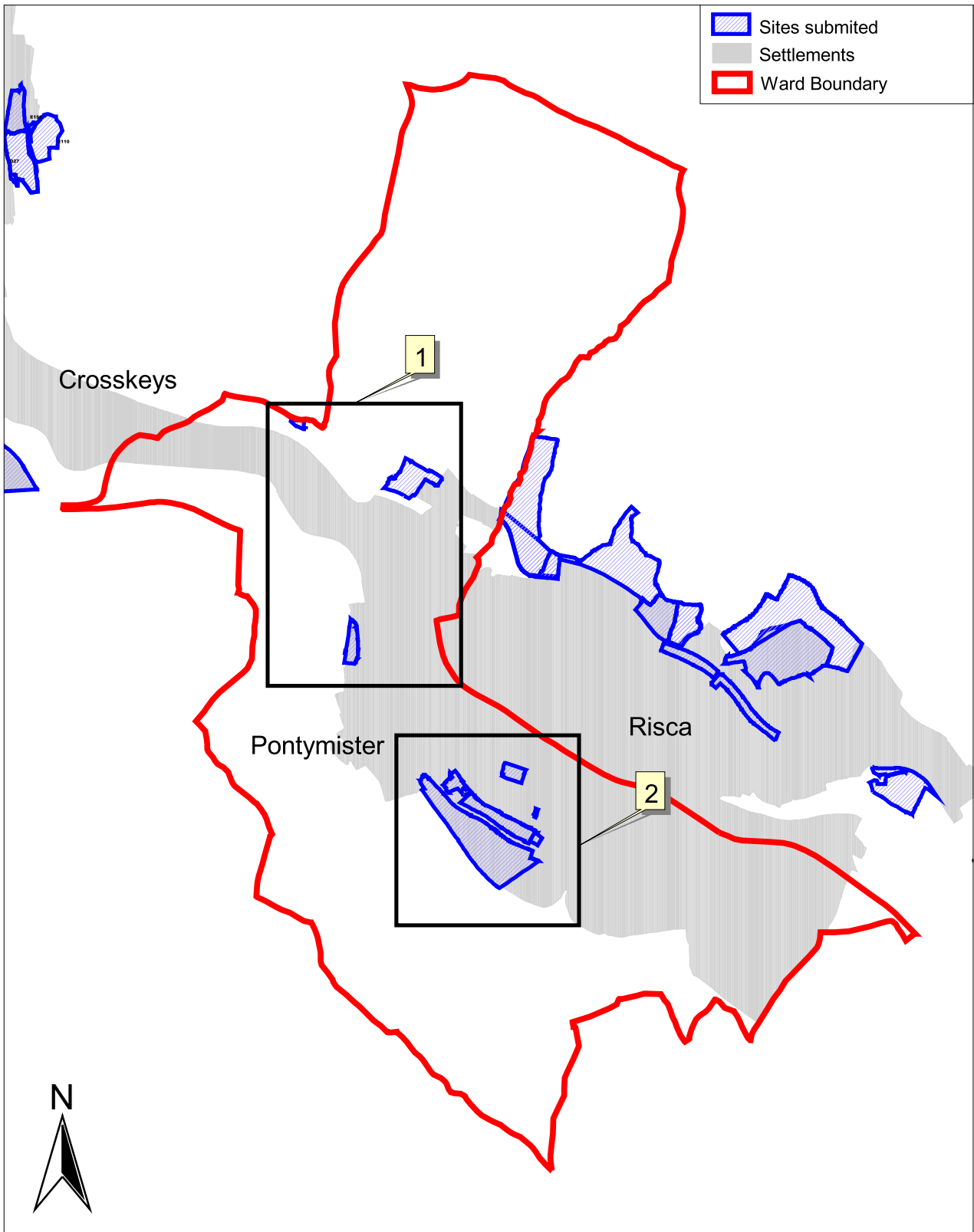


Caerphilly County Borough Local Development Plan Candidate Sites

Risca West Ward - Overview Plan



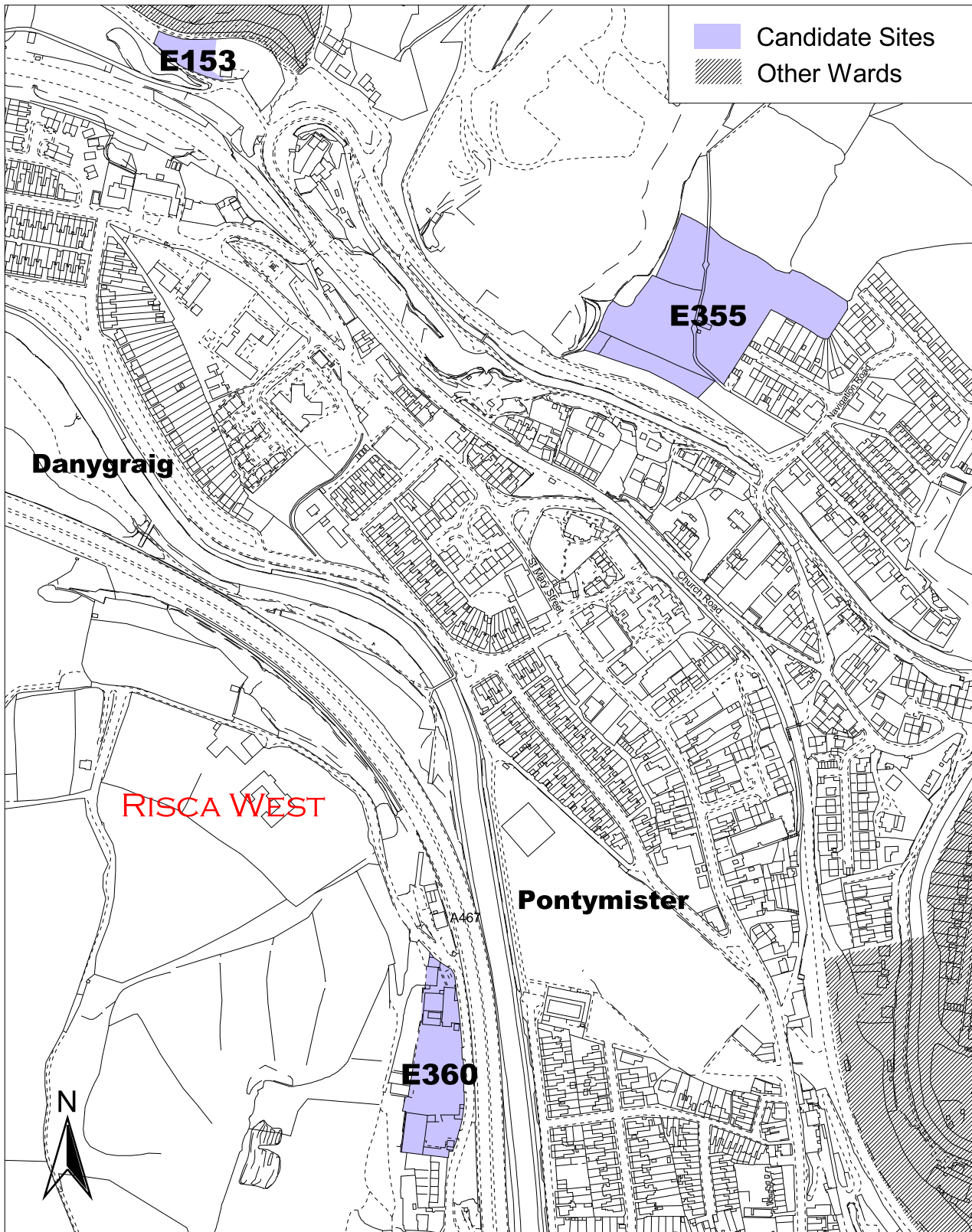
Last updated 28th of March 2007

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

Atgynhychwyd o fapiad yr Arolwg Ordnans gyda 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

Risca West Ward - Plan 1 of 2



0 100 200 300 Meters

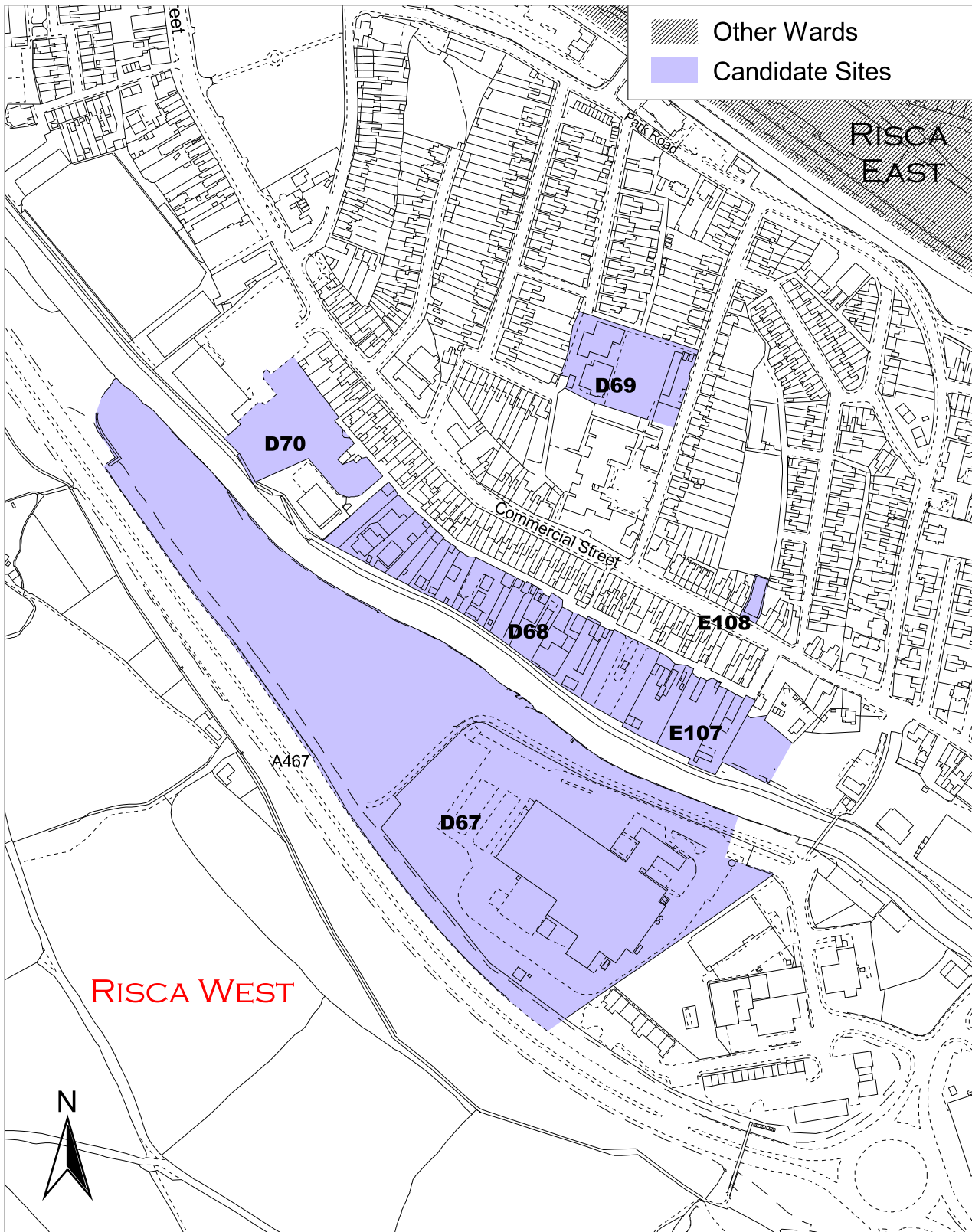
Last updated 28th of March 2007

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

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

Caerphilly County Borough Local Development Plan Candidate Sites

Risca West Ward - Plan 2 of 2



0 50 100 150 200 Meters

Last updated 13th of September 2006

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

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

Provisional LDP Candidate Site Assessment Summary

Site Reference: D67 **Site Description:** The foundry site and land to the north

Settlement: Pontymister **Ward:** Risca West

Planning Preferred Use: 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 the site is suitable, although the undeveloped section to the north west of the site should be retained due to otters, orchids etc. on site.

Highways Conclusions

Site is suitable as easy access is obtainable via good junction, although there is a risk of flooding.

Environmental Health

Additional Comments

Planning application awaiting determination for redevelopment of former Foundry site (excluding industrial units to east)

Is the site acceptable for further consideration? Yes

Justification

Site is suitable, although it should be considered as part of a wider scheme including land on the opposite site of the river.

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

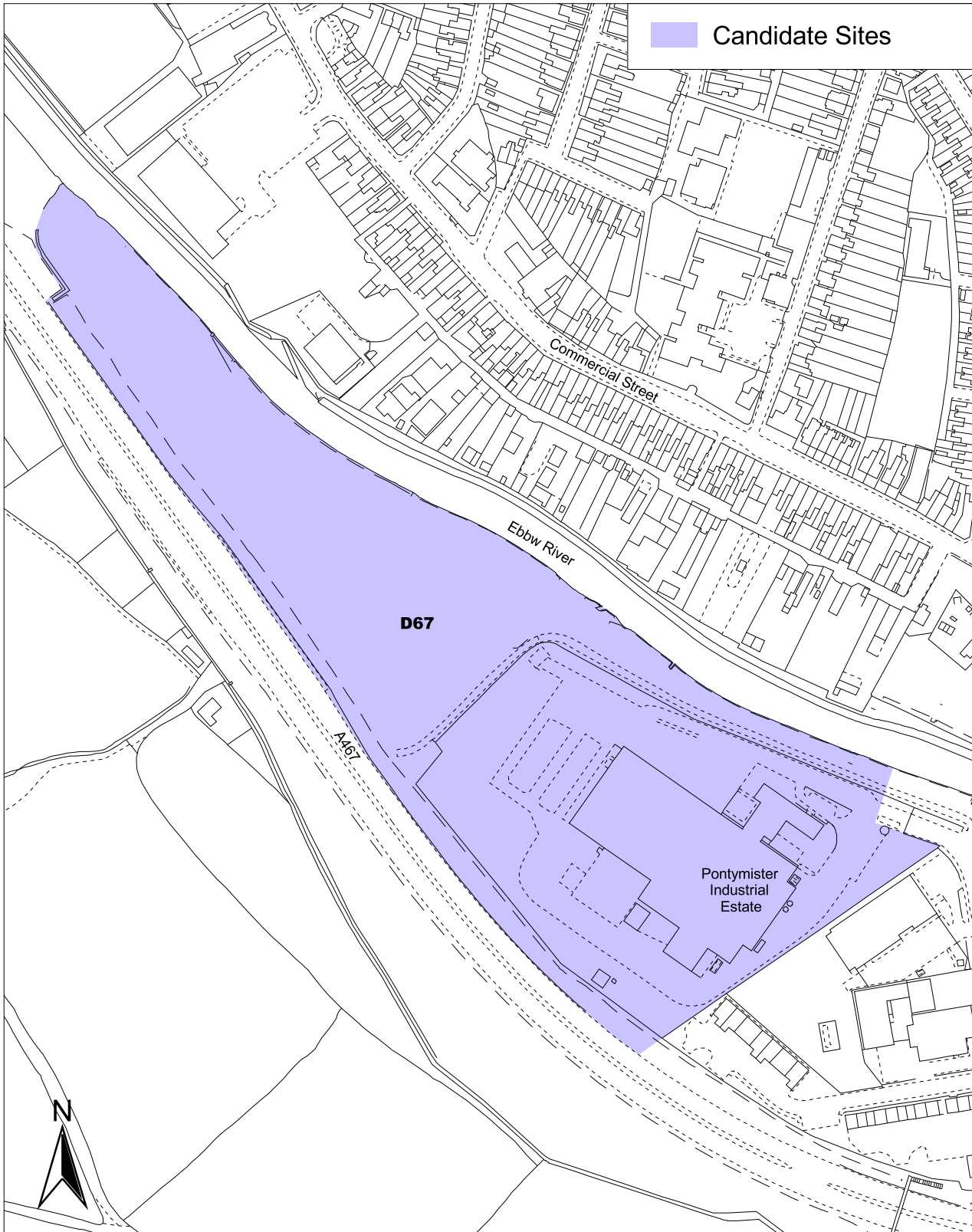
Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites



Risca West Ward - Site Reference - D67



0 50 100 150 Meters

Last updated 27th of November 2006

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

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

Provisional LDP Candidate Site Assessment Summary

Site Reference: D68 **Site Description:** Backland area to the rear of Commercial Street

Settlement: Pontymister **Ward:** Risca West

Planning Preferred Use: Retail/Office/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

Part of site acceptable. Should provide opportunity to establish landscape strip along river corridor. Corridor itself should be enhanced to restore suitable otter habitat.

Highways Conclusions

Not suitable for residential development due to flood risk but retail office mix acceptable. Good access onto Commercial Street could absorb the traffic generated. Access via land to south is acceptable.

Environmental Health

Further Information required - BS4142 noise assessment and ground investigation due to previous use

Additional Comments

Is the site acceptable for further consideration? Yes

Justification

Site is suitable for further consideration, although will be looked at as part of the wider Risca riverside area

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

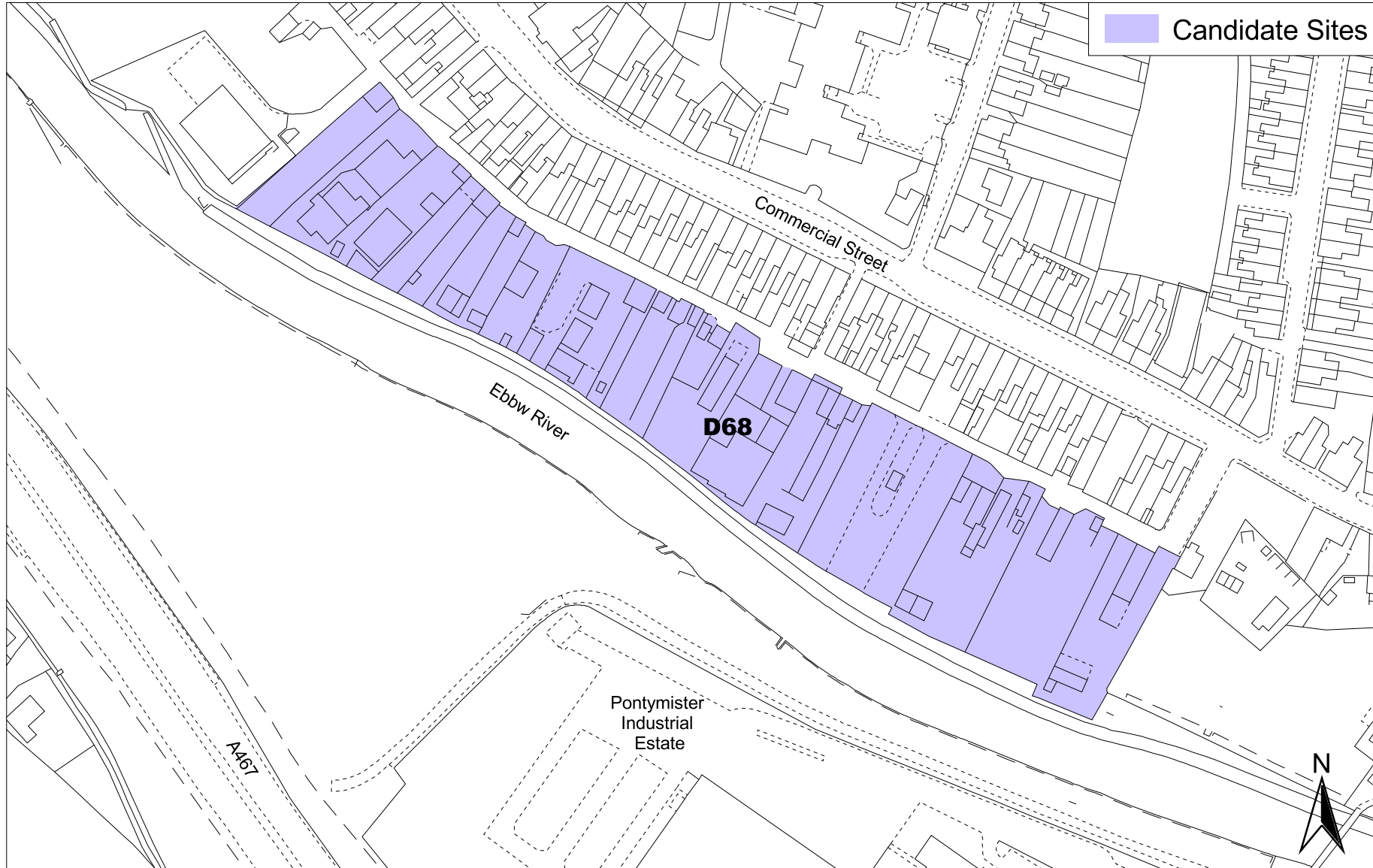
Conformity with components of preferred strategy

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



Risca West Ward - Site Reference - D68



0 20 40 60 80 100 Meters

Last updated 27th of November 2006

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

Provisional LDP Candidate Site Assessment Summary

Site Reference: D69 **Site Description:** Brooklands Road, Council Service Site

Settlement: Pontymister **Ward:** Risca West

Planning Preferred Use: Residential

Small Site **Comment if small site:**

Has the site satisfied the Initial Planning Assessment? Yes

Justification if site has not satisfied the Initial Planning Assessment

Site Assessment Conclusions

Countryside Conclusions

Site suitable. Few landscape or biodiversity constraints, though there is potential for bats/nesting birds to be present. Opportunity for landscape creation as part of any redevelopment of the site.

Highways Conclusions

Site is suitable as traffic generation is likely to be low, although adequate visibility would need to be achieved. Removal of boundary wall may be acceptable.

Environmental Health

Site suitable for intended purpose

Additional Comments

Is the site acceptable for further consideration? Yes

Justification

Site is suitable as it has few constraints and would make a suitable redevelopment in a location well related to the town centre, subject to the relocation of existing facilities.

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

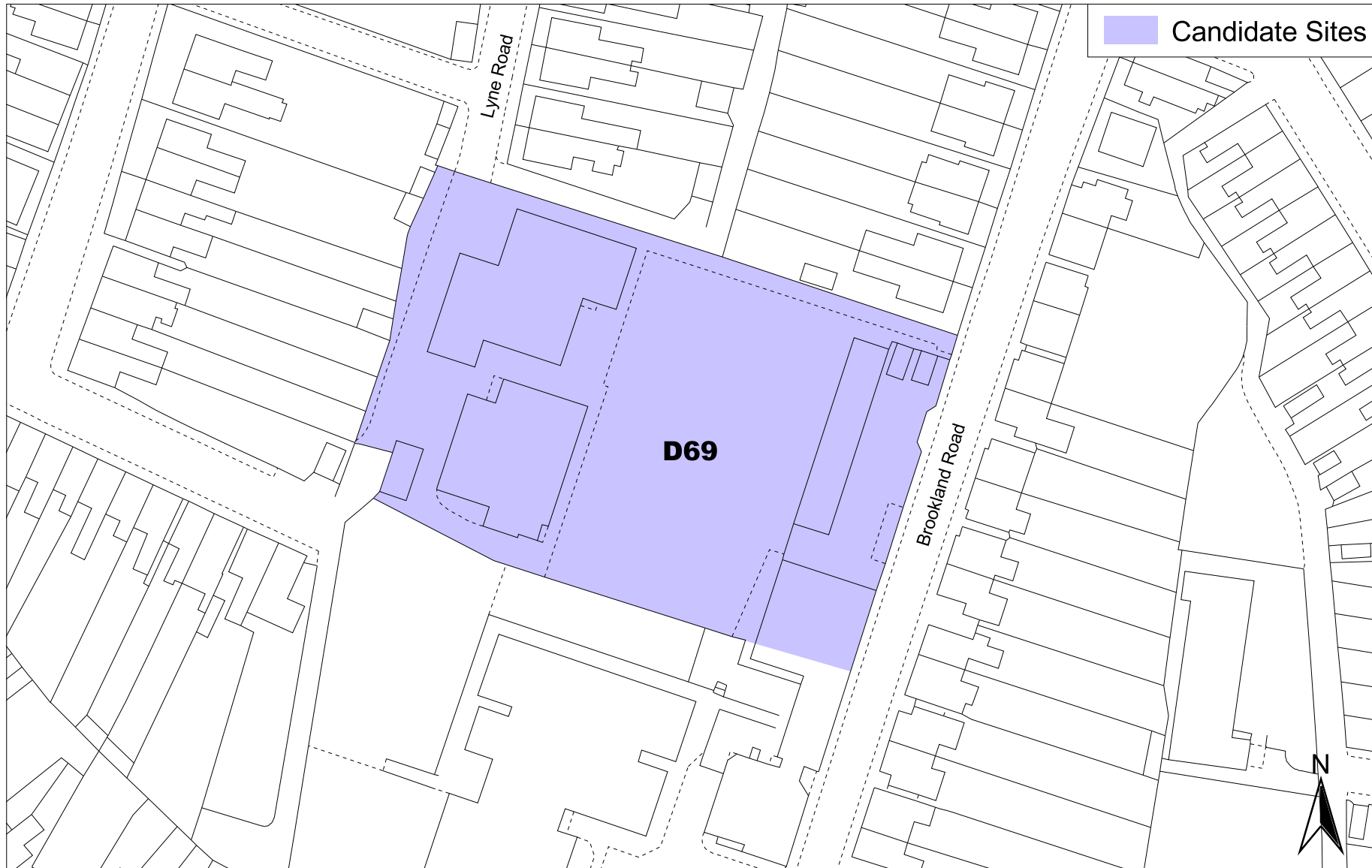
Conformity with components of preferred strategy

Opportunities North	<input checked="" 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 checked="" type="checkbox"/>	Provide Community Facilities	<input checked="" type="checkbox"/>	Limit Countryside Impact	<input checked="" type="checkbox"/>		

Caerphilly County Borough Local Development Plan Candidate Sites



Risca West Ward - Site Reference - D69



0 20 40 60 Meters

Last updated 27th of November 2006

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

Provisional LDP Candidate Site Assessment Summary

Site Reference: D70 **Site Description:** Land adjacent to Lidl

Settlement: Risca **Ward:** Risca West

Planning Preferred Use: Retail/Office/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

Part of site suitable - riverside corridor may be required subject to surveys.

Highways Conclusions

Suitable - access via Lidl car park is only viable option.

Environmental Health

Further Information required - BS4142 noise assessment and ground investigation due to old infilled stream

Additional Comments

Needs to be considered within Risca wider development framework.

Is the site acceptable for further consideration? Yes

Justification

Acceptable in its own right, although will need to be considered as part of the wider redevelopment scheme for Risca

Subject to the results of the following:

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

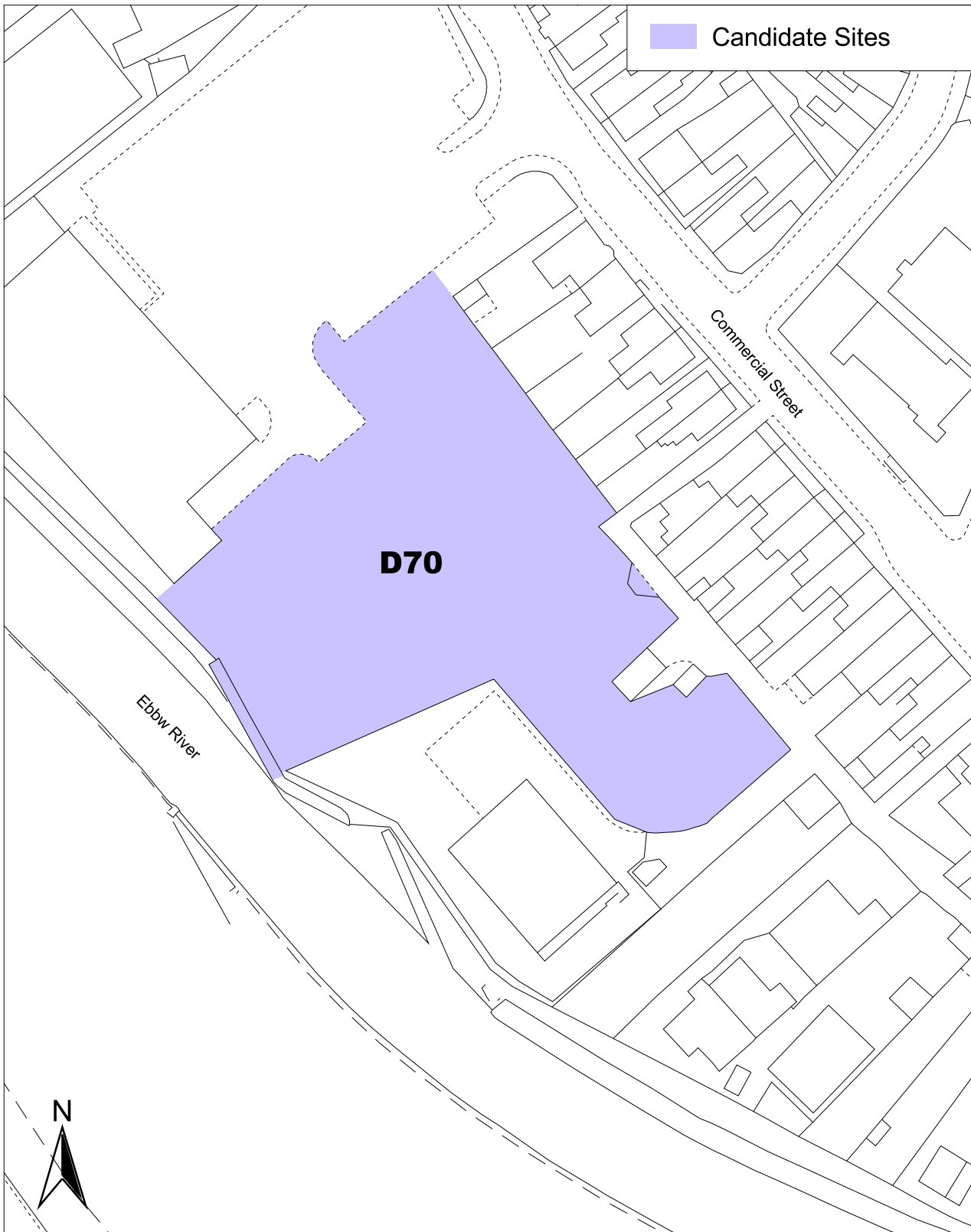
Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites



Risca West Ward - Site Reference - D70



0 10 20 30 40 50 Meters

Last updated 27th of November 2006

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

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

Provisional LDP Candidate Site Assessment Summary

Site Reference: E107 **Site Description:** The Old Gasworks

Settlement: Pontymister **Ward:** Risca West

Planning Preferred Use:

Small Site **Comment if small site:** Too small - within settlement

Has the site satisfied the Initial Planning Assessment? Not Assessed

Justification if site has not satisfied the Initial Planning Assessment

Site Assessment Conclusions

Countryside Conclusions

Highways Conclusions

Environmental Health

Additional Comments

Is the site acceptable for further consideration?

Justification

Subject to the results of the following:

Accordance with Strategies

None UDP Urban Containment
Sustainable Growth Preferred Strategy

Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites



Risca West Ward - Site Reference - E107



0 10 20 30 Meters

Last updated 24th of November 2006

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

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

Provisional LDP Candidate Site Assessment Summary

Site Reference: E108 **Site Description:** Salvation Army Hall, Commercial Street

Settlement: Pontymister **Ward:** Risca West

Planning Preferred Use:

Small Site **Comment if small site:** Too small - within settlement

Has the site satisfied the Initial Planning Assessment? Not Assessed

Justification if site has not satisfied the Initial Planning Assessment

Site Assessment Conclusions

Countryside Conclusions

Highways Conclusions

Environmental Health

Additional Comments

Is the site acceptable for further consideration?

Justification

Subject to the results of the following:

Accordance with Strategies

None UDP Urban Containment
Sustainable Growth Preferred Strategy

Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites



Risca West Ward - Site Reference - E108



0 5 10 15 Meters

Last updated 24th of November 2006

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

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

Provisional LDP Candidate Site Assessment Summary

Site Reference: E153 **Site Description:** Land at 24-26 Darran Road

Settlement: Risca **Ward:** Risca West

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

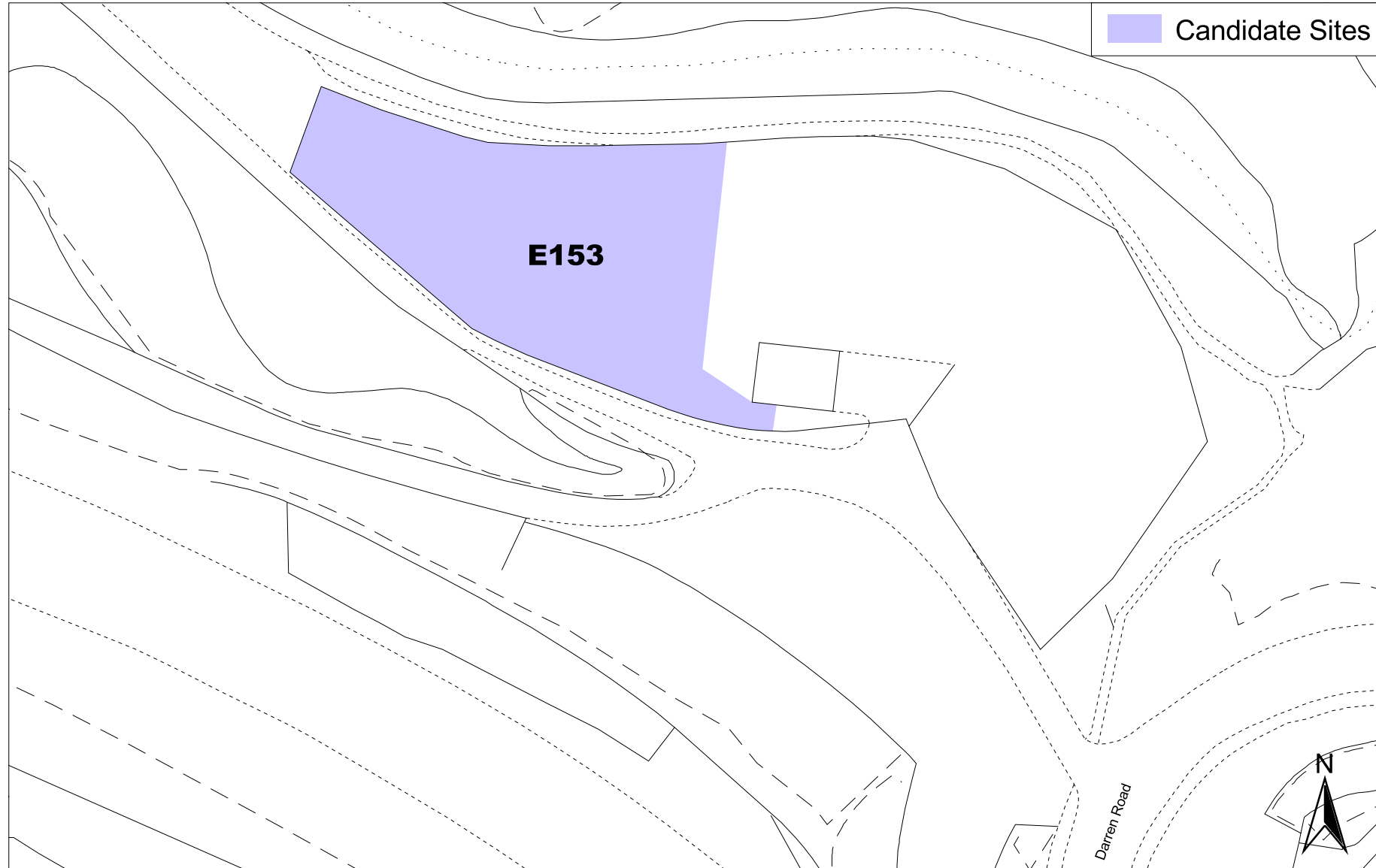
Conformity with components of preferred strategy

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



Risca West Ward - Site Reference - E153



0 10 20 30 40 50 Meters

Last updated 24th of November 2006

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

Provisional LDP Candidate Site Assessment Summary

Site Reference: E355 **Site Description:** Land to the west of Fernlea

Settlement: Risca **Ward:** Risca West

Planning Preferred Use: Residential

Small Site **Comment if small site:**

Has the site satisfied the Initial Planning Assessment? Yes

Justification if site has not satisfied the Initial Planning Assessment

Site Assessment Conclusions

Countryside Conclusions

Part of site suitable. Boundary should be amended to exclude woodland and hedgerows to enable their retention, or they should be indentified within site allocation as constraints to development.

Highways Conclusions

Suitable, using access off Navigation Road. Land acquisition necessary to provide this.

Environmental Health

Additional Comments

Is the site acceptable for further consideration? Yes

Justification

Site is a suitable extension to Fernlea subject to 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, dormouse).

Accordance with Strategies

None UDP Urban Containment
Sustainable Growth Preferred Strategy

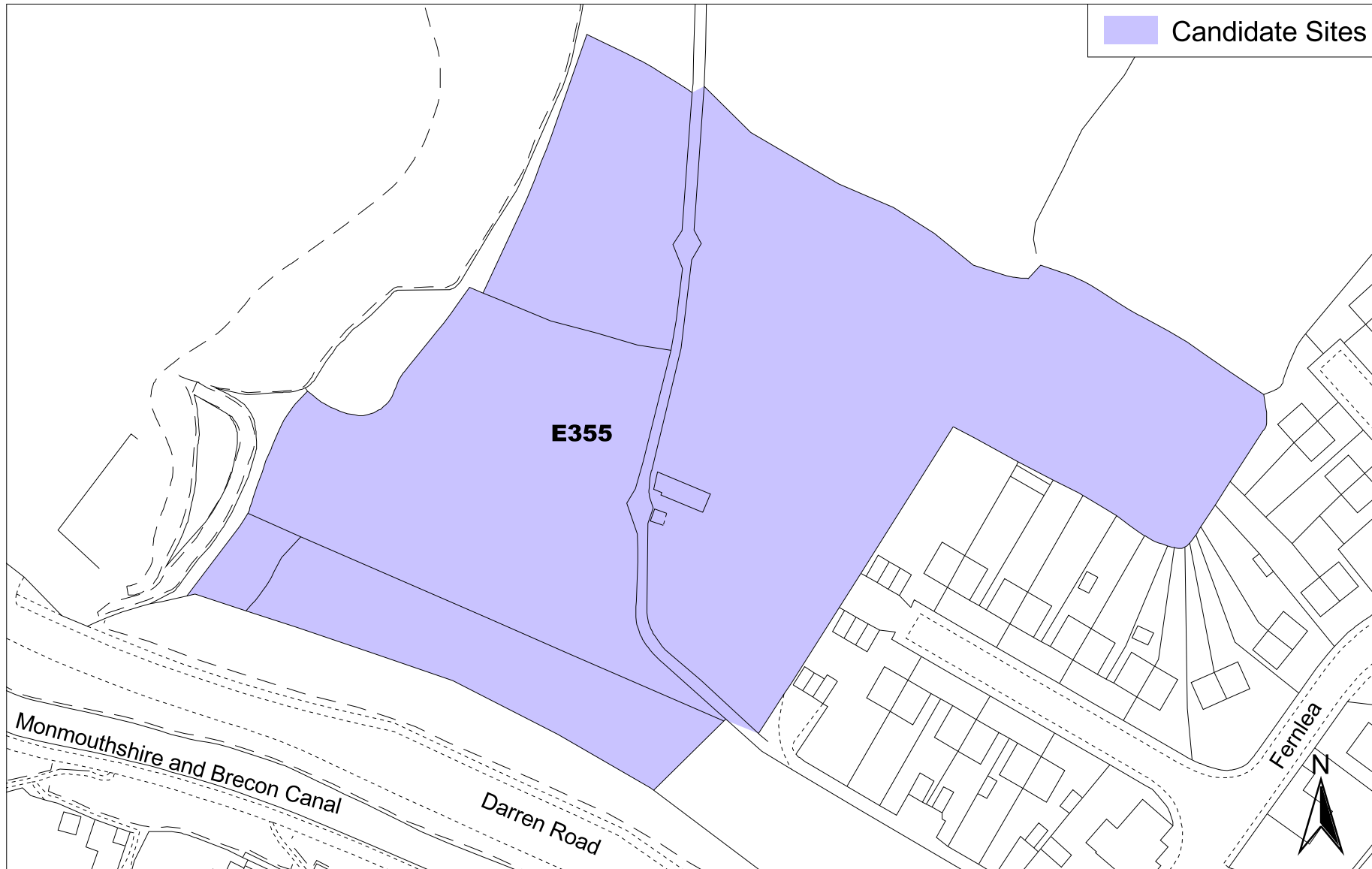
Conformity with components of preferred strategy

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



Risca West Ward - Site Reference - E355



0 10 20 30 40 50 Meters

Last updated 24th of November 2006

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

Provisional LDP Candidate Site Assessment Summary

Site Reference: E360 **Site Description:** Land at Danygraig Works

Settlement: Risca **Ward:** Risca West

Planning Preferred Use: Residential

Small Site **Comment if small site:**

Has the site satisfied the Initial Planning Assessment? Yes

Justification if site has not satisfied the Initial Planning Assessment

Site Assessment Conclusions

Countryside Conclusions

Site suitable. Boundary should either be amended to exclude woodland, or identified as constraint to dev't. Wooded buffer between site and adjacent SINC (subject to review) should be maintained. Potential for bat roosts in existing buildings.

Highways Conclusions

Site is suitable for residential development subject to removal of boundary wall to improve visibility.

Environmental Health

Further Information required - TAN 11 noise assessment for traffic noise and ground investigation for contaminated land.

Additional Comments

Is the site acceptable for further consideration? Yes

Justification

Site is suitable for further consideration as an appropriate after use for the existing brickworks, subject to the 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, dormouse).

Accordance with Strategies

None UDP Urban Containment
Sustainable Growth Preferred Strategy

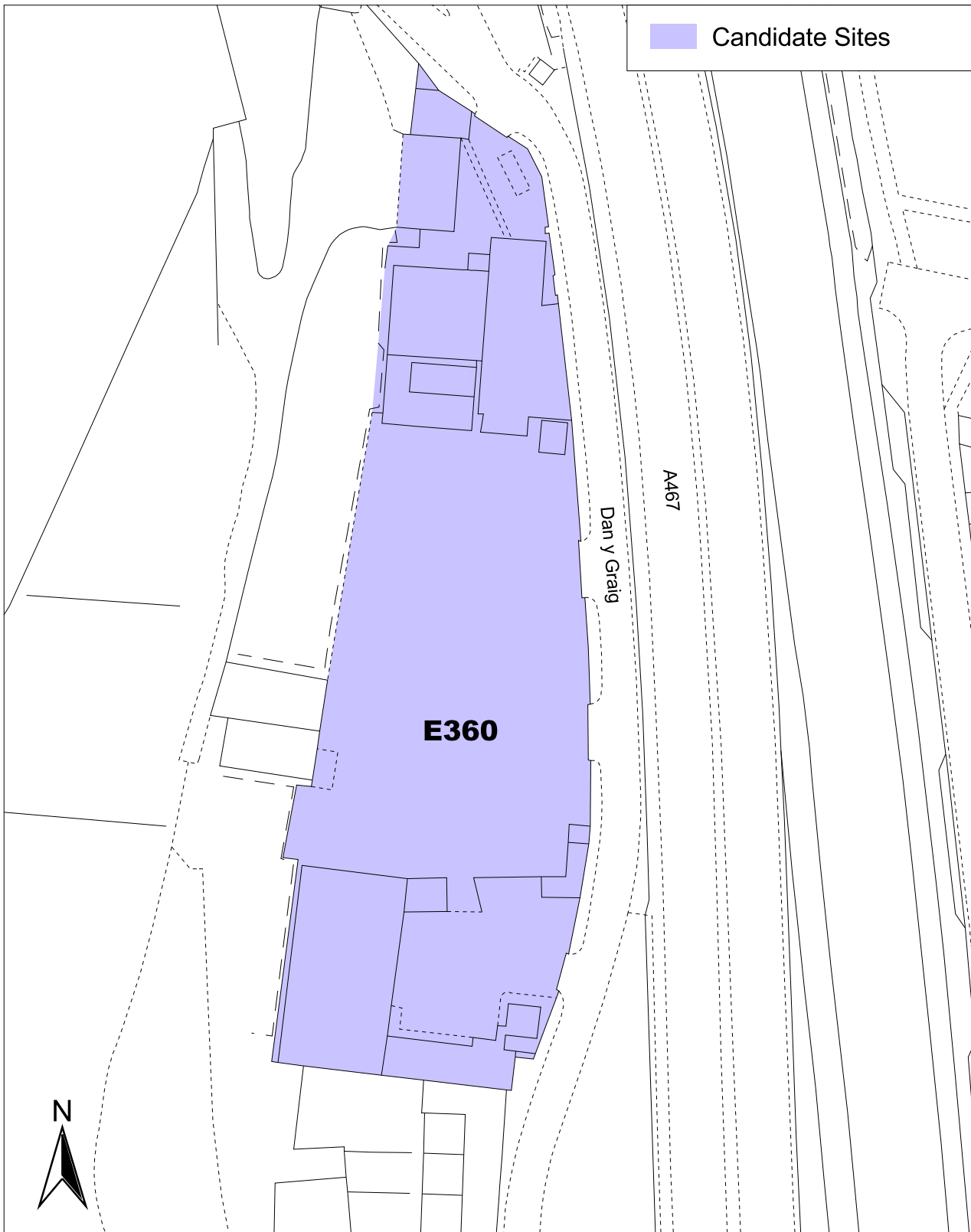
Conformity with components of preferred strategy

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



Risca West Ward - Site Reference - E360



0 10 20 30 40 50 Meters

Last updated 24th of November 2006

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

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