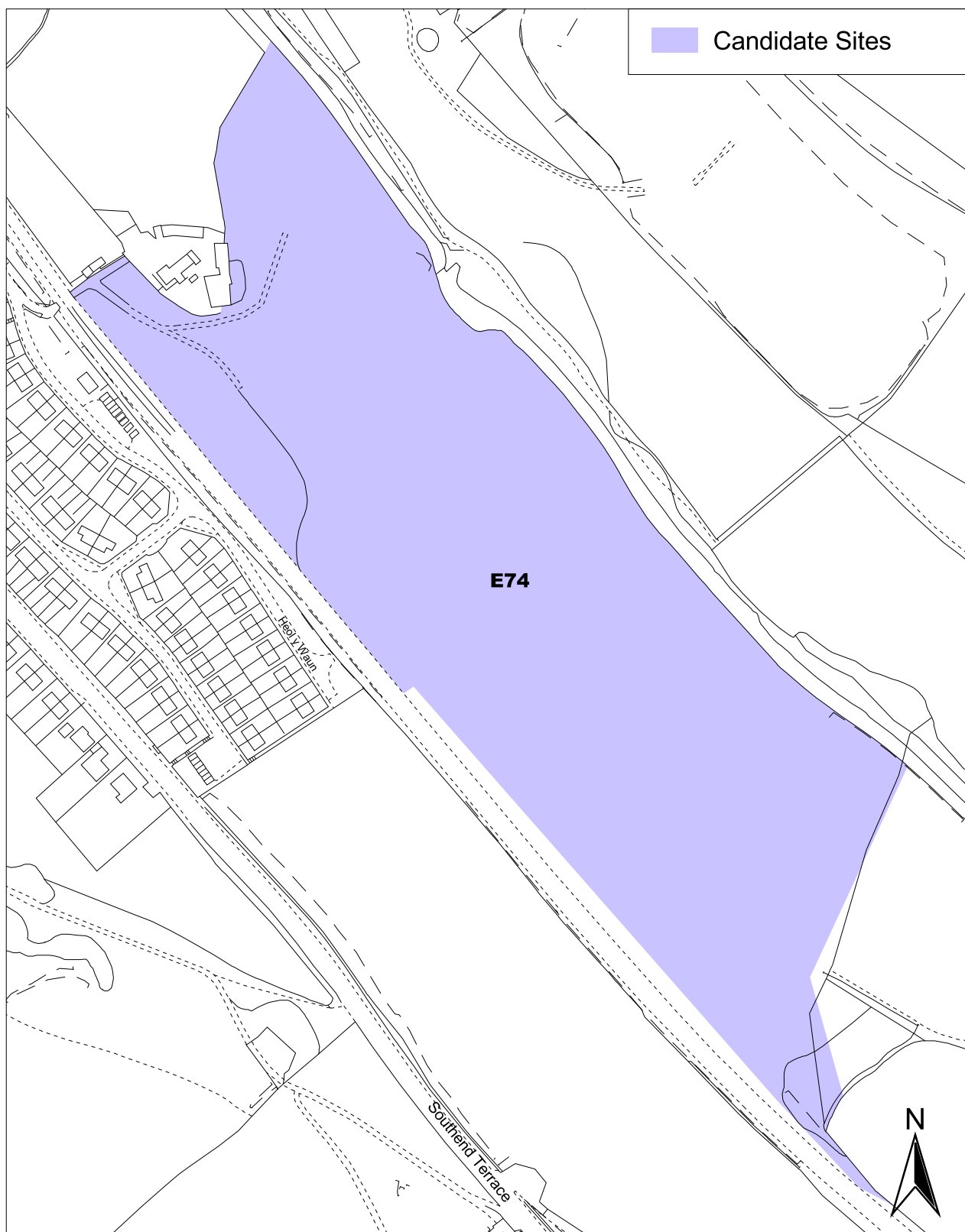
Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites



Pontlottyn Ward - Site Reference - E74



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: E75 **Site Description:** Land at Capital Valley

Settlement: Pontlottyn **Ward:** Pontlottyn

Planning Preferred Use: 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 of site suitable. Existing trees provide natural screening. Boundary should either be amended so as to retain trees, or trees should be identified within site allocation as a constraint to development.

Highways Conclusions

(DRAFT) Site is suitable for industrial use subject to the reclamation of the old slag tip. Access off A469 off a good junction along industrial road.

Environmental Health

Site is suitable for intended purpose.

Additional Comments

Is the site acceptable for further consideration? Yes

Justification

Site is on an existing industrial estate and further general industrial use would therefore be acceptable in principle, subject to the retention of trees to provide screening.

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

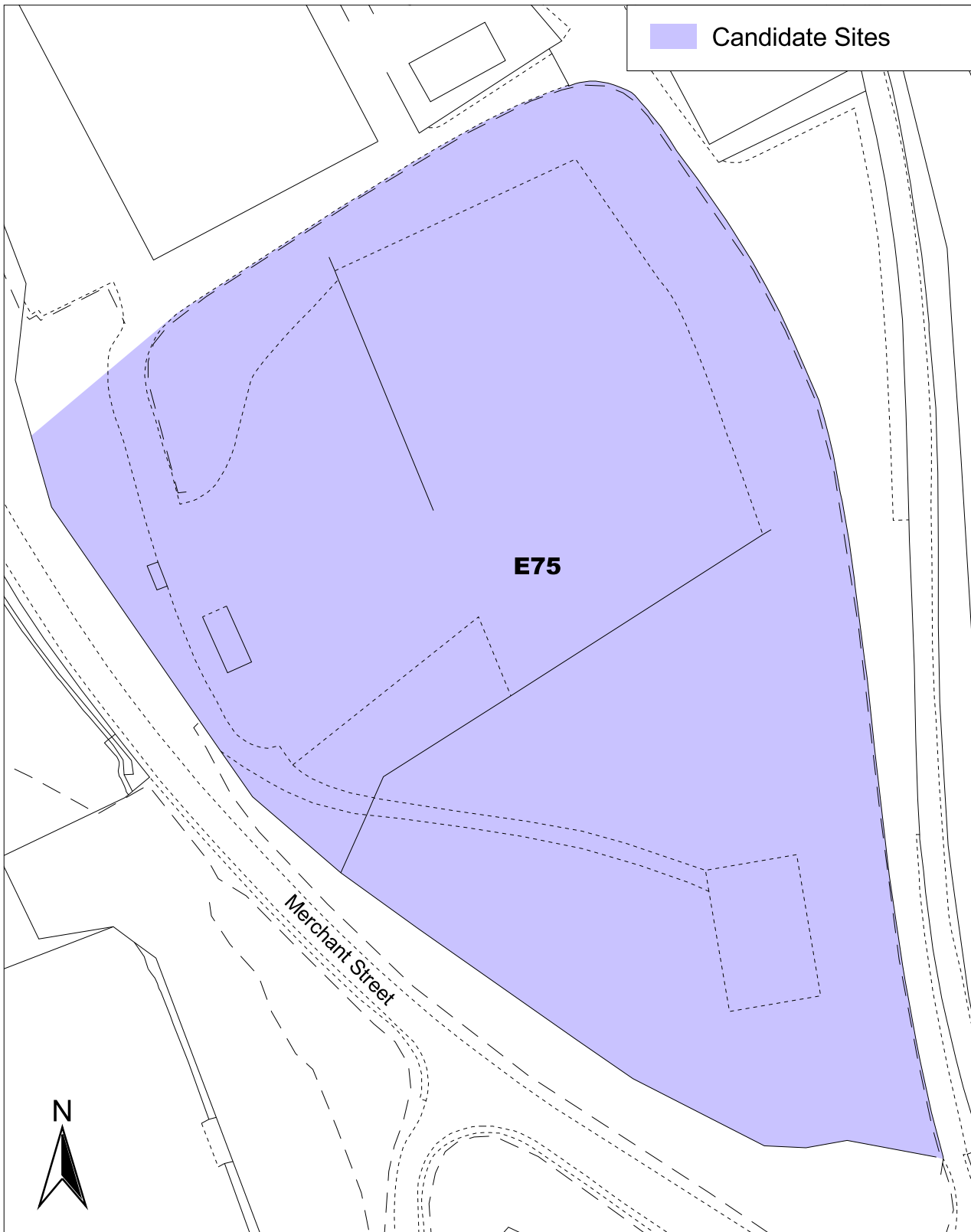
Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites



Pontlottyn Ward - Site Reference - E75



0 20 40 60 80 Meters

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

Provisional LDP Candidate Site Assessment Summary

Site Reference: E76 **Site Description:** Land at Brynhyfryd

Settlement: Pontlottyn **Ward:** Pontlottyn

Planning Preferred Use: Residential

Small Site **Comment if small site:**

Has the site satisfied the Initial Planning Assessment? Yes

Justification if site has not satisfied the Initial Planning Assessment

Site Assessment Conclusions

Countryside Conclusions

Part of site suitable. Trees and hedgerows need to be retained. Site sloping so possible landscape impact.

Highways Conclusions

Site is suitable for its intended purpose, using existing access if land is used to create footpath and required visibility splays.

Environmental Health

Site is suitable for intended purpose.

Additional Comments

See D33

Is the site acceptable for further consideration? Yes

Justification

Site has few constraints and would offer a suitable extension to the existing Brynhyfryd housing estate subject to the minimisation of the landscape impact and the results of the required surveys.

Subject to the results of the following:

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

Accordance with Strategies

None UDP Urban Containment
Sustainable Growth Preferred Strategy

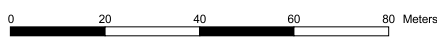
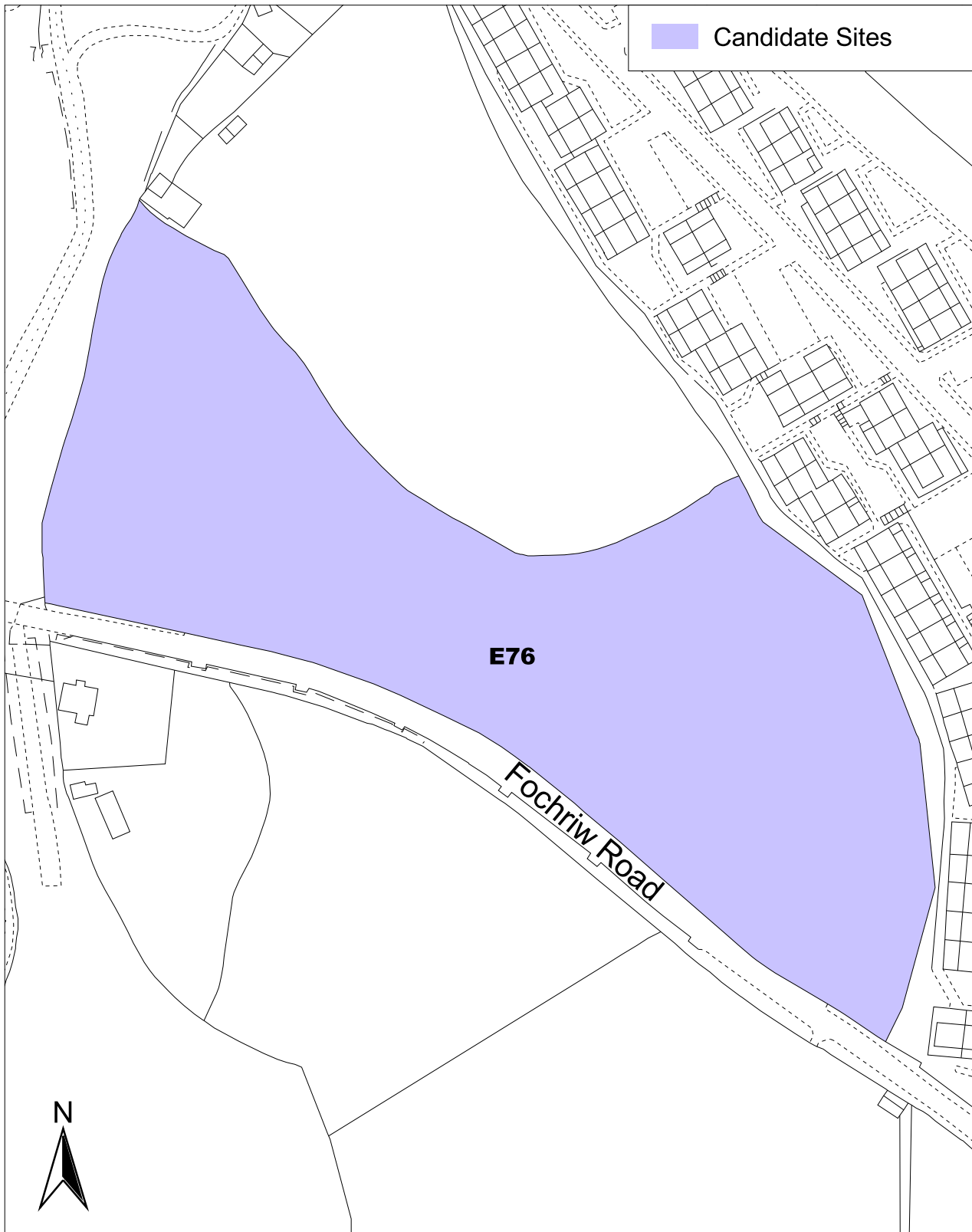
Conformity with components of preferred strategy

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



Pontlottyn Ward - Site Reference - E76



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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: E77 **Site Description:** Land at Fochriw Road (South)

Settlement: Pontlloftyn

Ward: Pontlloftyn

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 a substantial plot of land which could overwhelm the existing settlement. It would be an unnatural extension, with Fochriw Road forming a clear boundary.

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

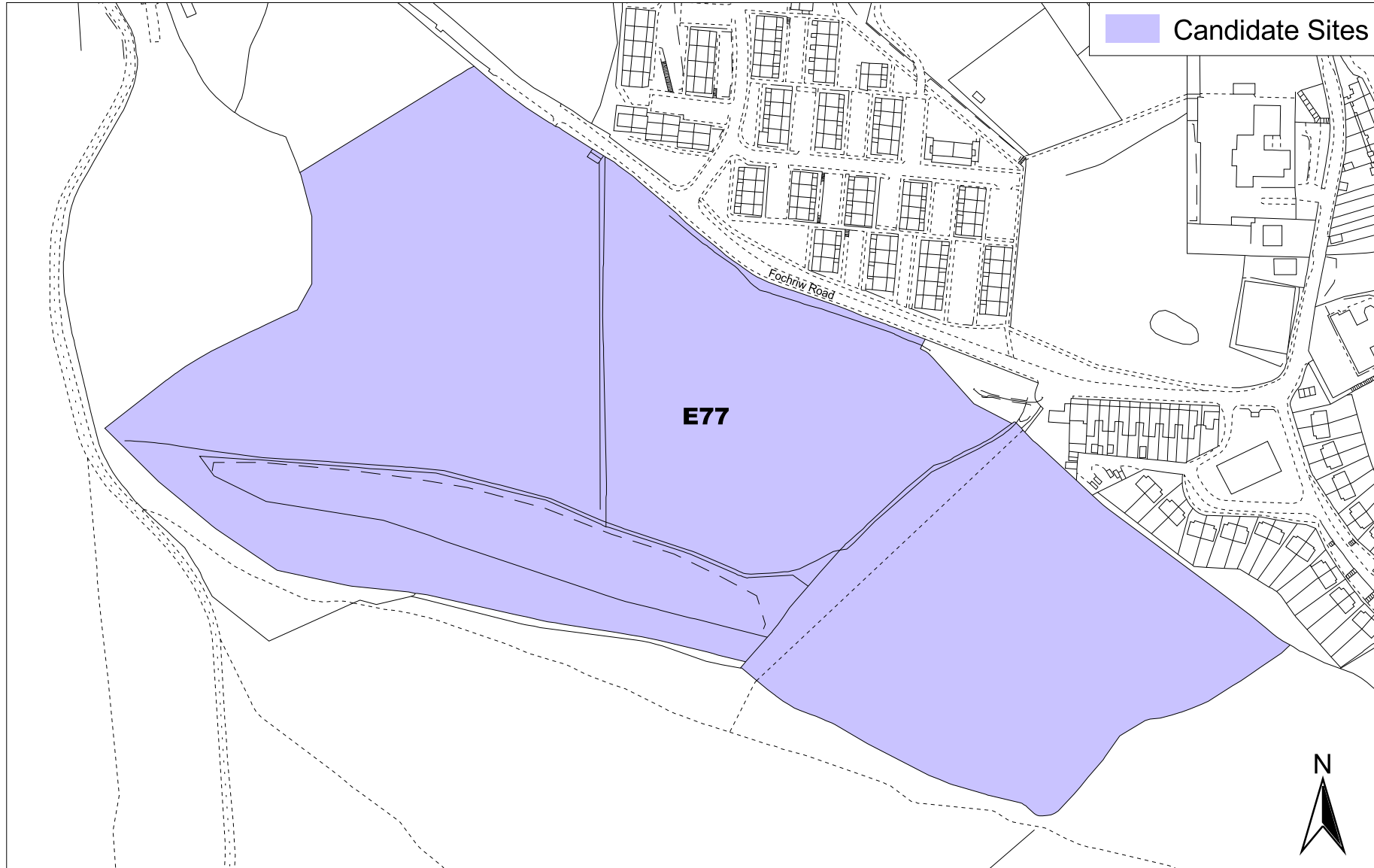
Conformity with components of preferred strategy

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



Pontlottyn Ward - Site Reference - E77



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

Provisional LDP Candidate Site Assessment Summary

Site Reference: E78 **Site Description:** Part of Duffryn Farm

Settlement: Pontlottyn **Ward:** Pontlottyn

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, which should be retained.

Highways Conclusions

Site is suitable. Preferred access onto High Street (A469) but would require traffic regulation order to reduce speed limit to that compatible with available visibility.

Environmental Health

Further information required - ground contamination investigation

Additional Comments

Is the site acceptable for further consideration? Yes

Justification

Site offers an opportunity to end Pontlottyn following the existing settlement pattern, subject to the retention of the trees and hedgerows and results of required surveys.

Subject to the results of the following:

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

Accordance with Strategies

None UDP Urban Containment
Sustainable Growth Preferred Strategy

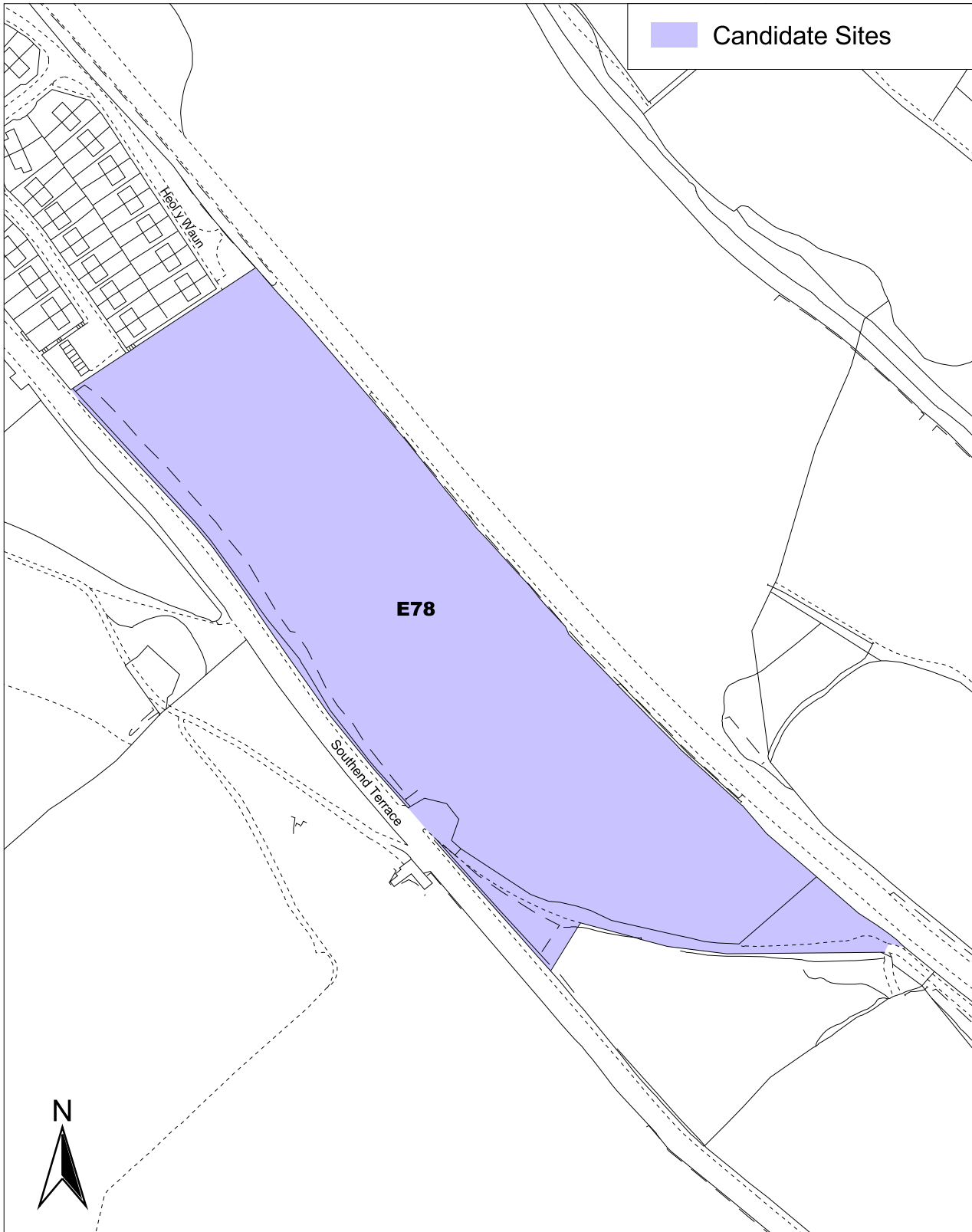
Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites



Pontlottyn Ward - Site Reference - E78



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: E95 **Site Description:** Land at the rear of Southend Terrace

Settlement: Pontlottyn **Ward:** Pontlottyn

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 - adjacent to site that contains rare grassland habitat. Immediately adjacent to SINC (subject to review), although these will be reviewed through the LDP process.

Highways Conclusions

Difficult to provide access - if Sunny View can be adequately widened - retaining wall - possible viability issues. Junction with Fochriw Road would need to be improved.

Environmental Health

Site suitable for intended purpose..

Additional Comments

See E260

Is the site acceptable for further consideration? Yes

Justification

There are potential viability issues in relation to development of this site alone, but if it is considered in relation to site E260 and additional land included, it could form a suitable rounding off, subject to the results of required surveys including the SINC review.

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

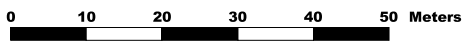
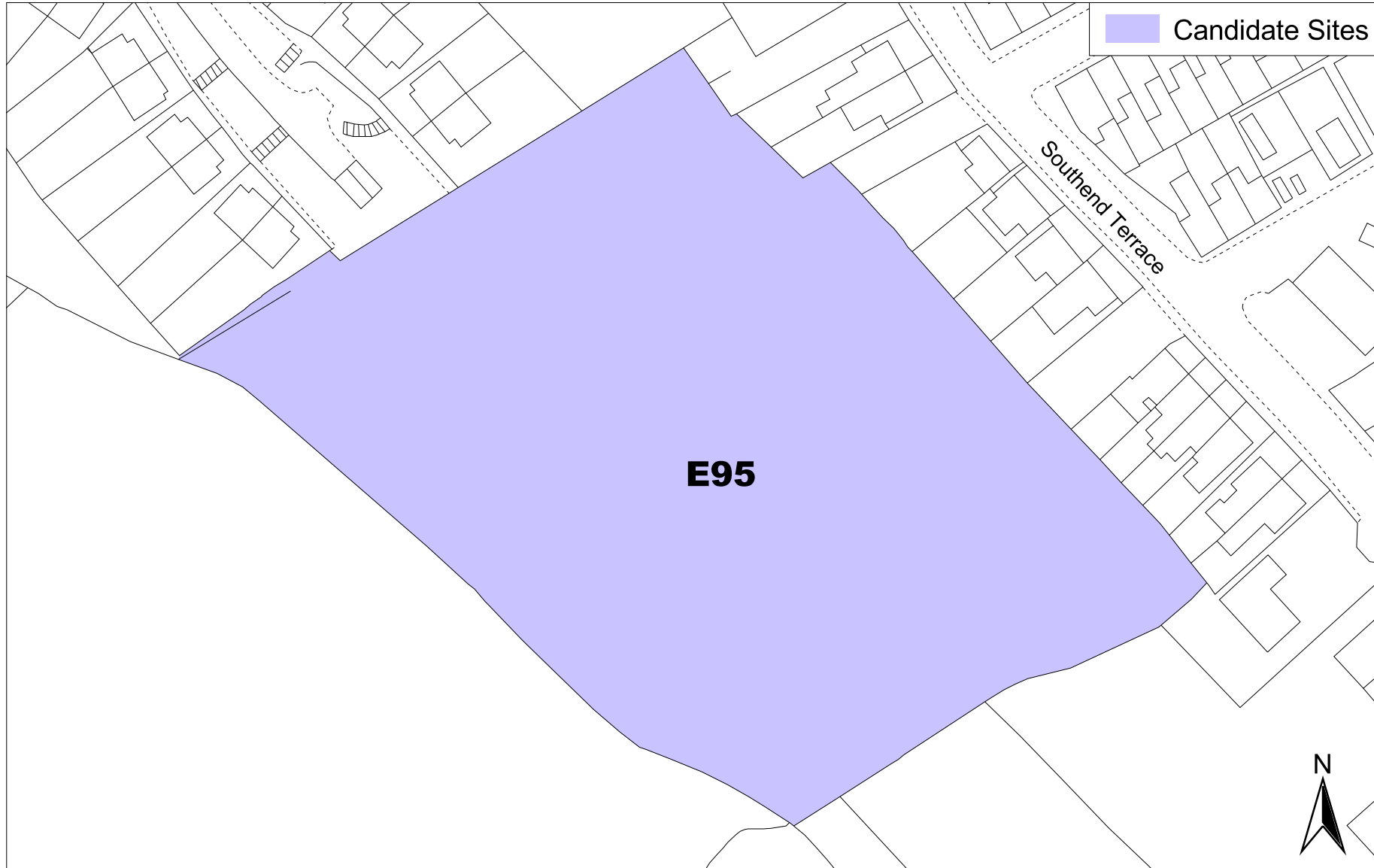
Conformity with components of preferred strategy

Opportunities North <input checked="" 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"/>	

Caerphilly County Borough Local Development Plan Candidate Sites



Pontlottyn Ward - Site Reference - E95



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

Provisional LDP Candidate Site Assessment Summary

Site Reference: E131 **Site Description:** Shepherds Field

Settlement: Pontlottyn **Ward:** Pontlottyn

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

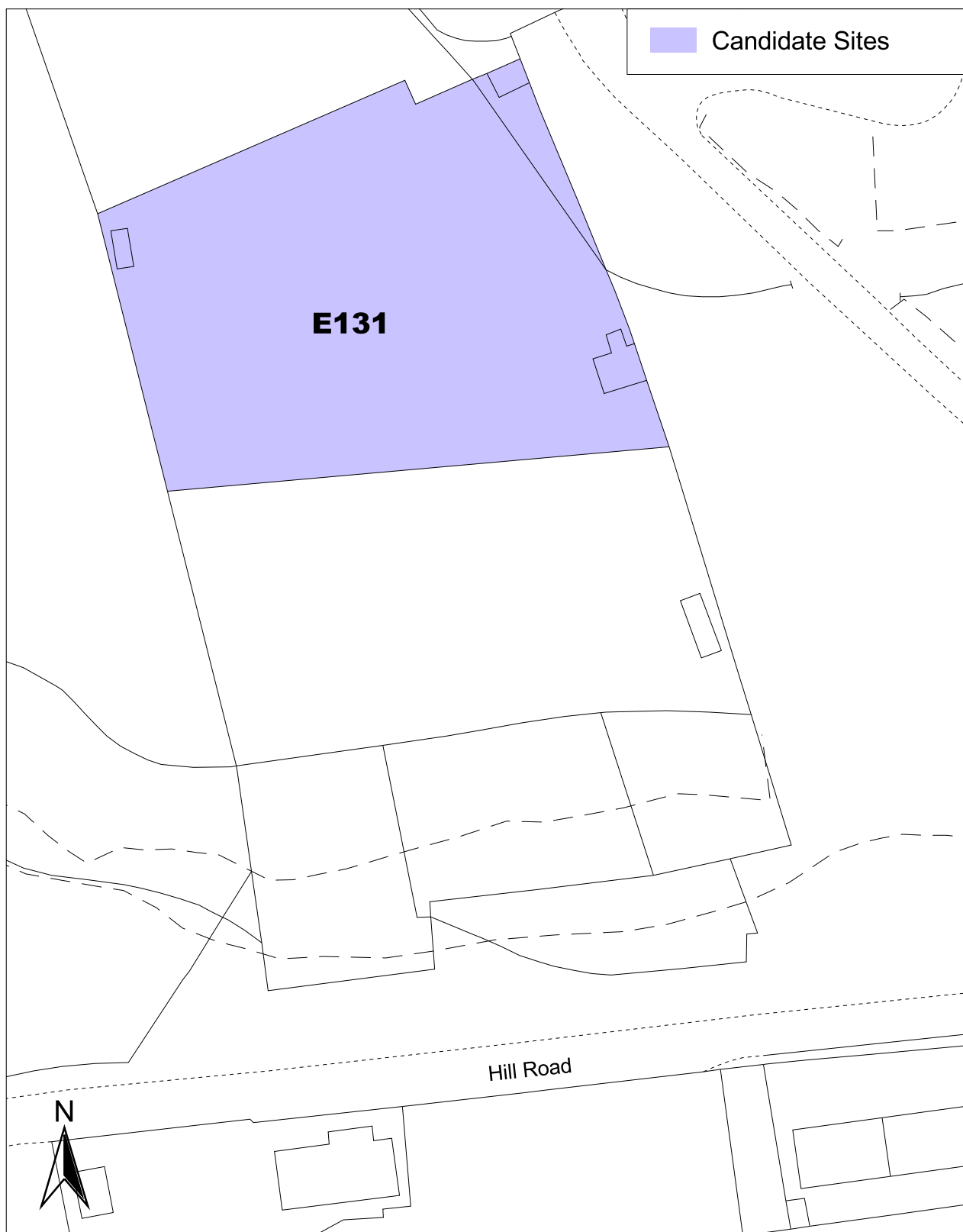
Conformity with components of preferred strategy

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



Pontlottyn Ward - Site Reference - E131



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: E260 **Site Description:** Land adjacent to South End Terrace

Settlement: Pontlottyn **Ward:** Pontlottyn

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 to be retained - lies adjacent to SINC and SLA (subject to review). Acid grassland (Phase 1 Habitat) on northern part of site which should be retained. May be trees worthy of TPO.

Highways Conclusions

On its own, not suitable as access is not desirable on to A469; steep site with unsatisfactory visibility to right. However, access could be obtained through E95 subject to the adjoining area of land between sites being incorporated.

Environmental Health

Further information required - ground investigation for contamination.

Additional Comments

Could be developed through E95 access and adjoining plot of land.

Is the site acceptable for further consideration? Yes

Justification

Logical extension to the settlement. Access may be possible through adjoining 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).

Accordance with Strategies

None UDP Urban Containment
Sustainable Growth Preferred Strategy

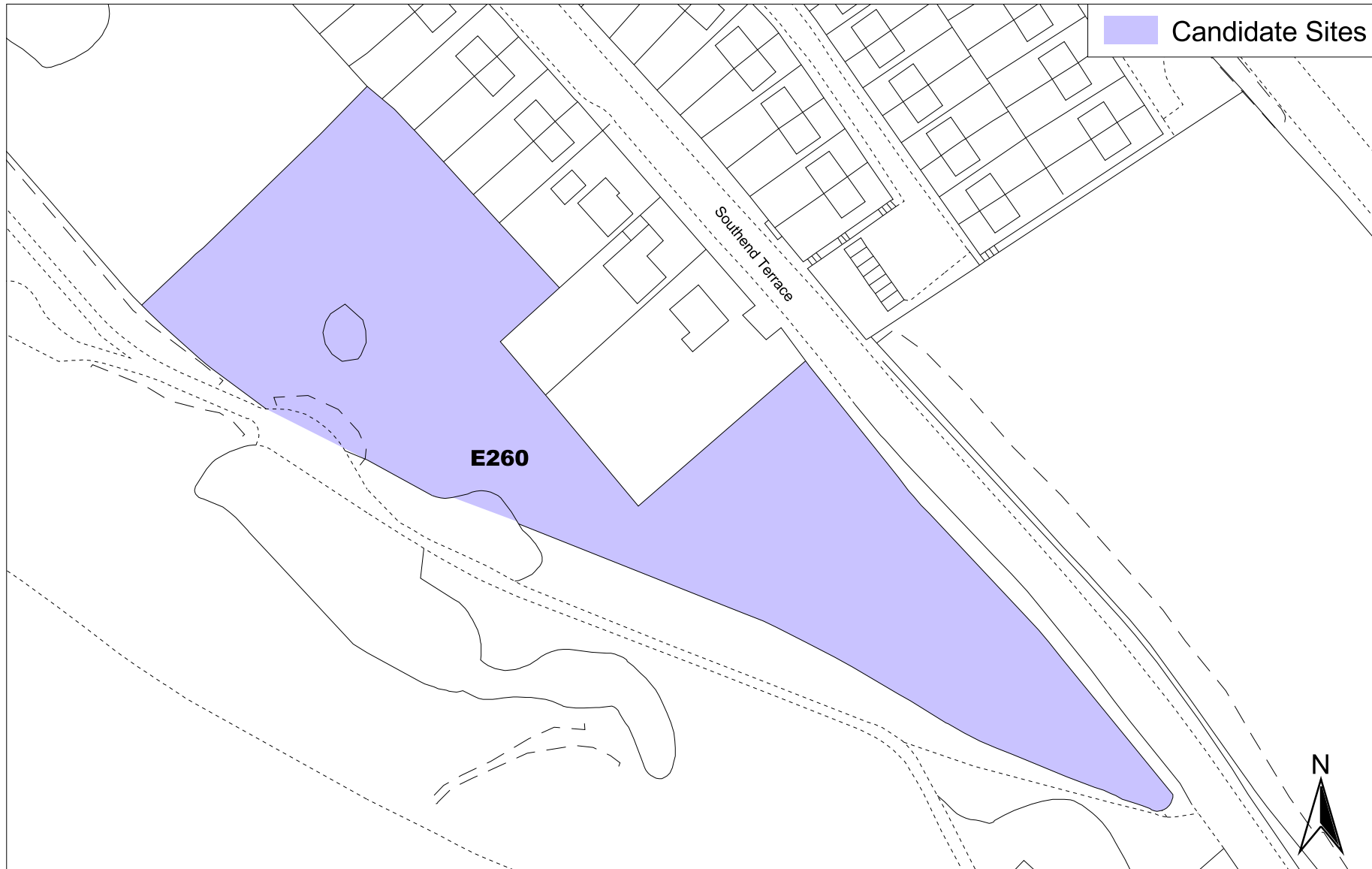
Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites



Pontlottyn Ward - Site Reference - E260



0 20 40 60 80 Meters

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