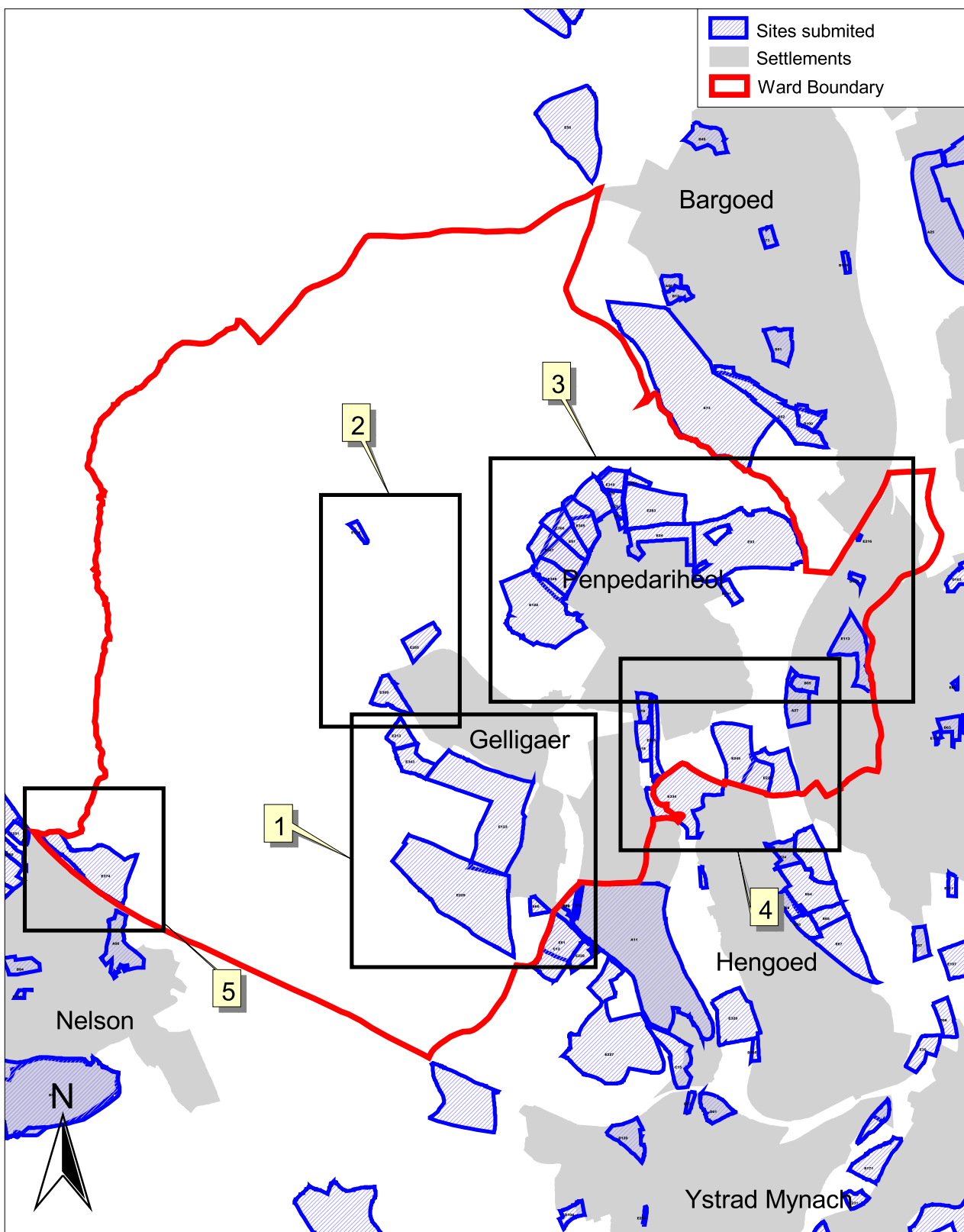


Caerphilly County Borough Local Development Plan Candidate Sites

St Cattwg Ward - Overview Plan



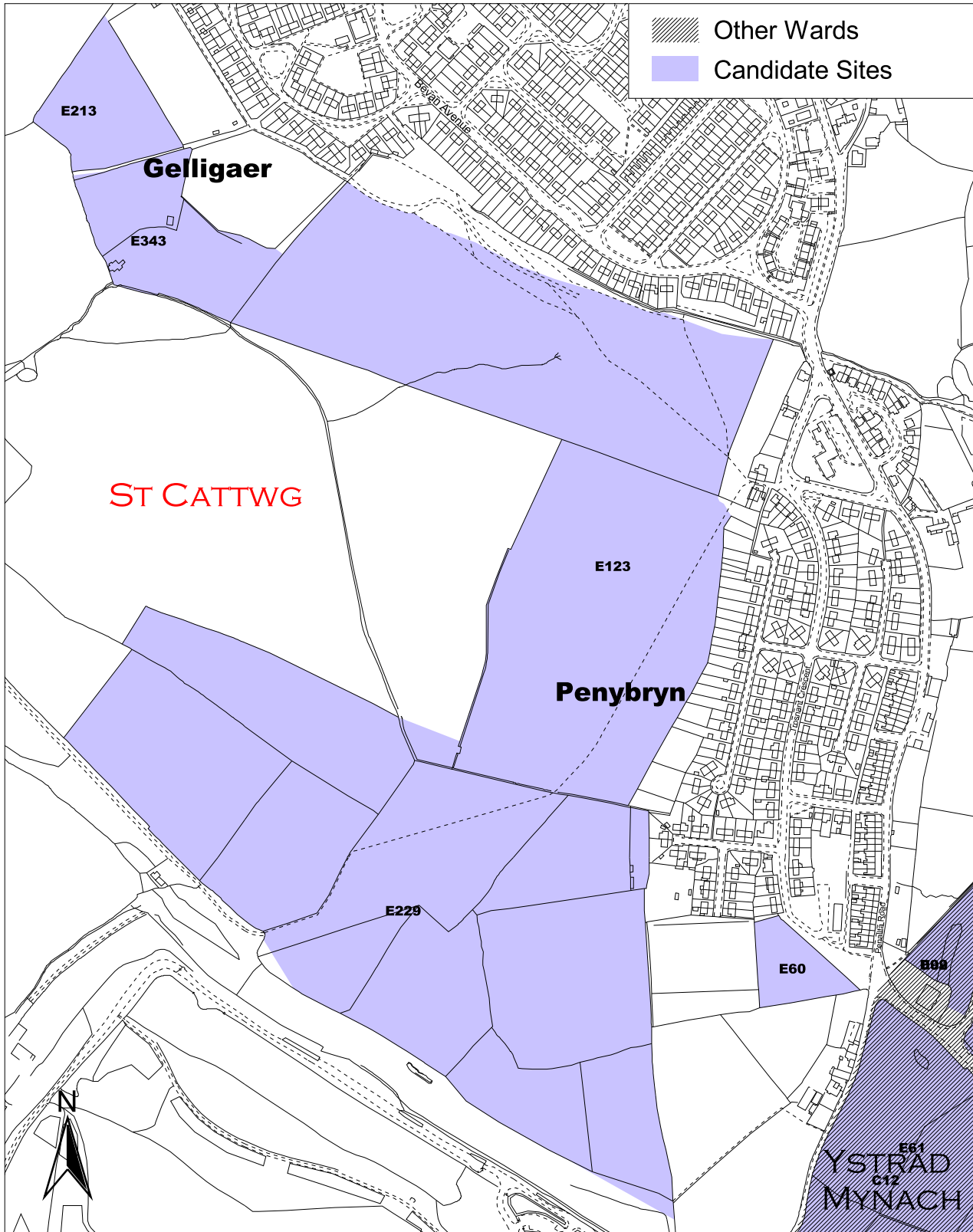
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Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, LA09004L, 2006.

Caerphilly County Borough Local Development Plan Candidate Sites

St Cattwg Ward - Plan 1 of 5



0 50 100 150 200 Meters

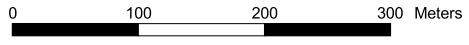
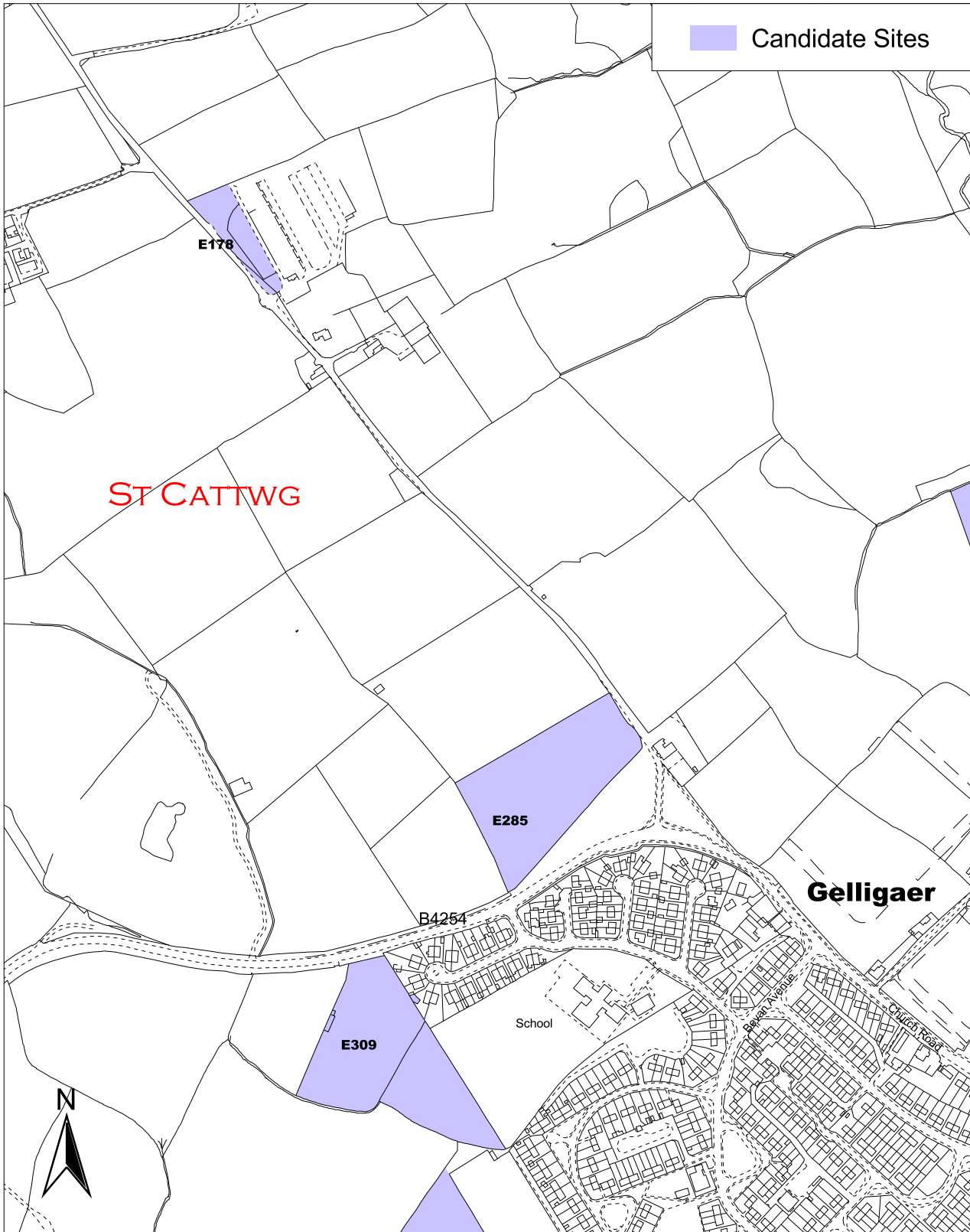
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Gall hyn arwain at eryniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, LA09004L, 2006.

Caerphilly County Borough Local Development Plan Candidate Sites

St Cattwg Ward - Plan 2 of 5



Last updated 13th of September 2006

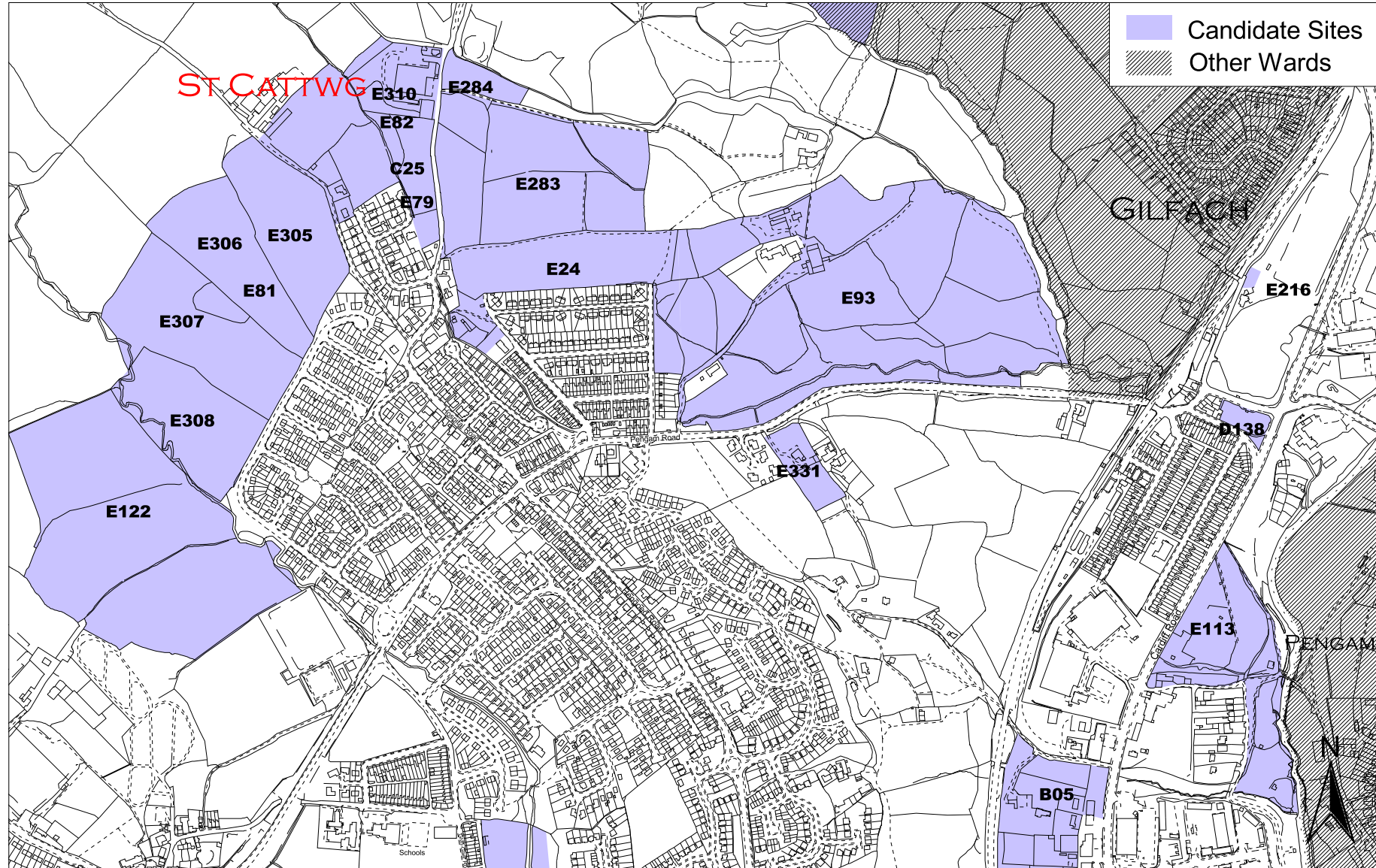
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Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, LA09004L, 2006.

Caerphilly County Borough Local Development Plan Candidate Sites

St Cattwg Ward - Plan 3 of 5



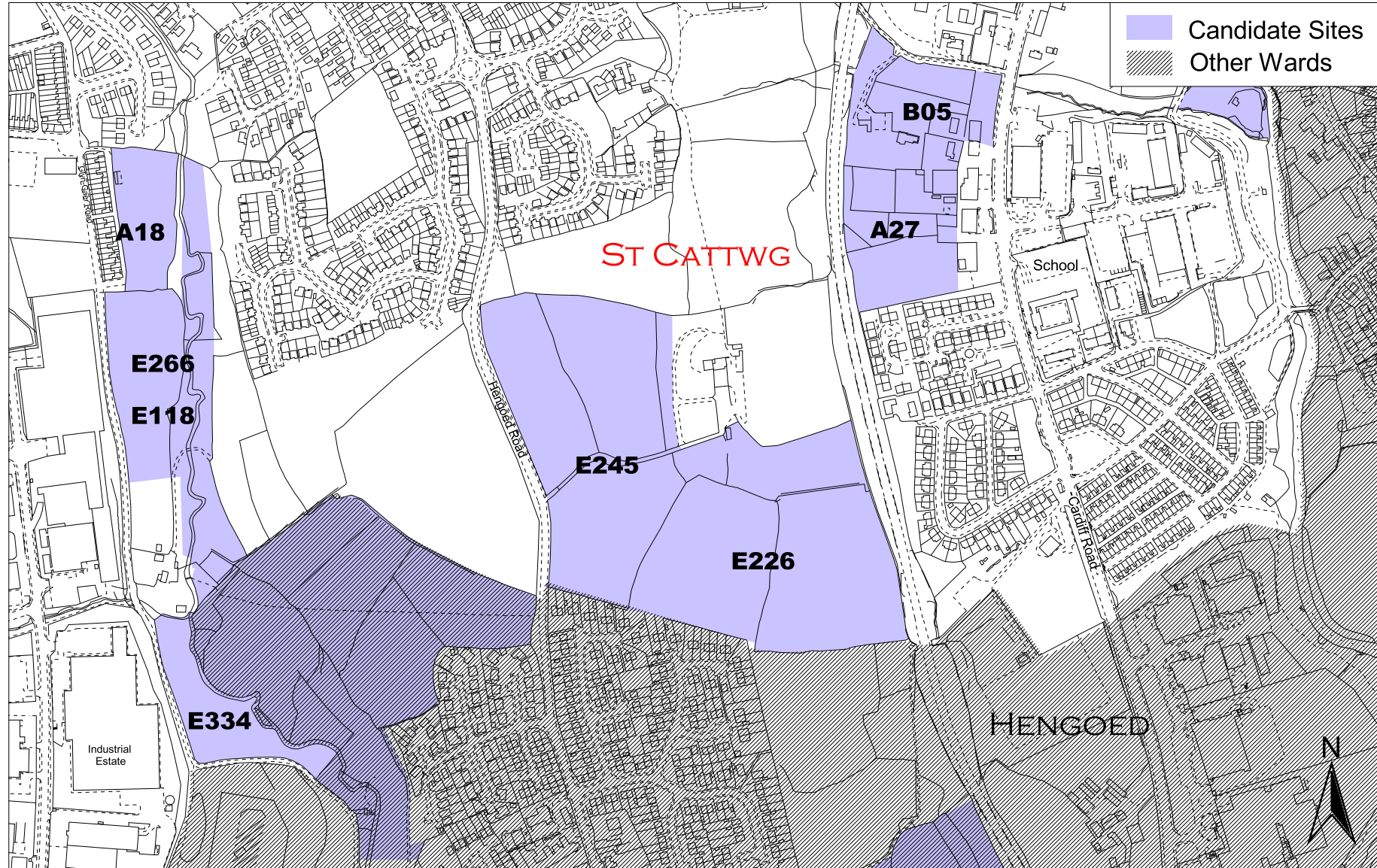
0 100 200 300 400 Meters

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Gall hyn arwain at erlymad neu achos sifil. Cynbor Bwrdeistref Sirol Caerffili, LA09004L, 2006.

Caerphilly County Borough Local Development Plan Candidate Sites

St Cattwg Ward - Plan 4 of 5

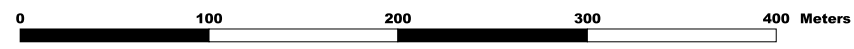
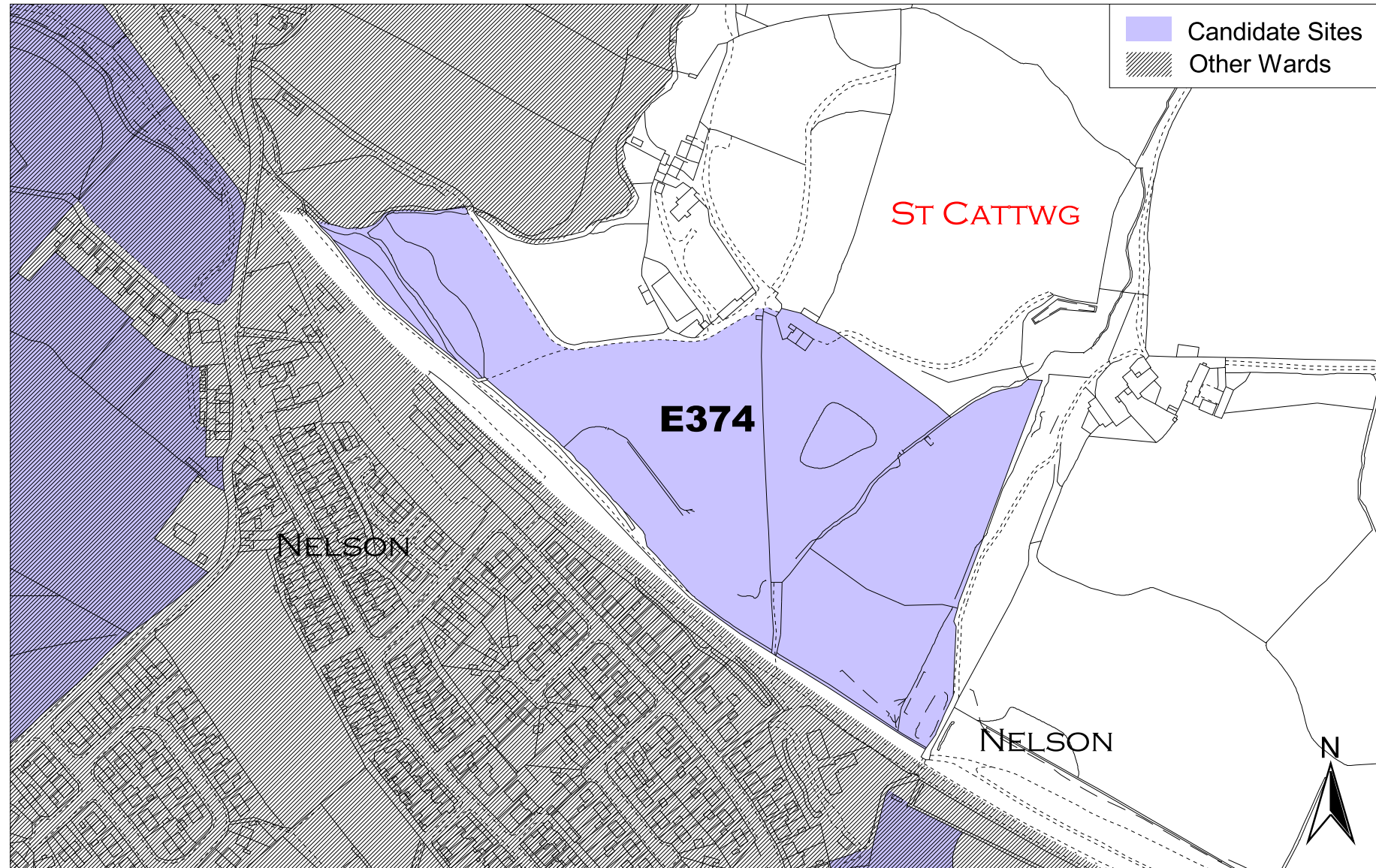


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Gall hyn arwain at erlyniad neu achos sifil. Cynor Bwrdeistref Sirol Caerffili, LA09004L, 2006.

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Caerphilly County Borough Local Development Plan Candidate Sites

St Cattwg Ward - Plan 5 of 5



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

Provisional LDP Candidate Site Assessment Summary

Site Reference: A18 **Site Description:** Land off Oaksend Close

Settlement: Gelligaer

Ward: St Cattwg

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

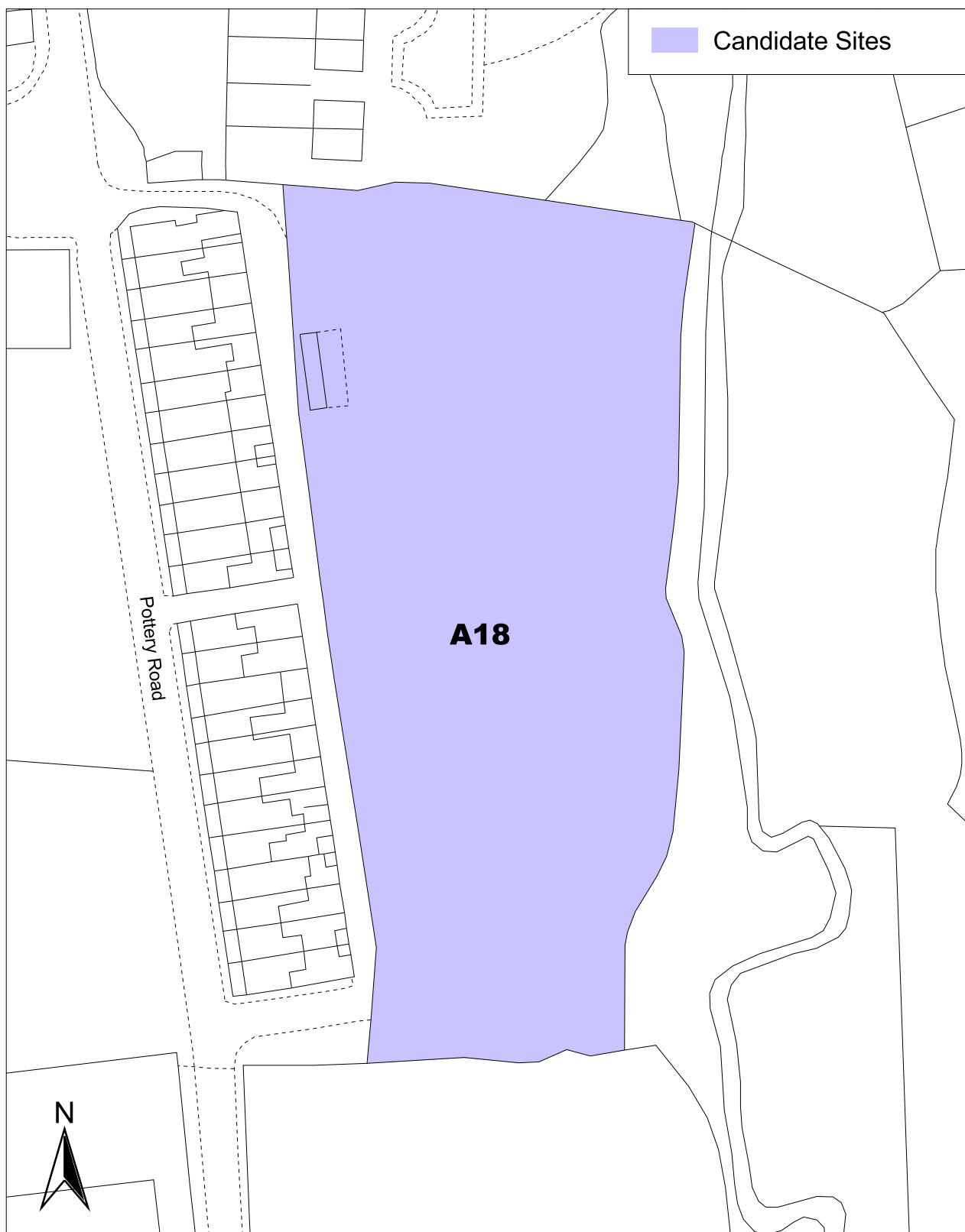
Conformity with components of preferred strategy

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



St Cattwg Ward - Site Reference - A18



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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: A27 **Site Description:** Tir y Berth

Settlement: Hengoed **Ward:** St Cattwg

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 either be amended to exclude woodland/scrub and neutral grassland, or they should be identified as constraints to development within the site allocation.

Highways Conclusions

(DRAFT) Site suitable, subject to land acquisition.

Environmental Health

Additional Comments

See B05

Is the site acceptable for further consideration? Yes

Justification

Site is suitable with few constraints - should be considered alongside B05 and existing units to the east as part of a wider scheme.

Subject to the results of the following:

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

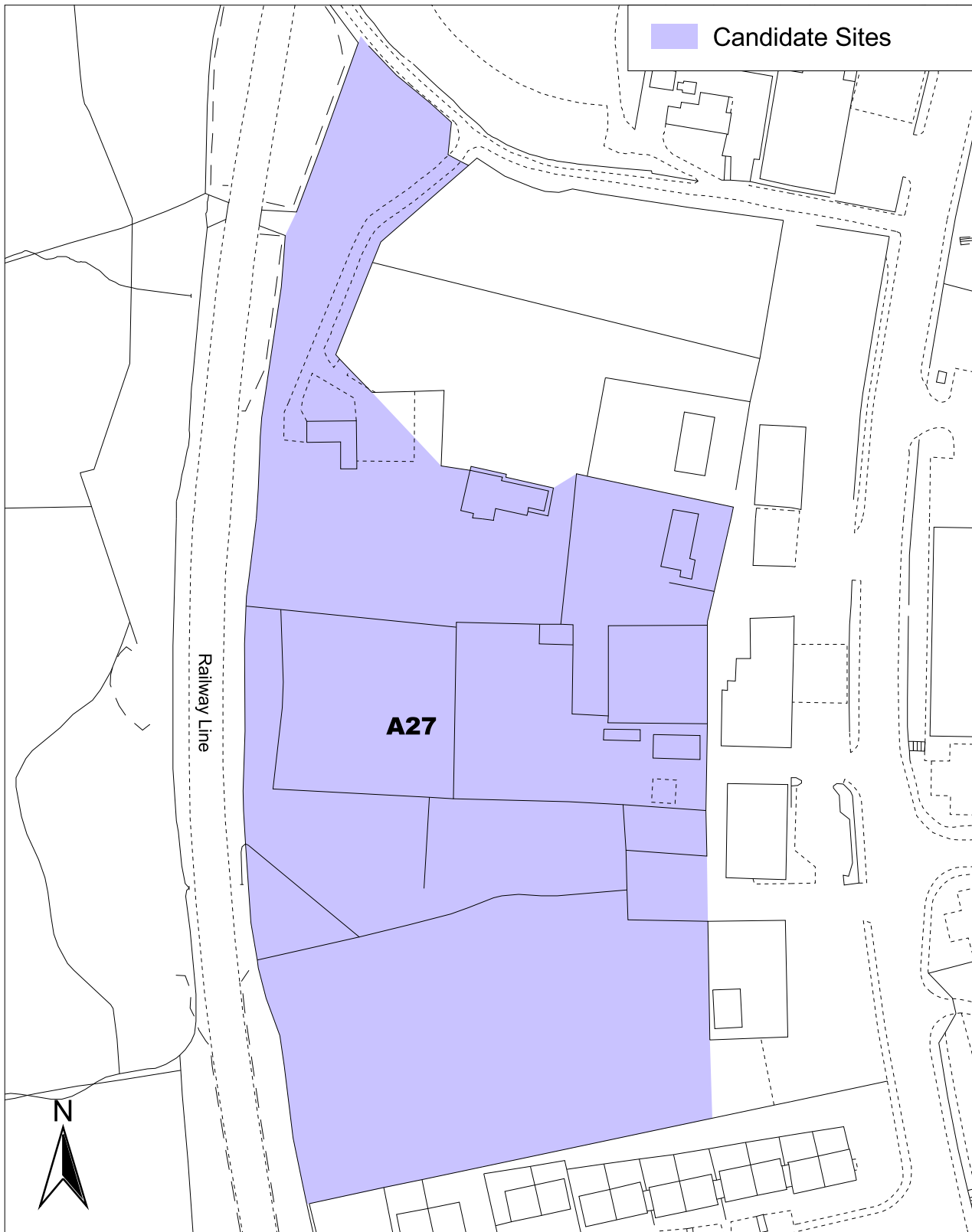
Conformity with components of preferred strategy

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



St Cattwg Ward - Site Reference - A27



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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: B05 **Site Description:** Tir y berth

Settlement: Hengoed **Ward:** St Cattwg

Planning Preferred Use: Residential

Small Site **Comment if small site:**

Has the site satisfied the Initial Planning Assessment? Yes

Justification if site has not satisfied the Initial Planning Assessment

Site Assessment Conclusions

Countryside Conclusions

Acceptable - trees to north should be retained.

Highways Conclusions

New access on northern boundary - would need to improve junction - relatively easy.

Environmental Health

Additional Comments

Is the site acceptable for further consideration? Yes

Justification

Already committed housing site and would offer suitable redevelopment subject to relocation of existing uses. Should be considered together with adjoining site - A27.

Subject to the results of the following:

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

Accordance with Strategies

None UDP Urban Containment
Sustainable Growth Preferred Strategy

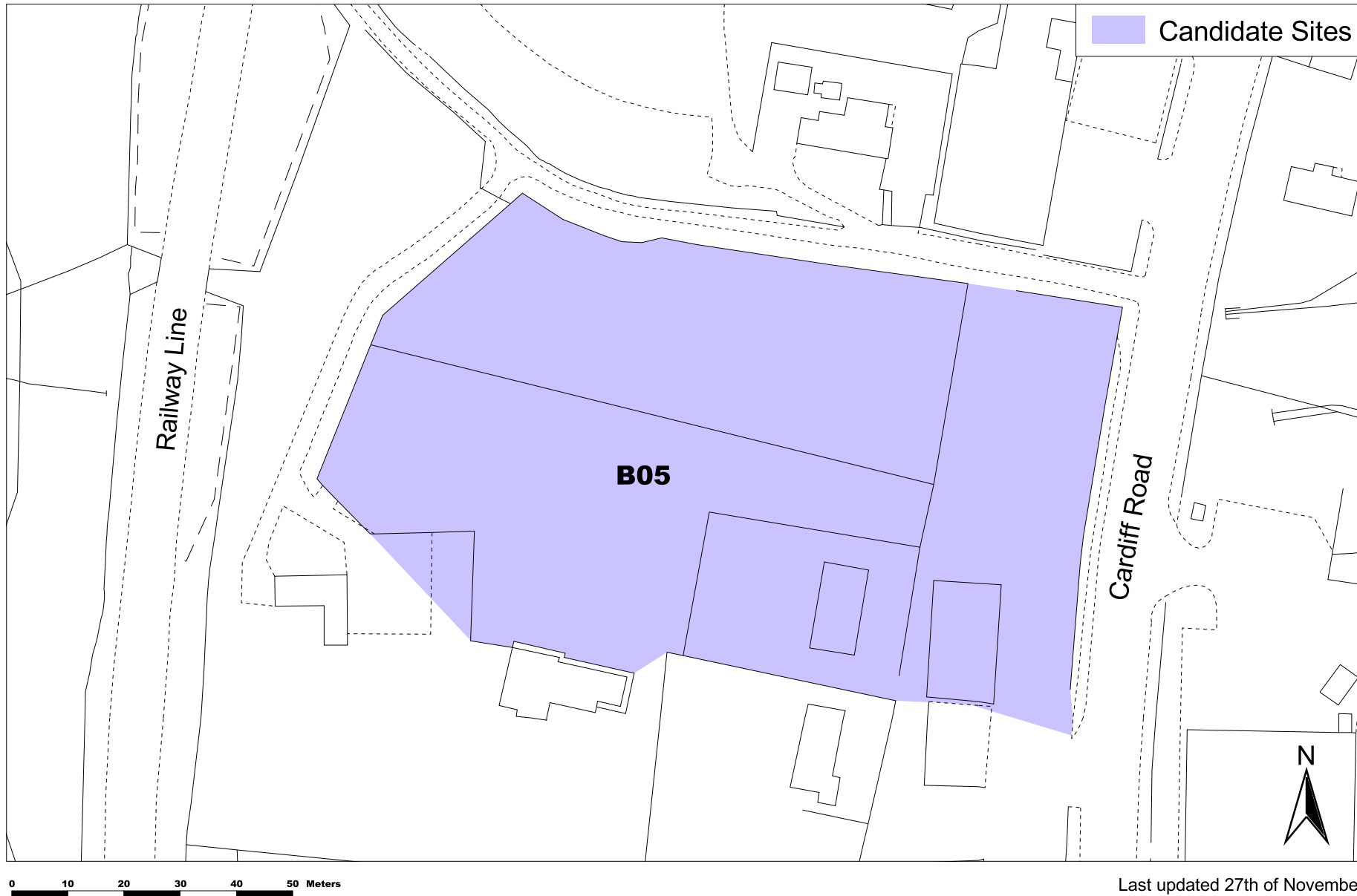
Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites



St Cattwg Ward - Site Reference - B05



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

Last updated 27th of November 2006

Provisional LDP Candidate Site Assessment Summary

Site Reference: C25 **Site Description:** Land at Gwaun Ar Lwyddes Farm

Settlement: Gelligaer **Ward:** St Cattwg

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 would be acceptable - would want trees and hedgerows forming east and west borders to be retained - leaves little land available.

Highways Conclusions

Cannot be accessed unless land can be acquired to south to facilitate road widening.

Environmental Health

Additional Comments

On its own, the site is unacceptable but as part of a wider scheme may be acceptable.

Is the site acceptable for further consideration? Yes

Justification

Access issues - however, access could be resolved dependent on the outcome of another site (Site E81) and should be considered as part of a wider scheme.

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

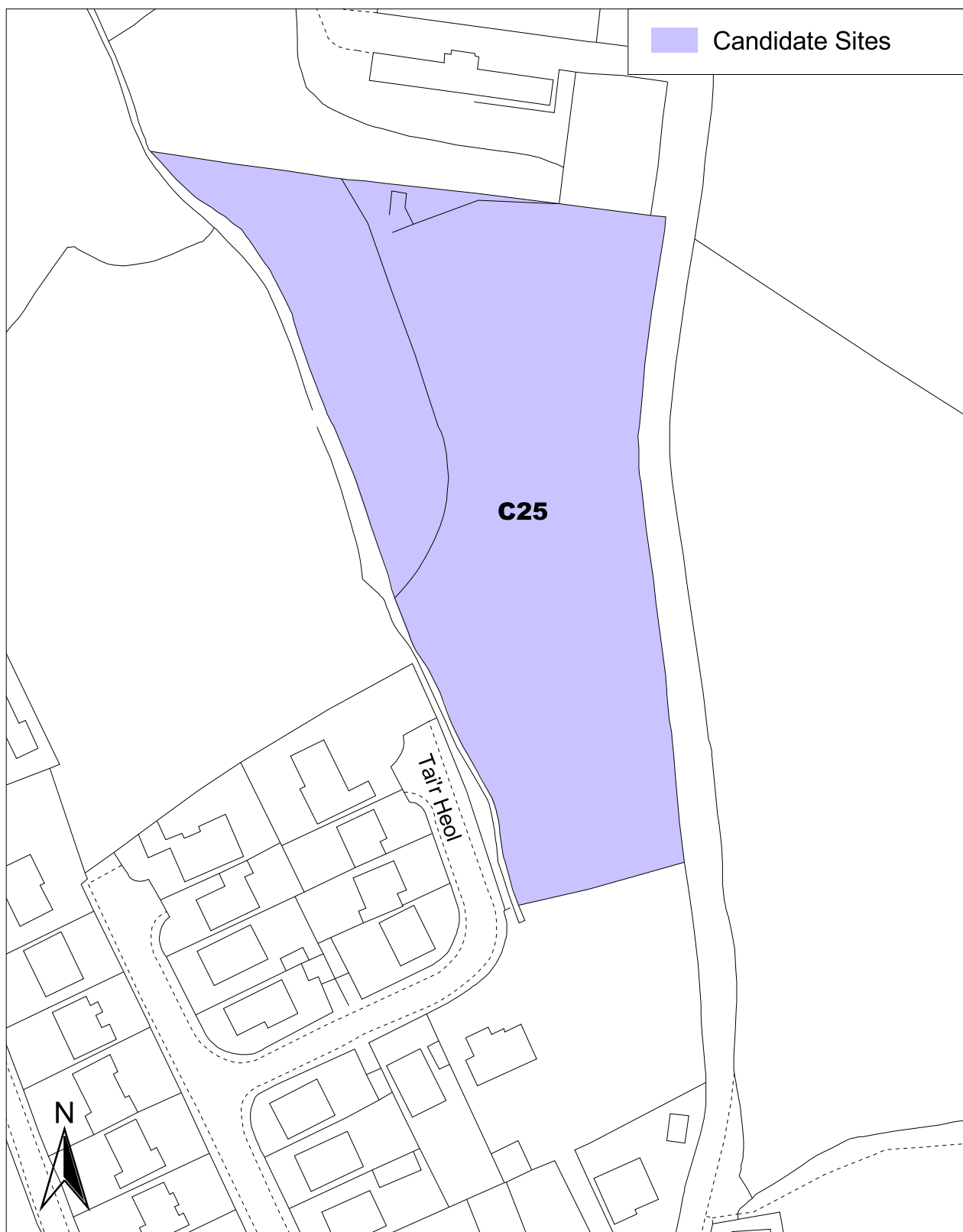
Conformity with components of preferred strategy

Opportunities	<input type="checkbox"/>	Balanced Future	<input 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 type="checkbox"/>
Infrastructure		Facilities		Impact		Function	

Caerphilly County Borough Local Development Plan Candidate Sites



St Cattwg Ward - Site Reference - C25



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: D138 **Site Description:** Former playground at Cardiff Road

Settlement: Glan-y-nant **Ward:** St Cattwg

Planning Preferred Use: 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

Whole of site is acceptable.

Highways Conclusions

Easy access. Large culvert through centre of the site - may restrict development. Culvert in poor condition.

Environmental Health

Further information required - ground contamination investigation

Additional Comments

Is the site acceptable for further consideration? Yes

Justification

Site is suitable for further consideration, although the design of the site will be constrained by the position of the culvert.

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

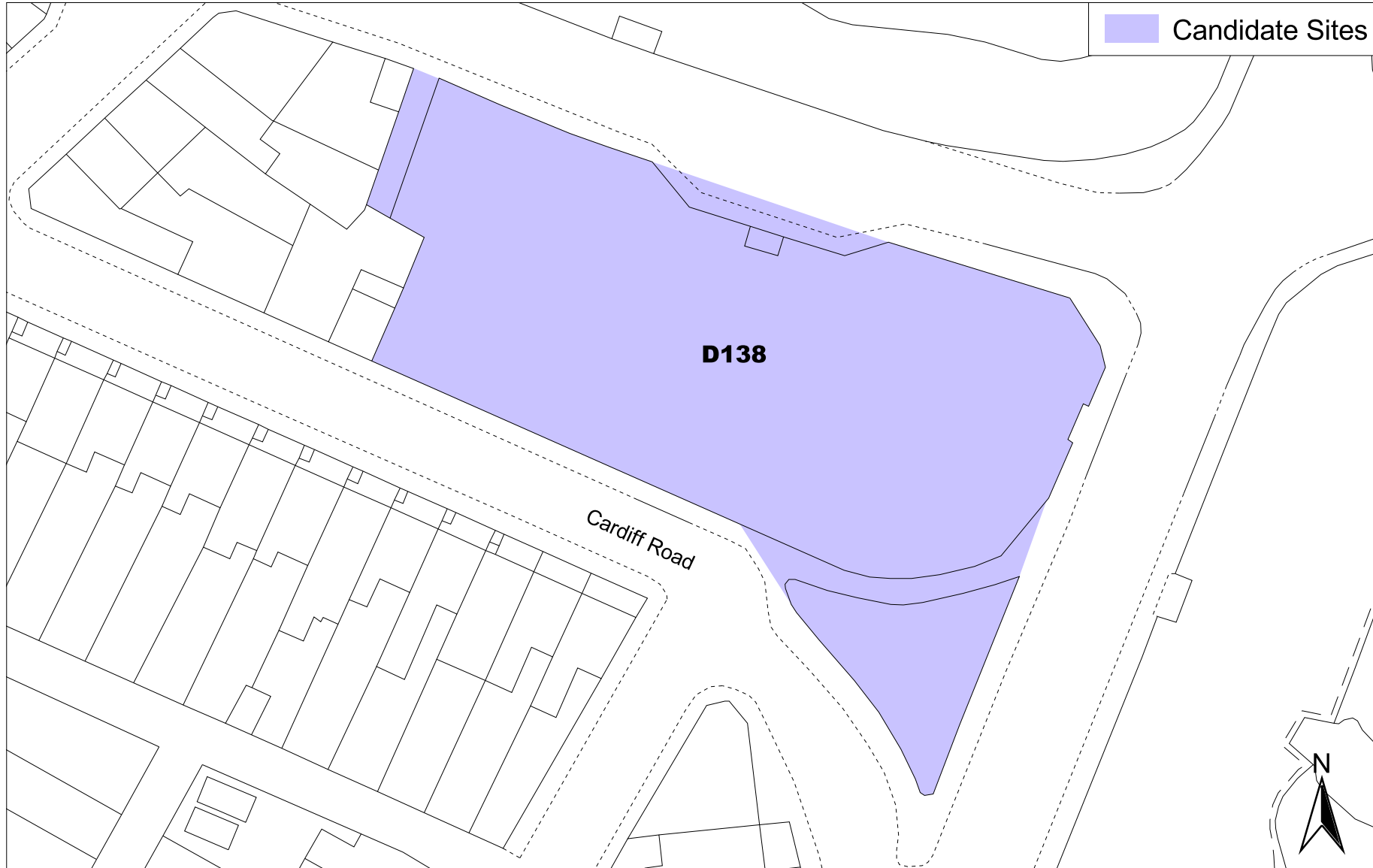
Conformity with components of preferred strategy

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



St Cattwg Ward - Site Reference - D138



0 10 20 30 40 50 Meters

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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: E24 **Site Description:** Land adjacent to Bryncoed Terrace

Settlement: Penpedairheol **Ward:** St Cattwg

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 (with TPOs) and potentially ancient and/or species-rich hedgerows. Opportunity to restore field boundaries such as hedgerows at edges of site. TPO area should be retained.

Highways Conclusions

(DRAFT) Site is suitable. To be accessed off the end of Berllanlwyd Street.

Environmental Health

Site is suitable for intended purpose.

Additional Comments

Is the site acceptable for further consideration? Yes

Justification

Site would form a logical rounding off of the settlement, although boundaries should be amended to exclude the eastern 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, great crested newt).

Accordance with Strategies

None UDP Urban Containment
Sustainable Growth Preferred Strategy

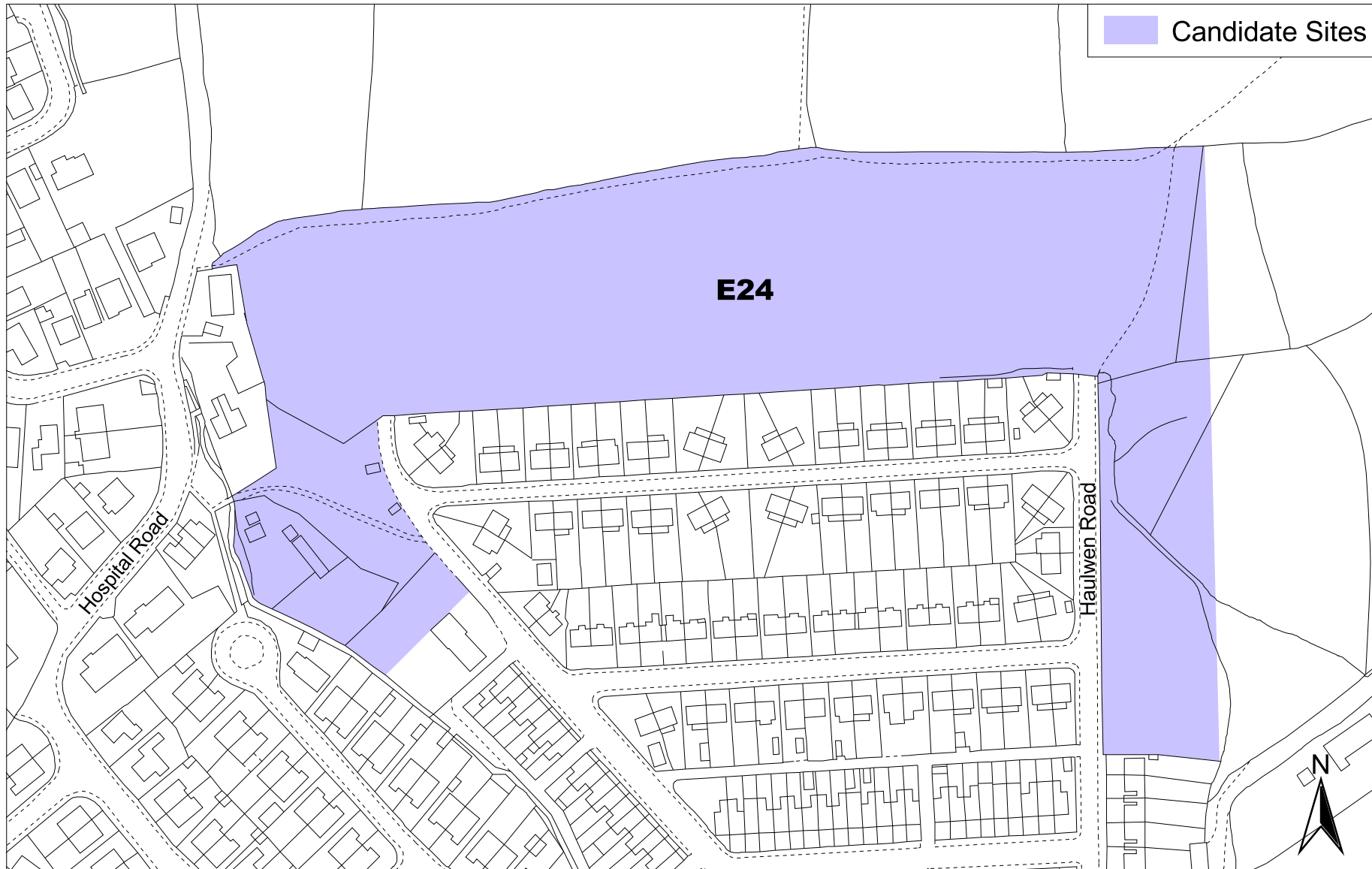
Conformity with components of preferred strategy

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



St Cattwg Ward - Site Reference - E24



0 20 40 60 80 100 Meters

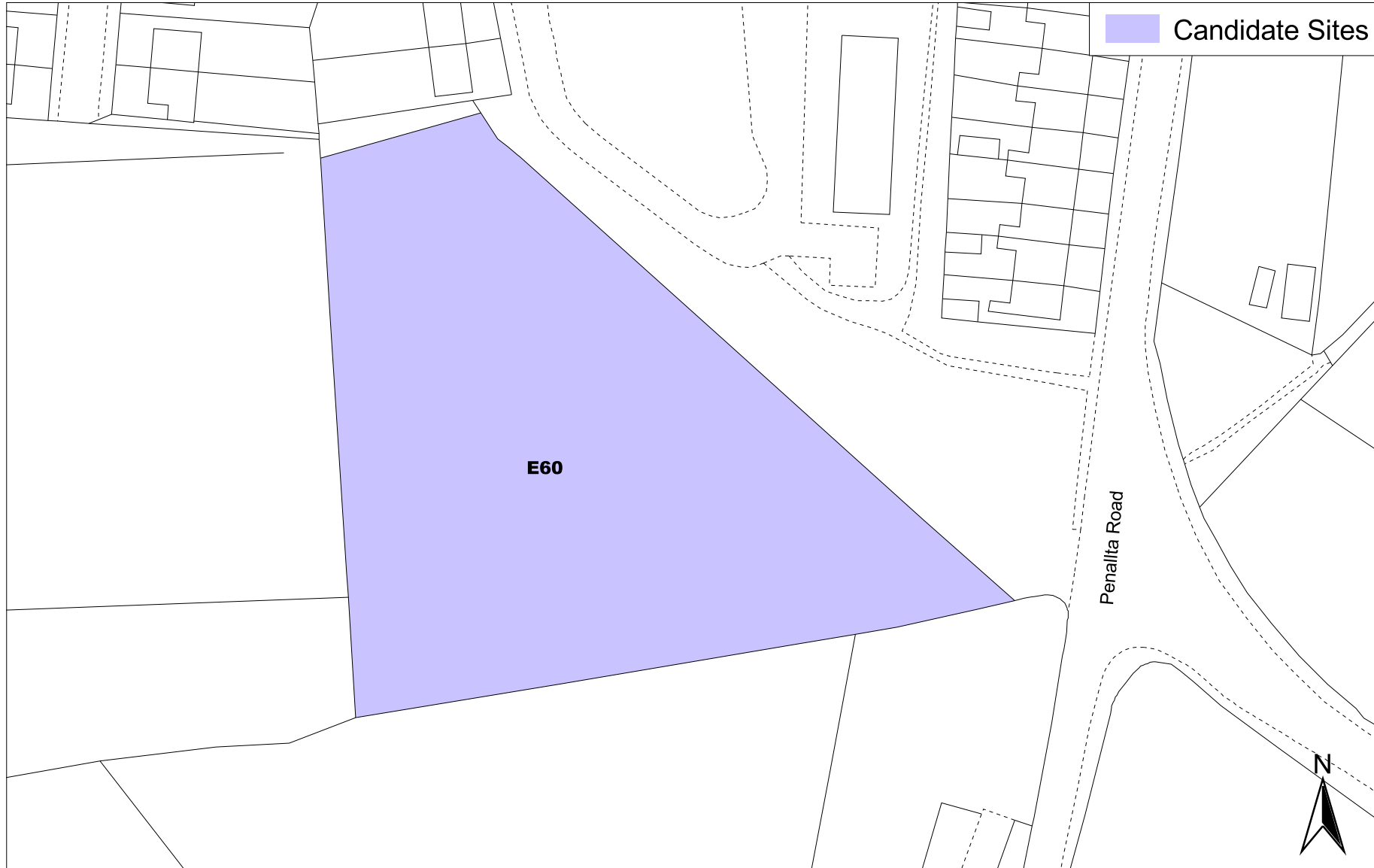
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Gall llyn arwain at enlyniad neu achos sifil. Cyngor Ewrodestraf Srol Caerffili, 100025372, 2006.

Caerphilly County Borough Local Development Plan Candidate Sites



St Cattwg Ward - Site Reference - E60



0 20 40 60 Meters

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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: E79 **Site Description:** Land adjacent to Tai'r Heol and Hospital Road

Settlement: Penpedairheol **Ward:** St Cattwg

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

Should exclude the wildlife corridor.

Highways Conclusions

On its own 8 dwellings might be acceptable of Tair Heol, although should be considered as part of larger site - Hospital Road access.

Environmental Health

Site suitable for intended purpose.

Additional Comments

Very little land available on this site - needs to be looked at in its wider context.

Is the site acceptable for further consideration? Yes

Justification

May be acceptable as part of a wider scheme.

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

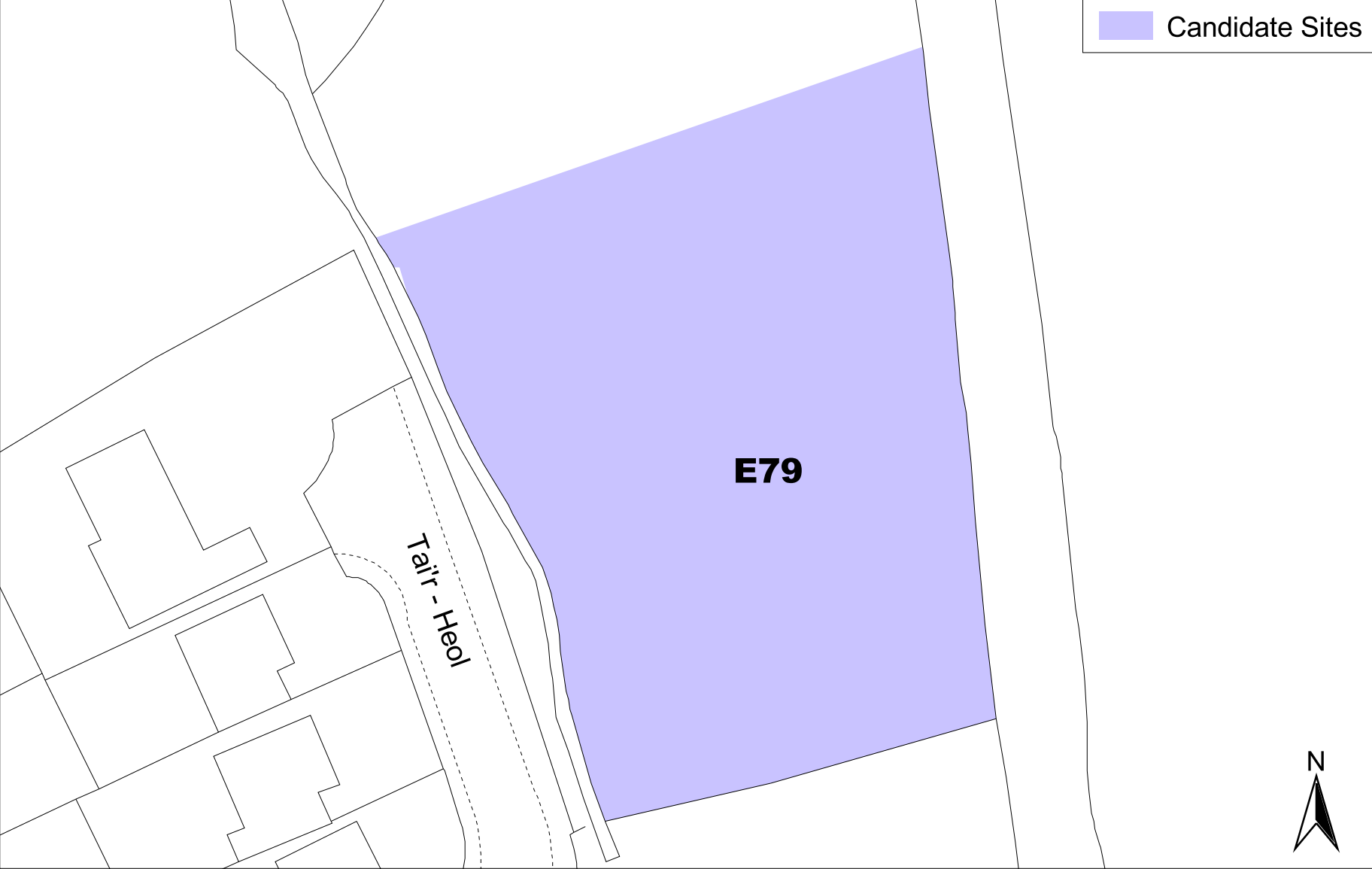
Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites



St Cattwg Ward - Site Reference - E79



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Provisional LDP Candidate Site Assessment Summary

Site Reference: E81 **Site Description:** Rhos-yr-arfa Farm

Settlement: Penpedairheol **Ward:** St Cattwg

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 not suitable. Designated as Historic Park and Garden and SINC (subject to review). Allocation of this site would be considered as encroachment into landscape of high quality.

Highways Conclusions

Partial development of the site is considered suitable for residential development of up to 100 properties. There are a number of potential access points, most of which would require either land acquisition or visibility constraints.

Environmental Health

BS4142 may be required if depot is brought back into use.

Additional Comments

Is the site acceptable for further consideration? No

Justification

Site is not acceptable due to its national landscape designation and importance in terms of biodiversity.

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

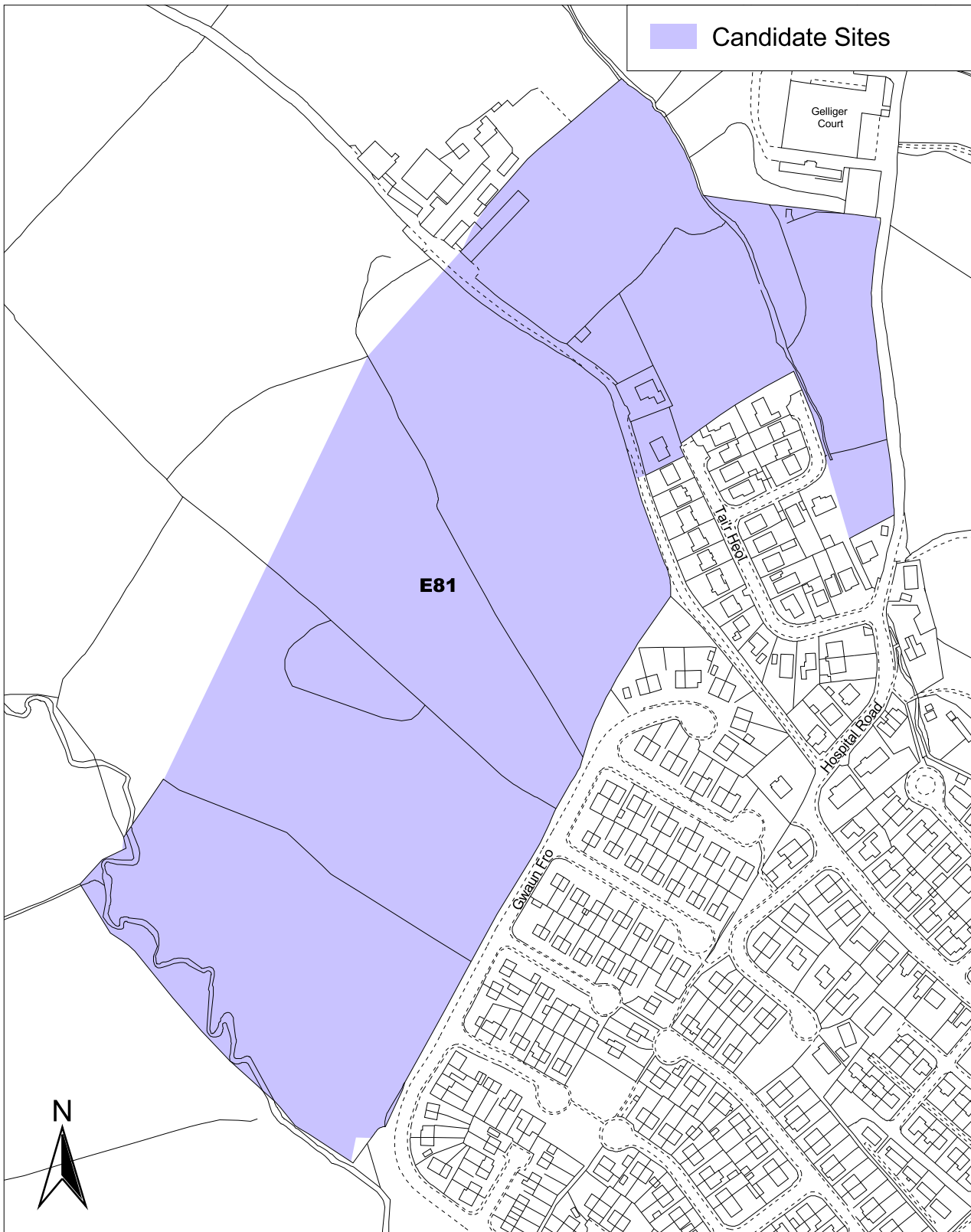
Conformity with components of preferred strategy

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



St Cattwg Ward - Site Reference - E81



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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: E82 **Site Description:** Land at Gelligaer Court

Settlement: Penpedairheol **Ward:** St Cattwg

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 suitable - adjoining a SINC (subject to review) and hedgerow - woodland to be retained. Building will need bat survey.

Highways Conclusions

Not suitable unless land to south can be acquired to facilitate the widening of Hospital Road.

Environmental Health

Further information required - ground contamination investigation - land previously used as hospital

Additional Comments

Same as C25 - need to consider as part of a wider scheme.

Is the site acceptable for further consideration? Yes

Justification

Needs to be considered as part of a wider scheme.

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

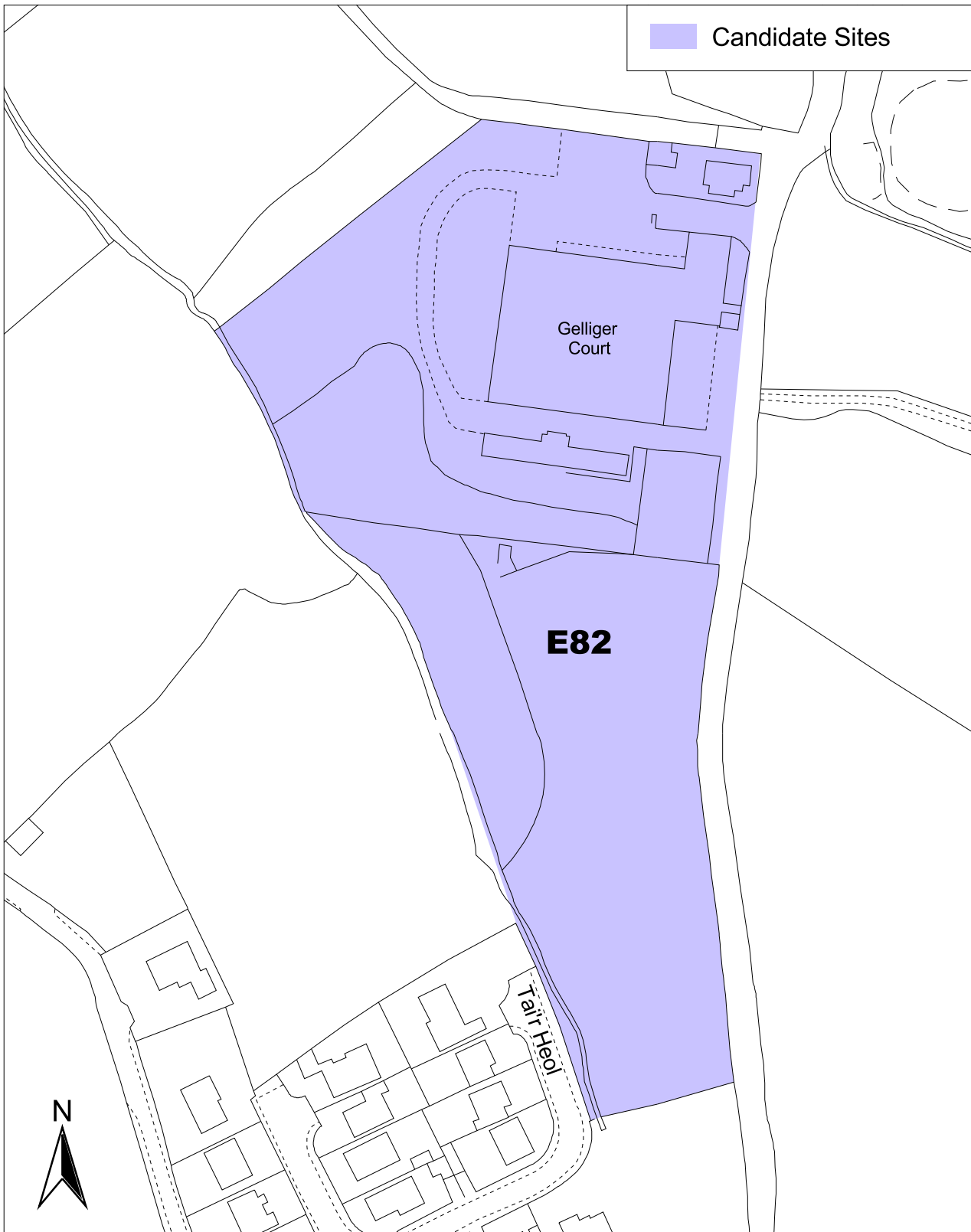
Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites



St Cattwg Ward - Site Reference - E82



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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: E93 **Site Description:** Land surrounding Cascade House

Settlement: Penpedairheol **Ward:** St Cattwg

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 not suitable as TPOs cover much of site.

Highways Conclusions

Only capable of development if significant works to span stream and overcome difference in levels. New accesses would need vertical and horizontal alignment.

Environmental Health

Further information required - possible sewage tanks and former landfill.

Additional Comments

Is the site acceptable for further consideration? No

Justification

Site not suitable as the majority of the site is TPO woodland and access would require major works.

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

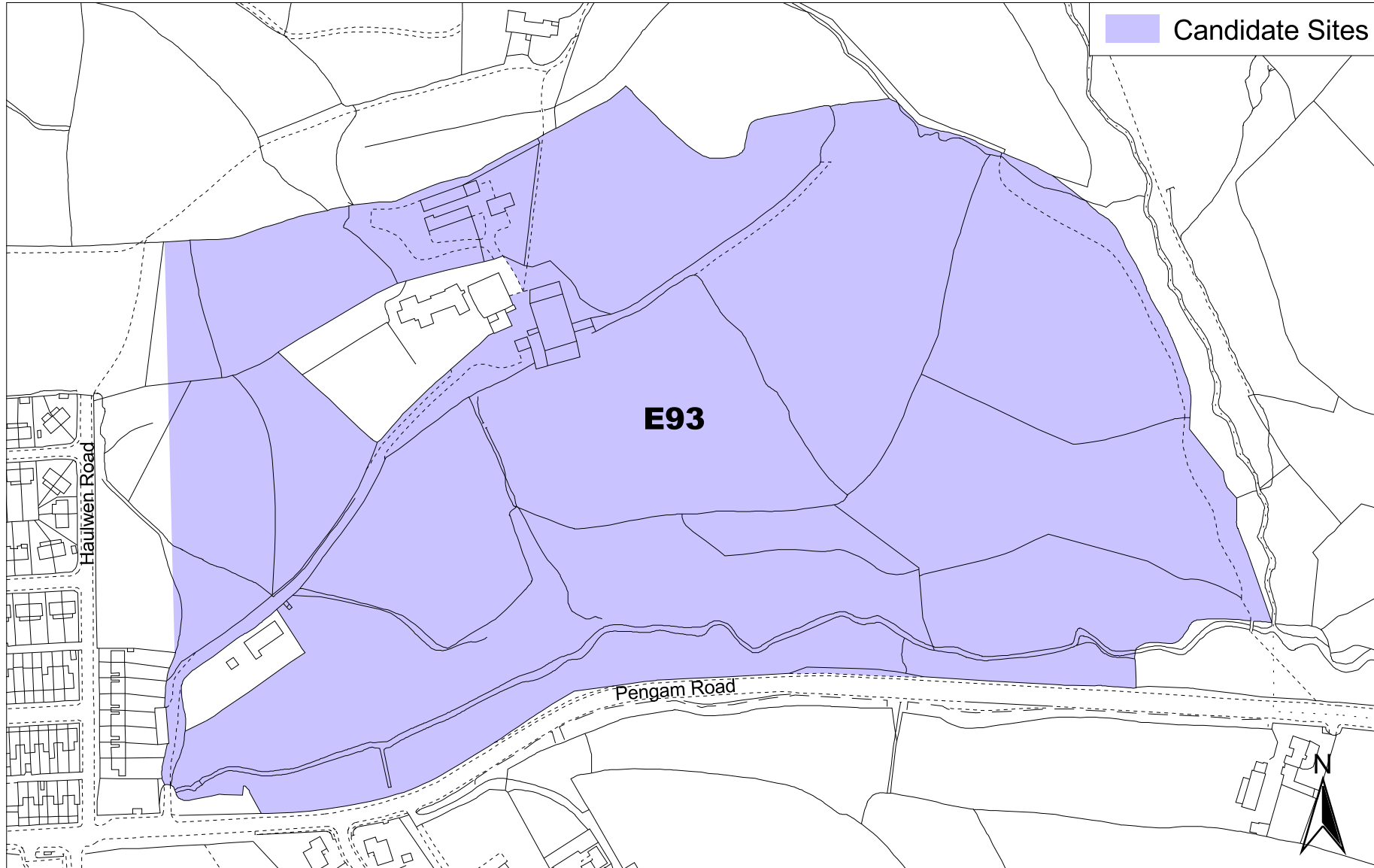
Conformity with components of preferred strategy

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



St Cattwg Ward - Site Reference - E93



0 50 100 150 200 Meters

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

Provisional LDP Candidate Site Assessment Summary

Site Reference: E113 **Site Description:** Land adjoining Cardiff Road

Settlement: Glan-y-nant **Ward:** St Cattwg

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

Large area to be retained excluding allotments - dense tree belt worthy of TPO which should be retained. Hedge on A467 should also be retained.

Highways Conclusions

Site is suitable - would need to remove hedgerow. Southern area may be at risk from flooding.

Environmental Health

Further information required - ground contamination investigation

Additional Comments

Allotments in private ownership.

Is the site acceptable for further consideration? No

Justification

Allotments should be protected by policy. Remainder of land needs to be retained due to landscape 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, otter).

Accordance with Strategies

None UDP Urban Containment
Sustainable Growth Preferred Strategy

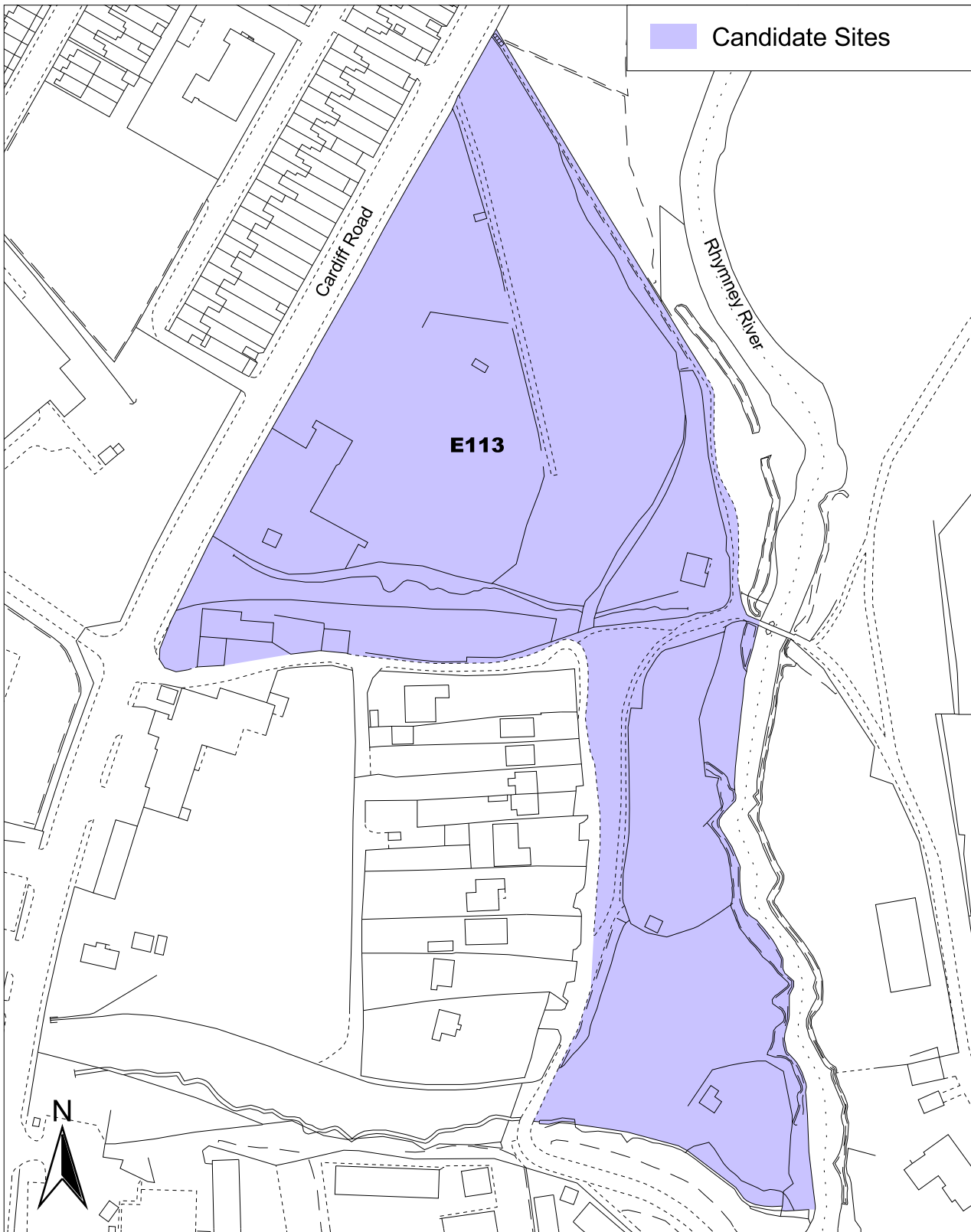
Conformity with components of preferred strategy

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



St Cattwg Ward - Site Reference - E113



0 20 40 60 80 100 Meters

Last updated 27th of November 2006

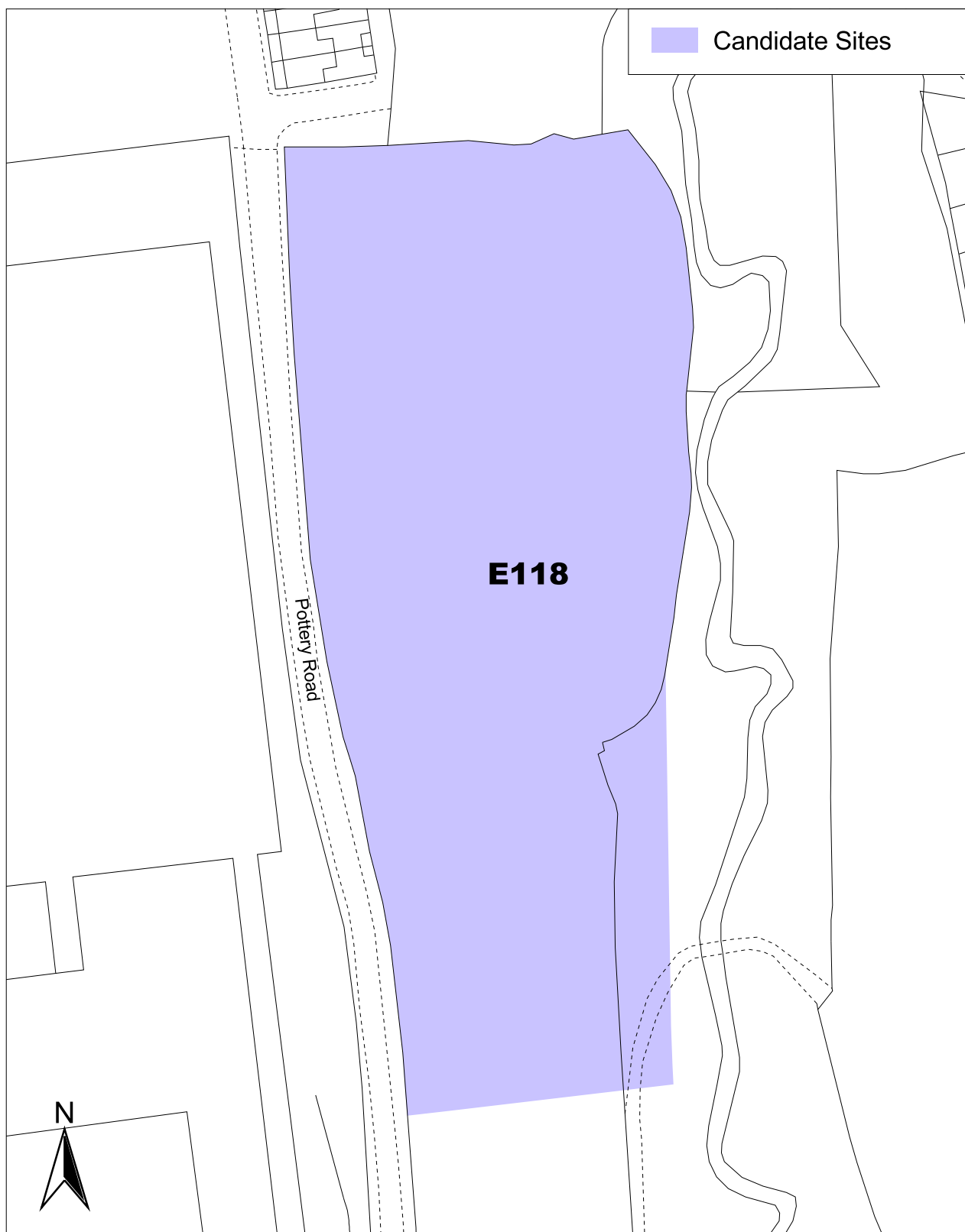
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Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, 100025372, 2006.

Caerphilly County Borough Local Development Plan Candidate Sites



St Cattwg Ward - Site Reference - E118



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: E122 **Site Description:** Land at Gwaun Fro

Settlement: Penpedairheol **Ward:** St Cattwg

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 not suitable. Designated as Historic Park and Garden. Allocation of this site would result in significant encroachment into the open countryside.

Highways Conclusions

Site not suitable as it is too large to be served off existing cul de sac, partial development only feasible. Number of suitable access points identified but constrained by impact on cul de sac.

Environmental Health

Site is suitable for intended purpose.

Additional Comments

Is the site acceptable for further consideration? No

Justification

Site is not suitable as it would impact on the character of the two settlements, and provides a valuable landscape buffer. Development constrained by site's 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

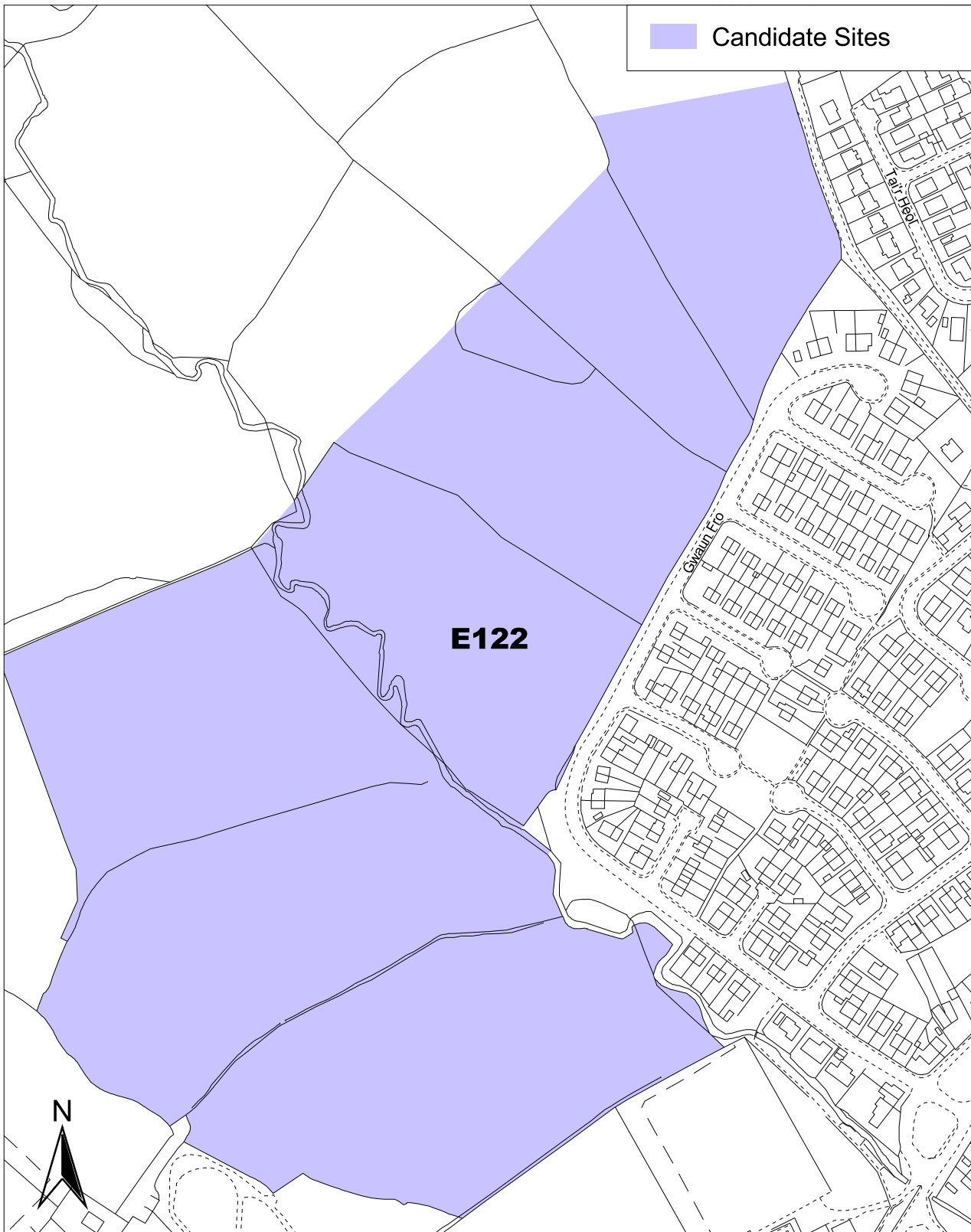
Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites



St Cattwg Ward - Site Reference - E122



Last updated 27th of November 2006

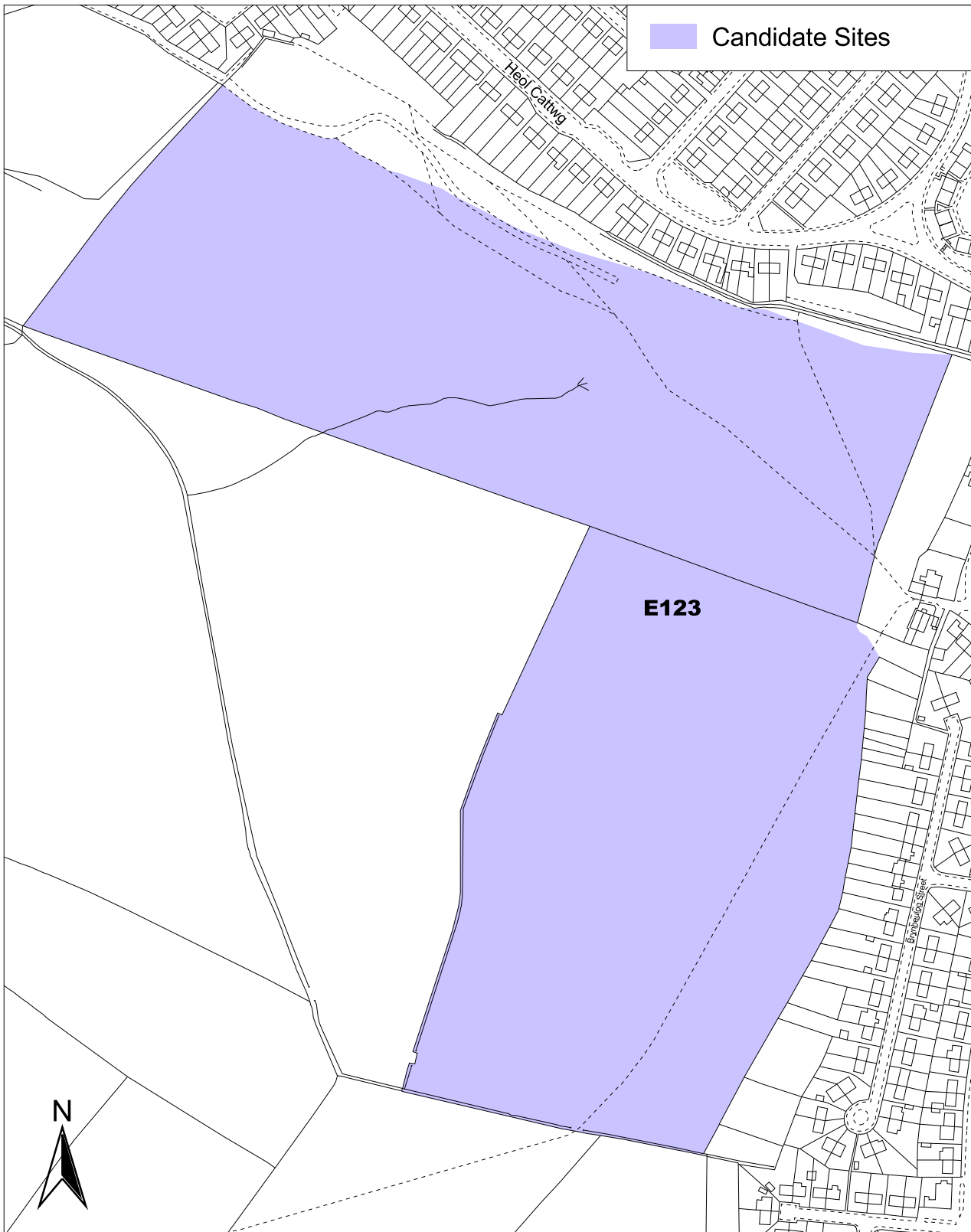
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Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, 100025372, 2006.

Caerphilly County Borough Local Development Plan Candidate Sites



St Cattwg Ward - Site Reference - E123



0 50 100 150 Meters

Last updated 27th of November 2006

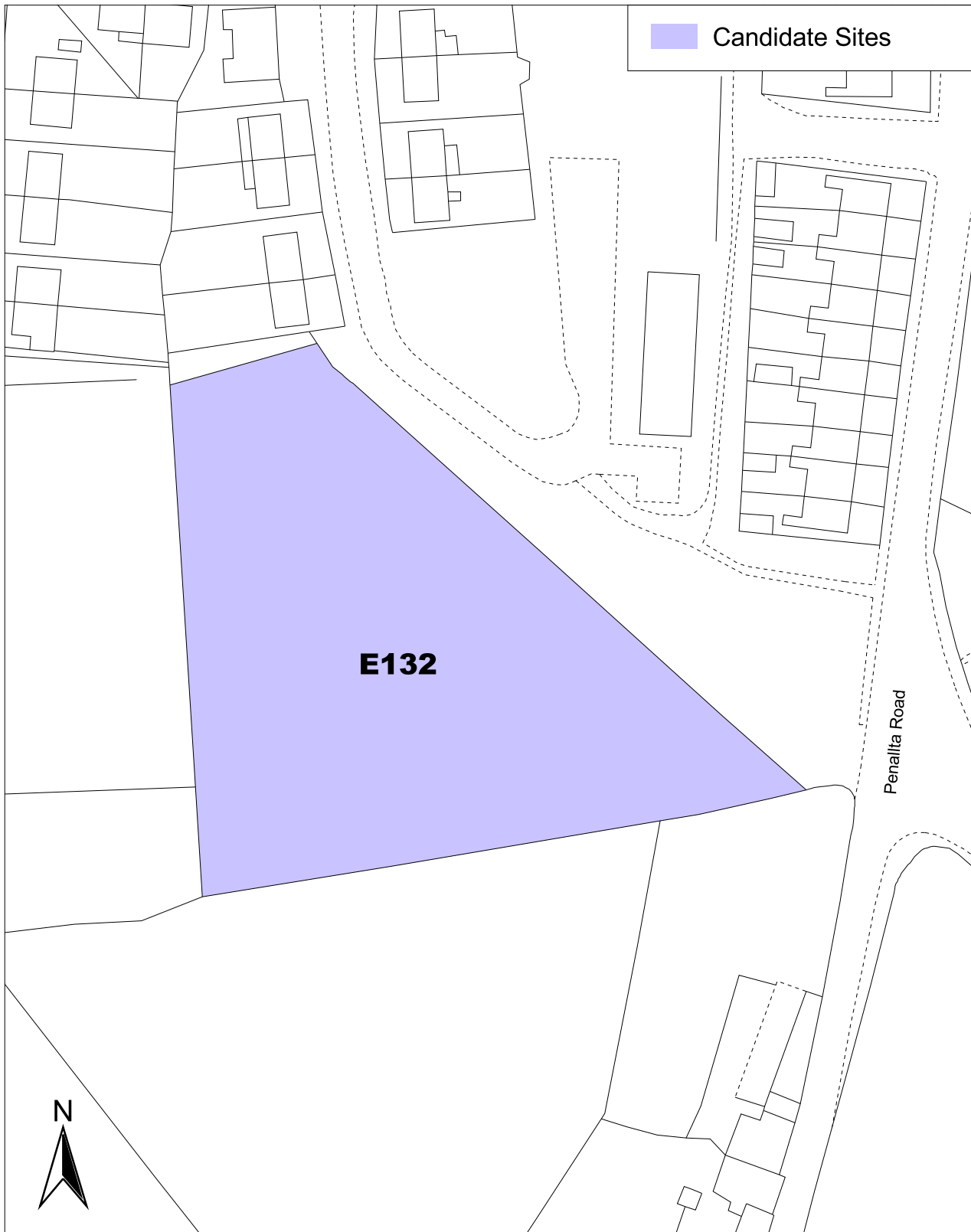
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Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, 100025372, 2006.

Caerphilly County Borough Local Development Plan Candidate Sites



St Cattwg Ward - Site Reference - E132



0 10 20 30 40 50 Meters

Last updated 27th of November 2006

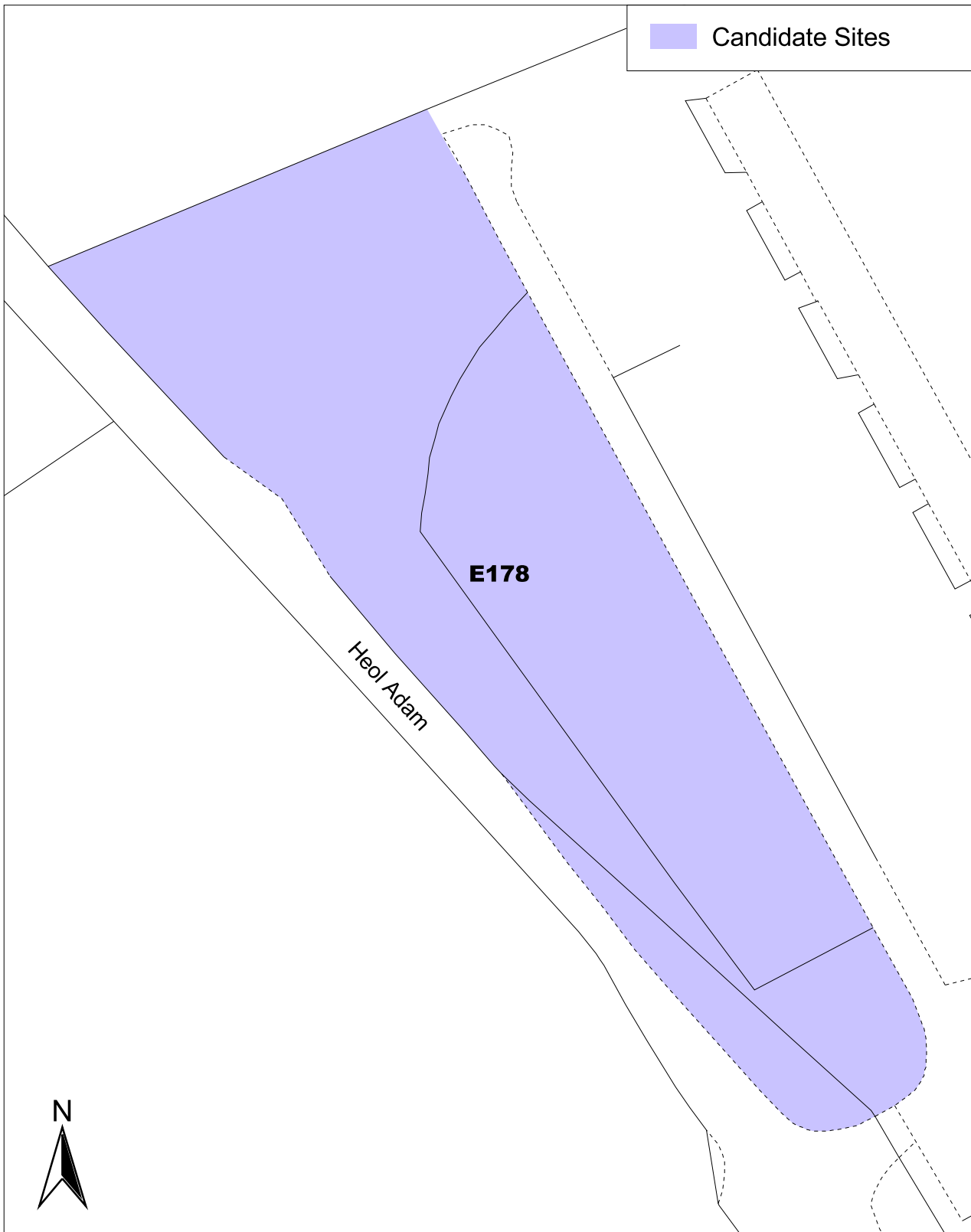
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Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, 100025372, 2006.

Caerphilly County Borough Local Development Plan Candidate Sites



St Cattwg Ward - Site Reference - E178



0 10 20 30 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: E213 **Site Description:** Land off Claerwen

Settlement: Gelligaer **Ward:** St Cattwg

Planning Preferred Use: 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. Open countryside location with no clearly defined links to existing built form.

Highways Conclusions

Site not suitable as a suitable access cannot be provided. Existing access between 35 and 37 Claerwen Road is only single width with visibility impeded by boundary walls.

Environmental Health

Site is suitable for intended purpose.

Additional Comments

Is the site acceptable for further consideration? No

Justification

Site is not suitable as access cannot be provided and site is poorly related to the pattern of the settlement.

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

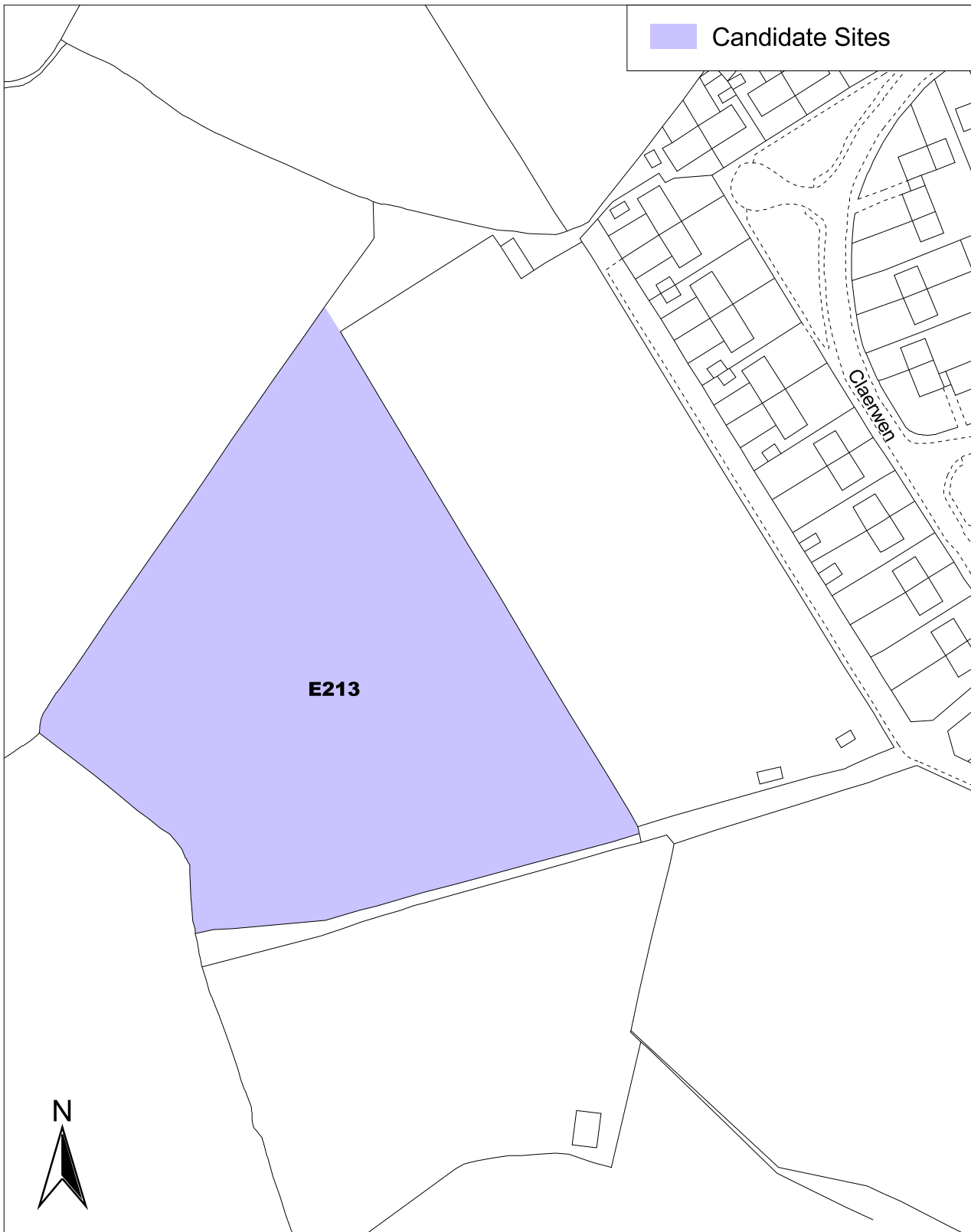
Conformity with components of preferred strategy

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



St Cattwg Ward - Site Reference - E213



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: E216 **Site Description:** Land north of Lewis School

Settlement: Pengam **Ward:** St Cattwg

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

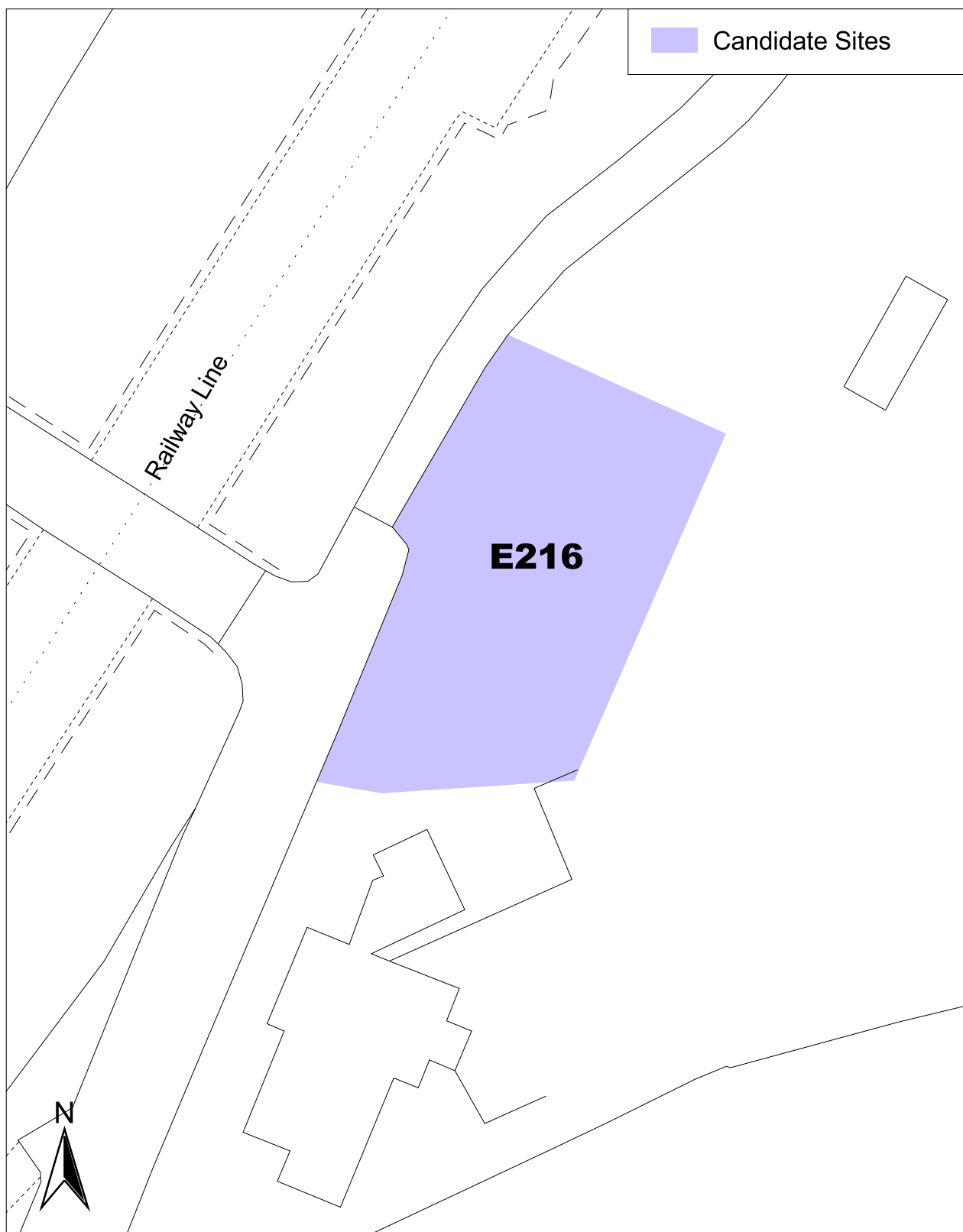
Conformity with components of preferred strategy

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



St Cattwg Ward - Site Reference - E216



0 5 10 15 20 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: E226 **Site Description:** Land adjacent to Carn Gethin Estate

Settlement: Cefn Hengoed **Ward:** St Cattwg

Planning Preferred Use: Sport/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. Acts as network of wildlife corridors linking three SINC (subject to review)s, and should therefore be retained.

Highways Conclusions

Site is suitable, subject to land being acquired.

Environmental Health

Additional Comments

Is the site acceptable for further consideration? Yes

Justification

A smaller site incorporating the western field, as part of a wider scheme with E245 may be acceptable whilst still retaining its function 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, dormouse).

Accordance with Strategies

None UDP Urban Containment
Sustainable Growth Preferred Strategy

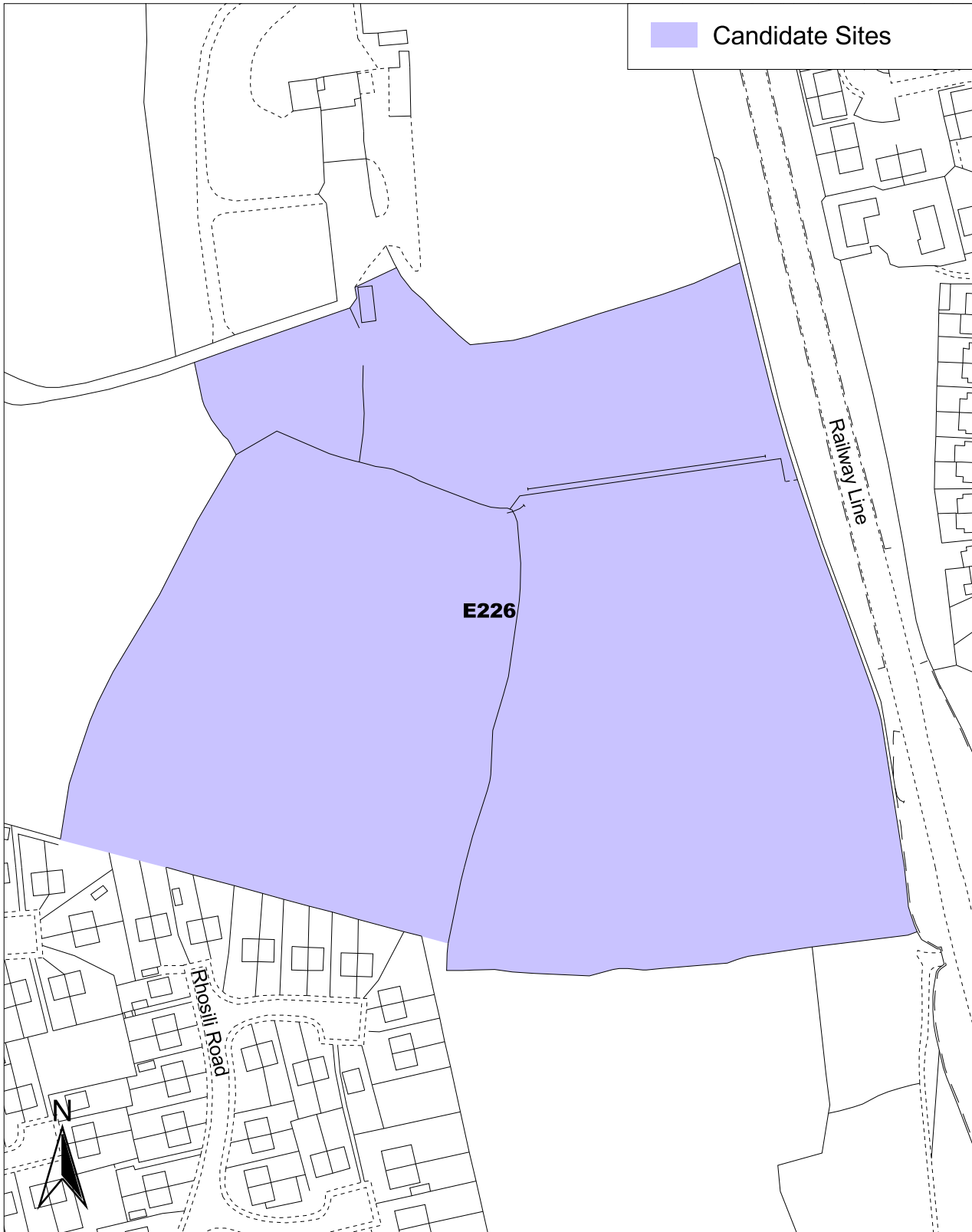
Conformity with components of preferred strategy

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



St Cattwg Ward - Site Reference - E226



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: E229 **Site Description:** Land north of Penallta Community Park

Settlement: Ystrad Mynach **Ward:** St Cattwg

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

Outside any defined settlement and cannot be seen as natural extension to Penybryn

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

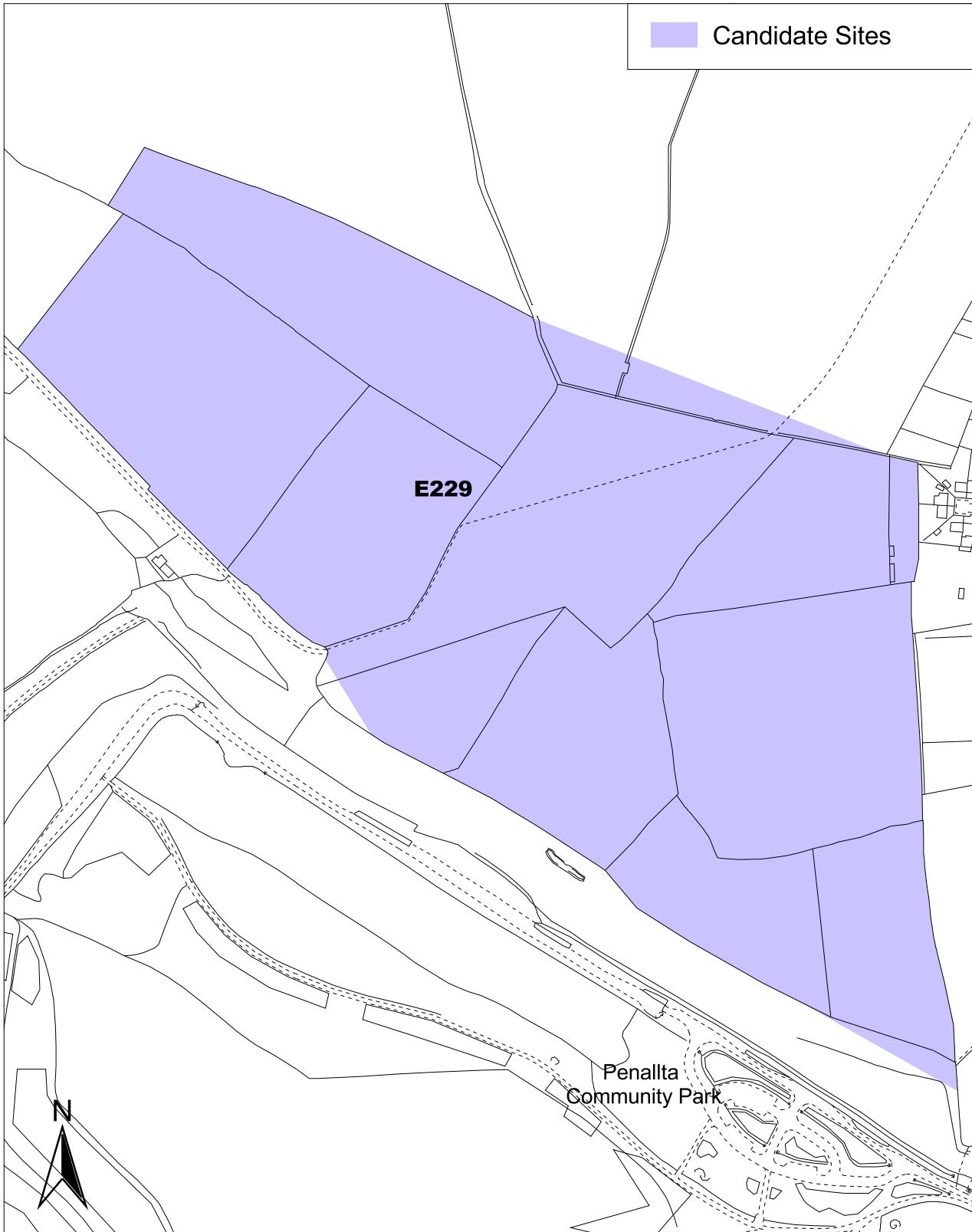
Conformity with components of preferred strategy

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



St Cattwg Ward - Site Reference - E229



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: E245 **Site Description:** Fields at Tir y Berth Farm

Settlement: Cefn Hengoed **Ward:** St Cattwg

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 not suitable. Development of this site would result in coalescence of Penpedairheol with Cefn Hengoed. Records of bats, dormouse, bluebells, song thrush, green woodpecker and yellow rattle in close proximity

Highways Conclusions

Suitable for residential development subject to improvements to junction and access to Tiryberth farm being maintained.

Environmental Health

Additional Comments

Is the site acceptable for further consideration? Yes

Justification

Whilst it is recognised that this development may result in coalescence, t part of the site may be acceptable as regards an extension of the existing settlement, 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).

Accordance with Strategies

None UDP Urban Containment
Sustainable Growth Preferred Strategy

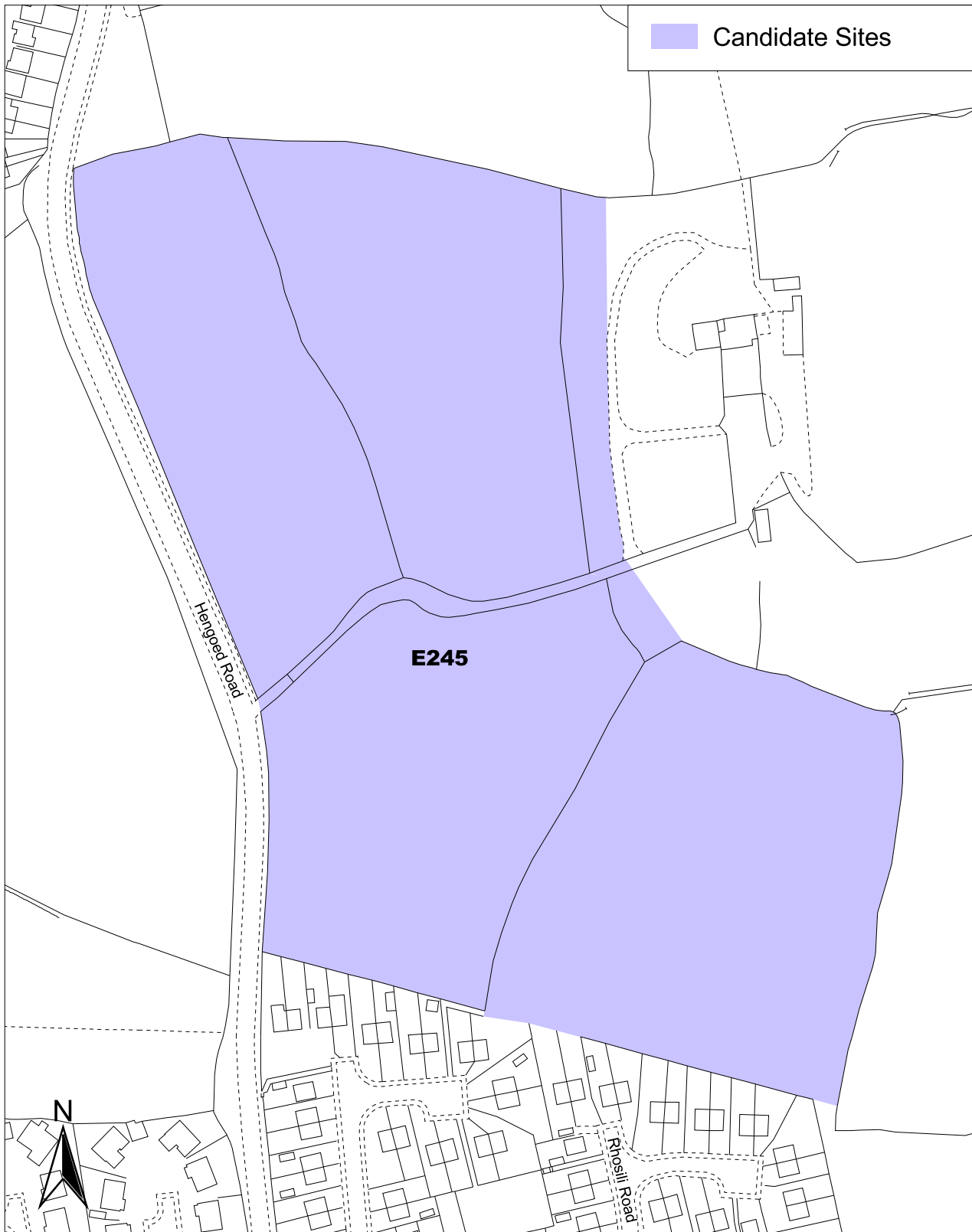
Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites



St Cattwg Ward - Site Reference - E245



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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: E266 **Site Description:** Land south of Oaks End Close

Settlement: Gelligaer **Ward:** St Cattwg

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 lies within flood zone C2 that precludes vulnerable development such as housing. It has a watercourse running through the centre and is densely wooded resulting very little, if any, of the site being suitable for development.

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

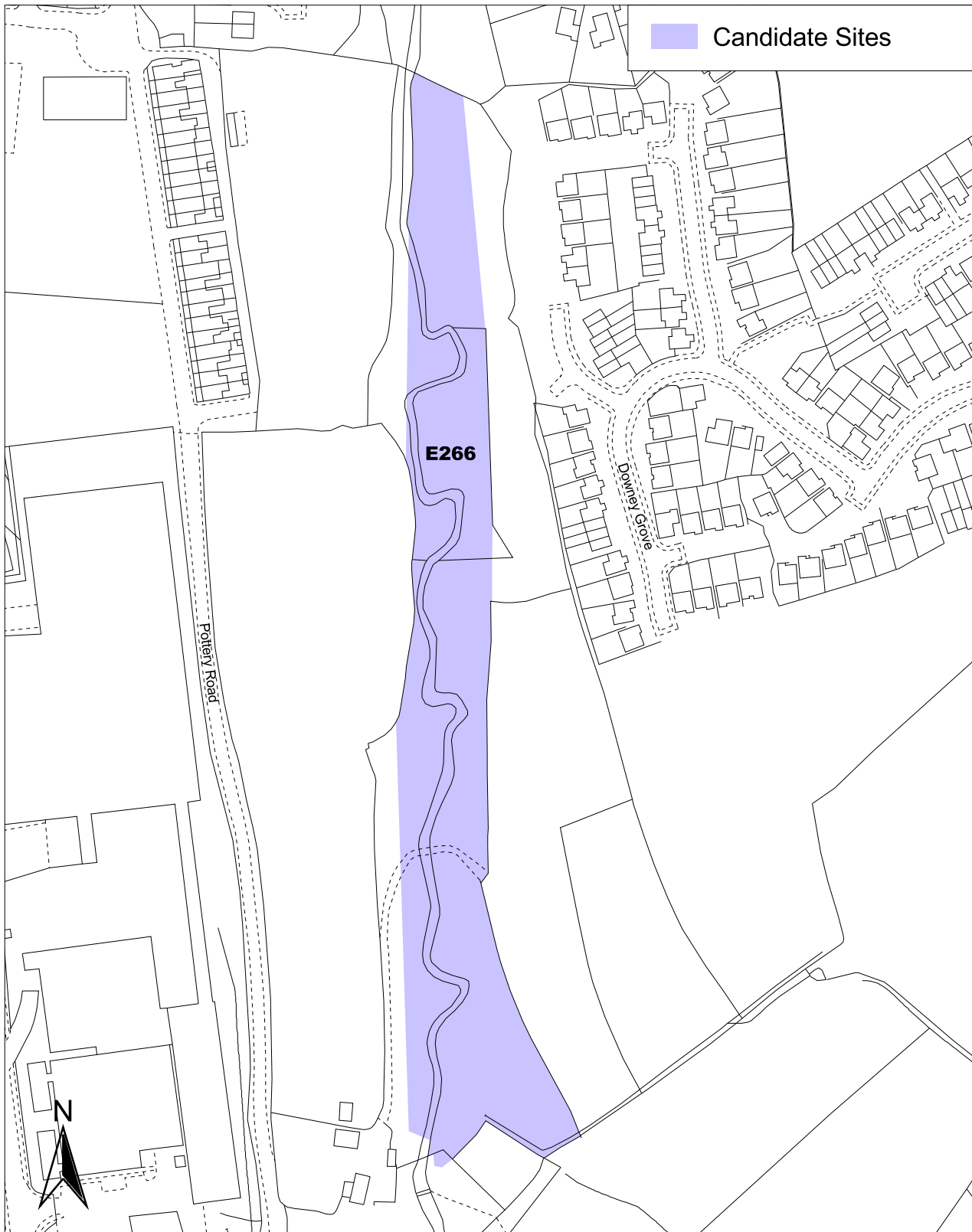
Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites



St Cattwg Ward - Site Reference - E266



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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: E283 **Site Description:** Land north of Bryncoed Terrace

Settlement: Penpedairheol **Ward:** St Cattwg

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 - possible trees worthy of TPO, within SINC (subject to review), records of bluebells, song thrush, house sparrow, neutral and marshy grassland

Highways Conclusions

(DRAFT) Not suitable as a standalone site - would require neighbouring sites including E24 to be developed to provide access. Existing lane access is poor.

Environmental Health

Site is suitable for intended purpose.

Additional Comments

Is the site acceptable for further consideration? No

Justification

Site is not suitable due to the ecological value of the site and access constraints.

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

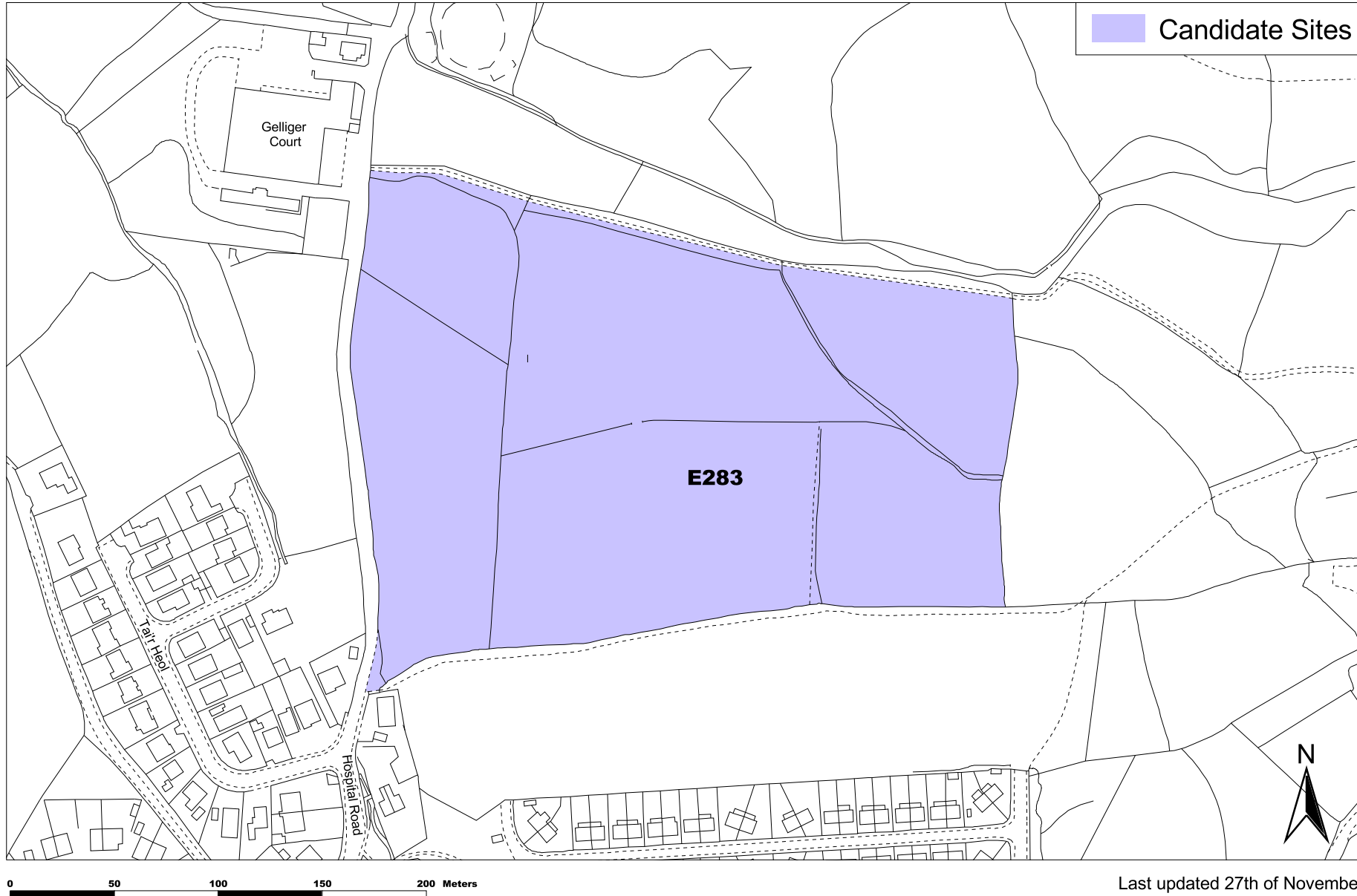
Conformity with components of preferred strategy

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



St Cattwg Ward - Site Reference - E283



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

Last updated 27th of November 2006

Provisional LDP Candidate Site Assessment Summary

Site Reference: E284 **Site Description:** Land off Hospital Road

Settlement: Penpedairheol **Ward:** St Cattwg

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 due to poor relationship to existing pattern of the settlement. Records of mixed deciduous woodland, adjacent to SINC (subject to review), potential ancient hedgerows and song thrush

Highways Conclusions

Site not suitable in isolation and therefore would only be suitable as part of a wider site. Existing access via farm gate

Environmental Health

Further information required - ground contamination investigation

Additional Comments

See C14, C10, E122, E81, E305, E306, E307, E283, E24, E284

Is the site acceptable for further consideration? No

Justification

Site is not suitable as it is considered to be encroachment in the open countryside and is important in biodiversity terms.

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

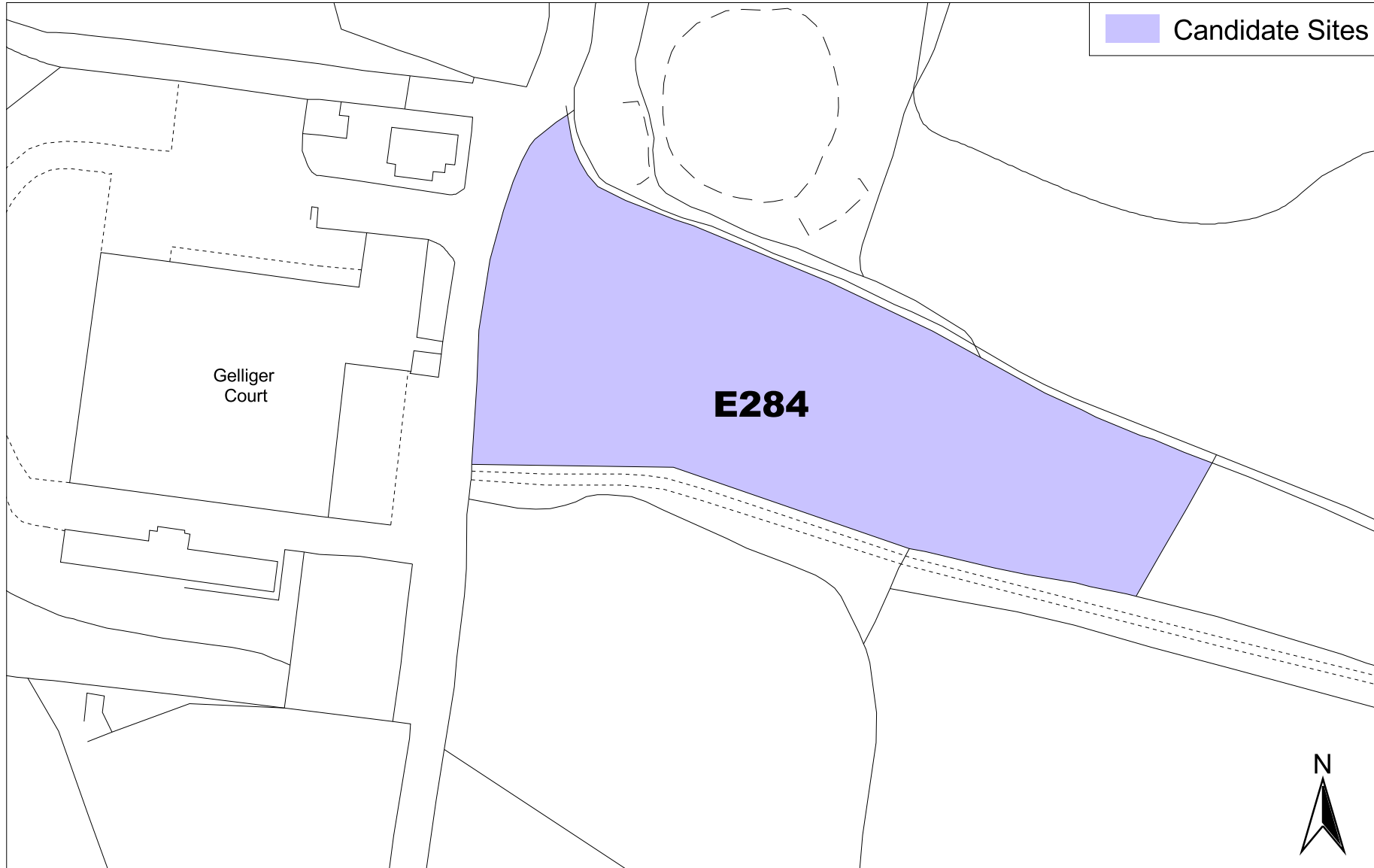
Conformity with components of preferred strategy

Opportunities 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



St Cattwg Ward - Site Reference - E284



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

Provisional LDP Candidate Site Assessment Summary

Site Reference: E285 **Site Description:** Land adjoining Heol Adam and Gelligaer Road

Settlement: Gelligaer

Ward: St Cattwg

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 lies outside of the existing settlement and would constitute an unacceptable, isolated development in the countryside

Site Assessment Conclusions

Countryside Conclusions

Highways Conclusions

Environmental Health

Additional Comments

Is the site acceptable for further consideration?

Justification

Subject to the results of the following:

Accordance with Strategies

None UDP Urban Containment
Sustainable Growth Preferred Strategy

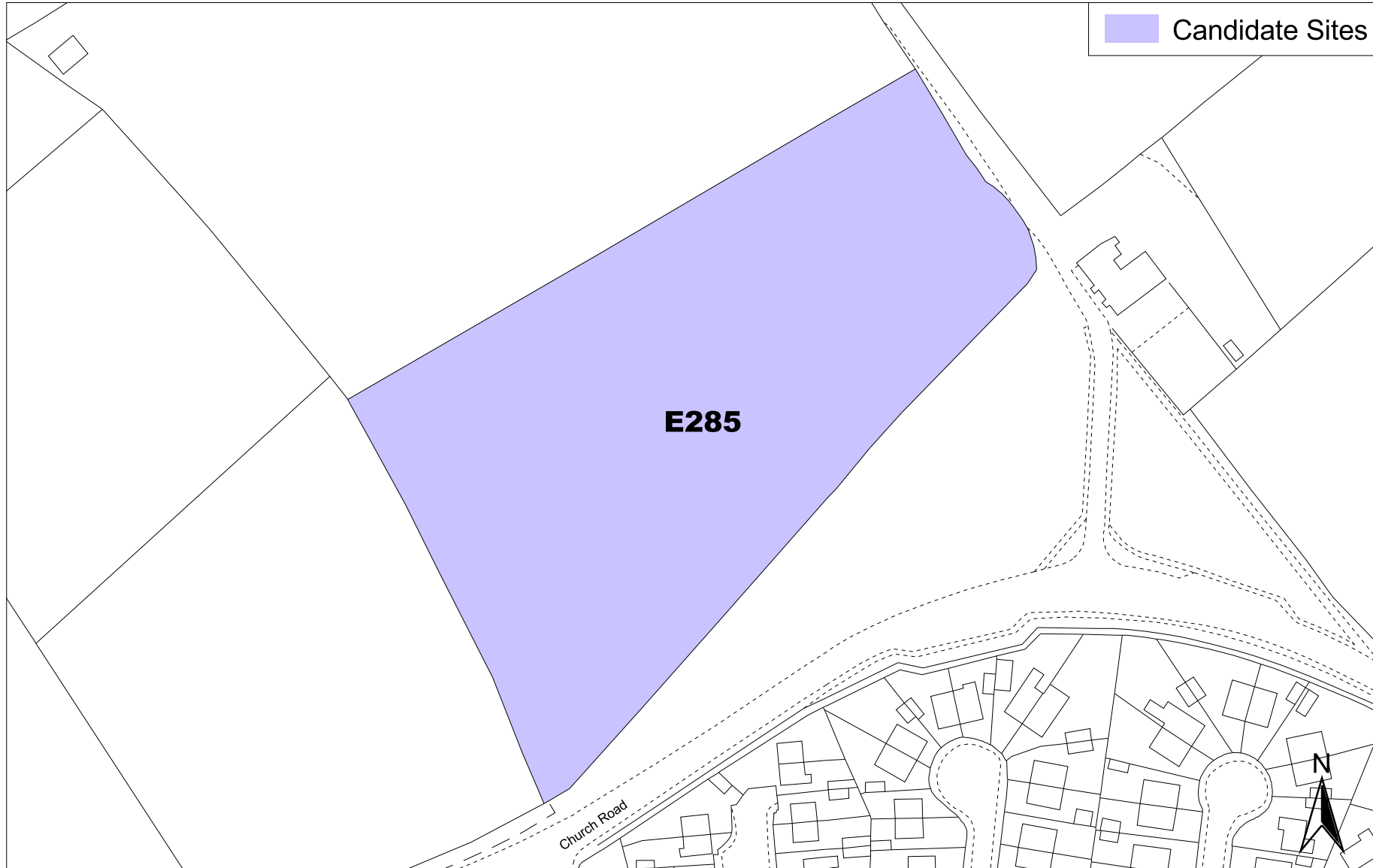
Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites



St Cattwg Ward - Site Reference - E285



0 20 40 60 80 100 Meters

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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: E305 **Site Description:** Site A, adjacent to Rhos Farm, Hospital Road

Settlement: Penpedairheol **Ward:** St Cattwg

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 not suitable. Historic Park and Garden. Contains woodland and (potentially) ancient and/or species-rich hedgerows.

Highways Conclusions

Suitable for residential purpose providing major constraints can be overcome. Access would be off Gwaun Fro / Garreg Wen and land acquisition would be required for access. If this site was to be developed then sites E306 & E307 would not be suitable.

Environmental Health

Site is suitable for intended purpose.

Additional Comments

Is the site acceptable for further consideration? No

Justification

Site is not acceptable due to its national landscape designation and importance in terms of biodiversity.

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

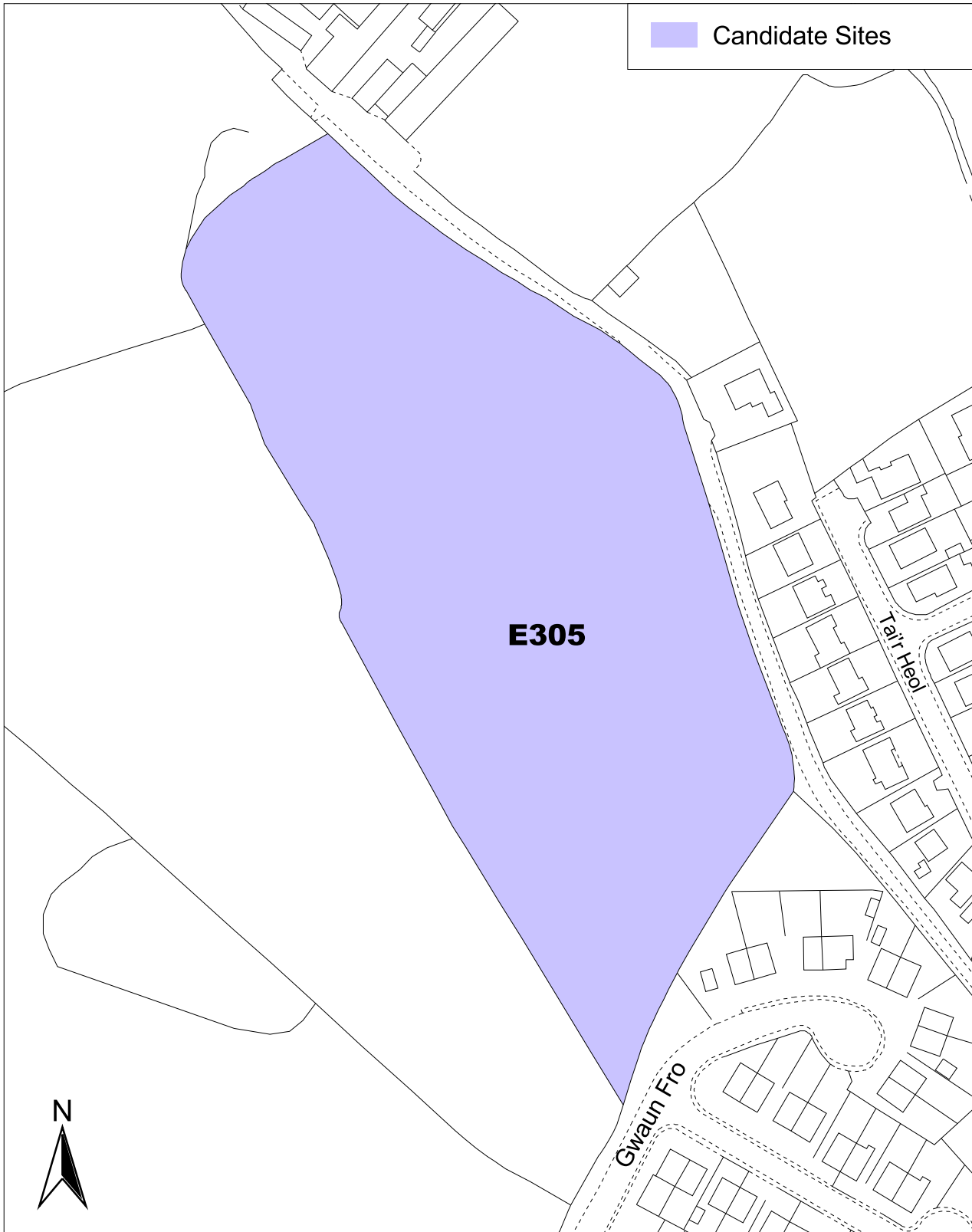
Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites



St Cattwg Ward - Site Reference - E305



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: E306 **Site Description:** Site B, adjacent to Rhos Farm, Hospital Road

Settlement: Penpedairheol **Ward:** St Cattwg

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 not suitable. Historic Park and Garden. Contains woodland and hedgerows. Records of UK/Wales Priority Habitats/Species.

Highways Conclusions

Suitable for residential subject to increase in traffic generated being acceptable. Access point off Gwaun Fro, opposite side to junctions of Gelli Ron and Tyla Gwyn. Sites E305 & E307 would not be suitable for development if this site is accepted.

Environmental Health

Further information required - ground contamination investigation - infilled ground

Additional Comments

Is the site acceptable for further consideration? No

Justification

Site is not acceptable due to its national landscape designation and importance in terms of biodiversity.

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

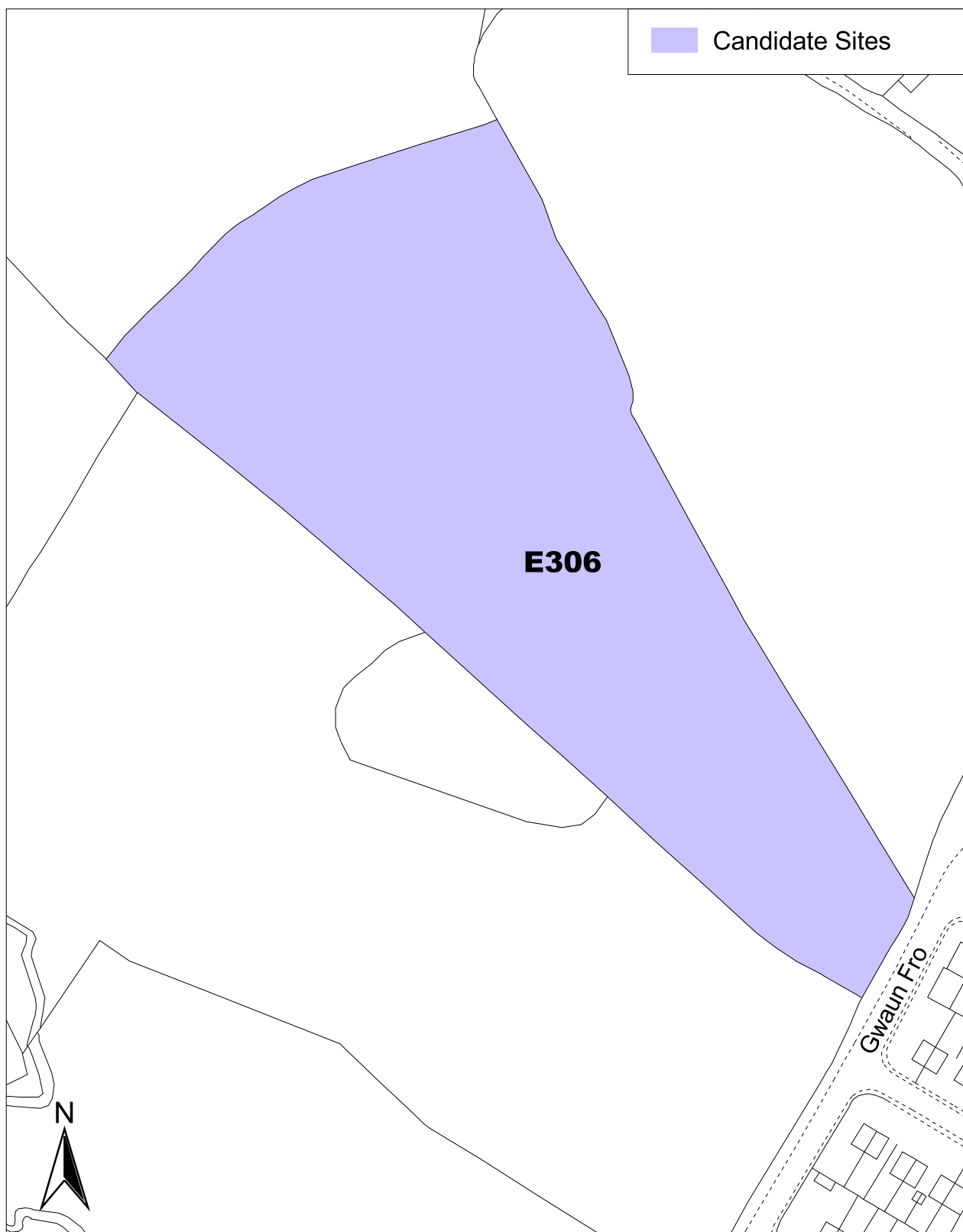
Conformity with components of preferred strategy

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



St Cattwg Ward - Site Reference - E306



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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: E307 **Site Description:** Site C, adjacent to Rhos Farm, Hospital Road

Settlement: Penpedairheol **Ward:** St Cattwg

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 not suitable. Historic Park and Garden. Contains woodland and (potentially) ancient and/or species-rich hedgerows. Records of UK/Wales Priority Species/Habitats and Caerphilly LBAP Species or Habitats.

Highways Conclusions

Suitable for residential subject to increase in traffic generated being acceptable. Access point off Gwaun Fro at point A on opposite side to junctions of Ty Nant and Tyla Gwyn. If this site is to be accepted then sites E305 & E306 could not be developed

Environmental Health

Further information required - ground contamination investigation due to infilled ground

Additional Comments

Further information is required.

Is the site acceptable for further consideration? No

Justification

Site is not acceptable due to its national landscape designation and importance in terms of biodiversity.

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

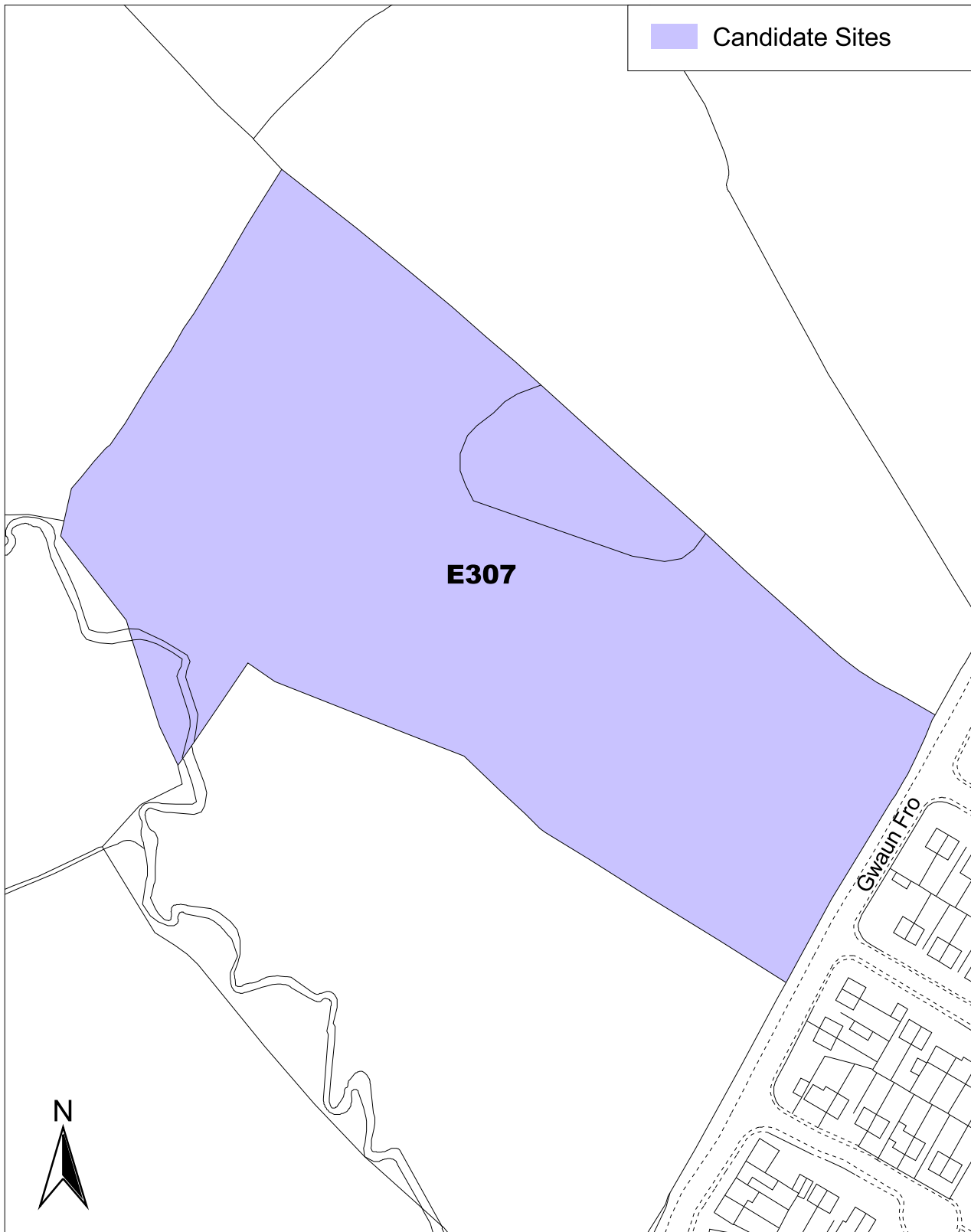
Conformity with components of preferred strategy

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



St Cattwg Ward - Site Reference - E307



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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: E308 **Site Description:** Site D, adjacent to Rhos Farm, Hospital Road

Settlement: Penpedairheol **Ward:** St Cattwg

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 small in size and is constrained for the most part by the Nant Cylla stream.

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

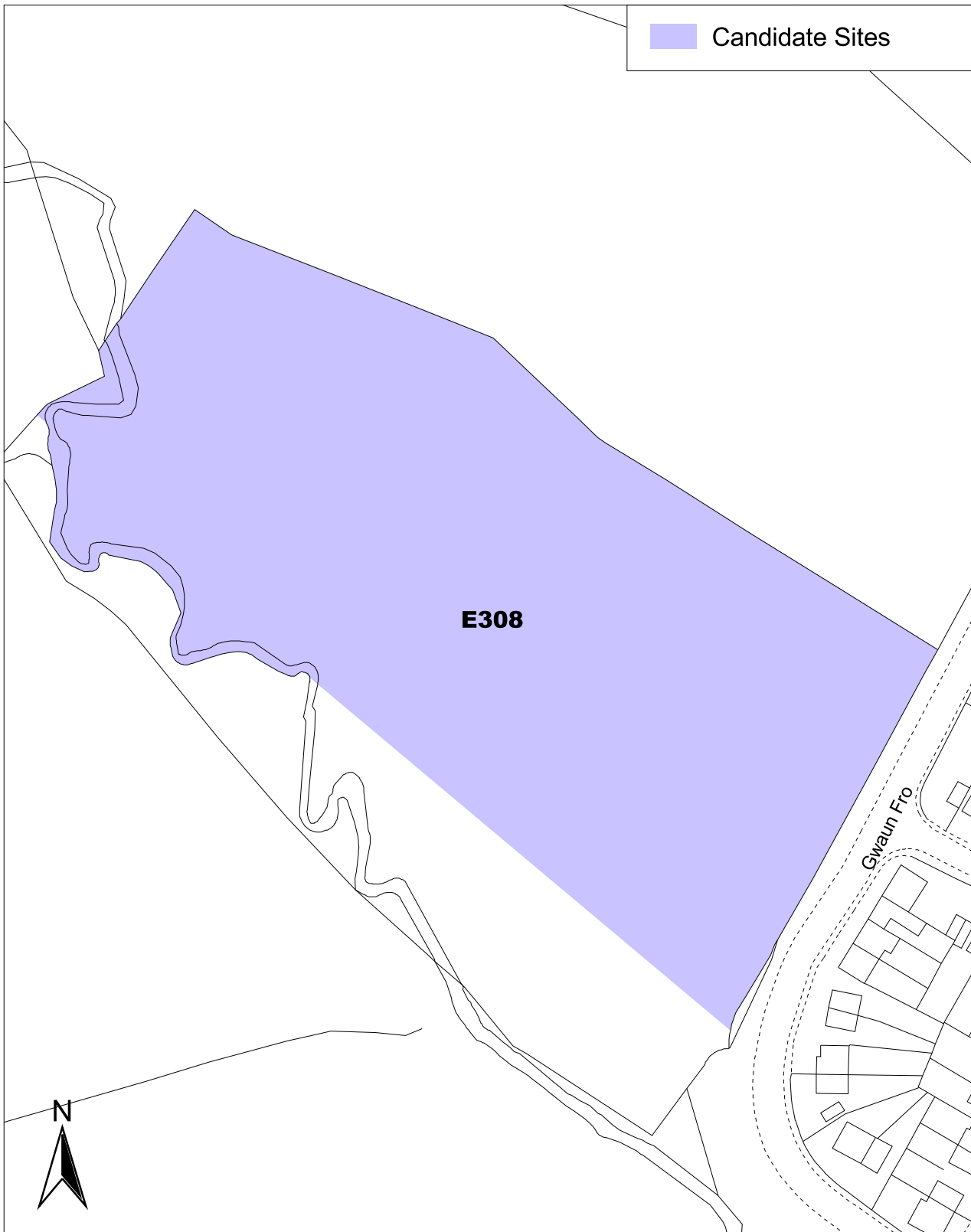
Conformity with components of preferred strategy

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



St Cattwg Ward - Site Reference - E308



Candidate Sites

E308

Gwaun Ffo

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: E309 **Site Description:** Land adjacent to Green Hill Primary School

Settlement: Gelligaer **Ward:** St Cattwg

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 due to the ecological value of the site, which is an important wildlife corridor with semi-improved neutral grassland, potentially ancient or species rich hederows and trees worthy of TPO.

Highways Conclusions

Site is suitable with access off the main road subject to visibility to the right being satisfied.

Environmental Health

Site is suitable for intended purpose.

Additional Comments

Is the site acceptable for further consideration? No

Justification

Site is not suitable due to its ecological value. It is not considered to be a natural extension to the settlement

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

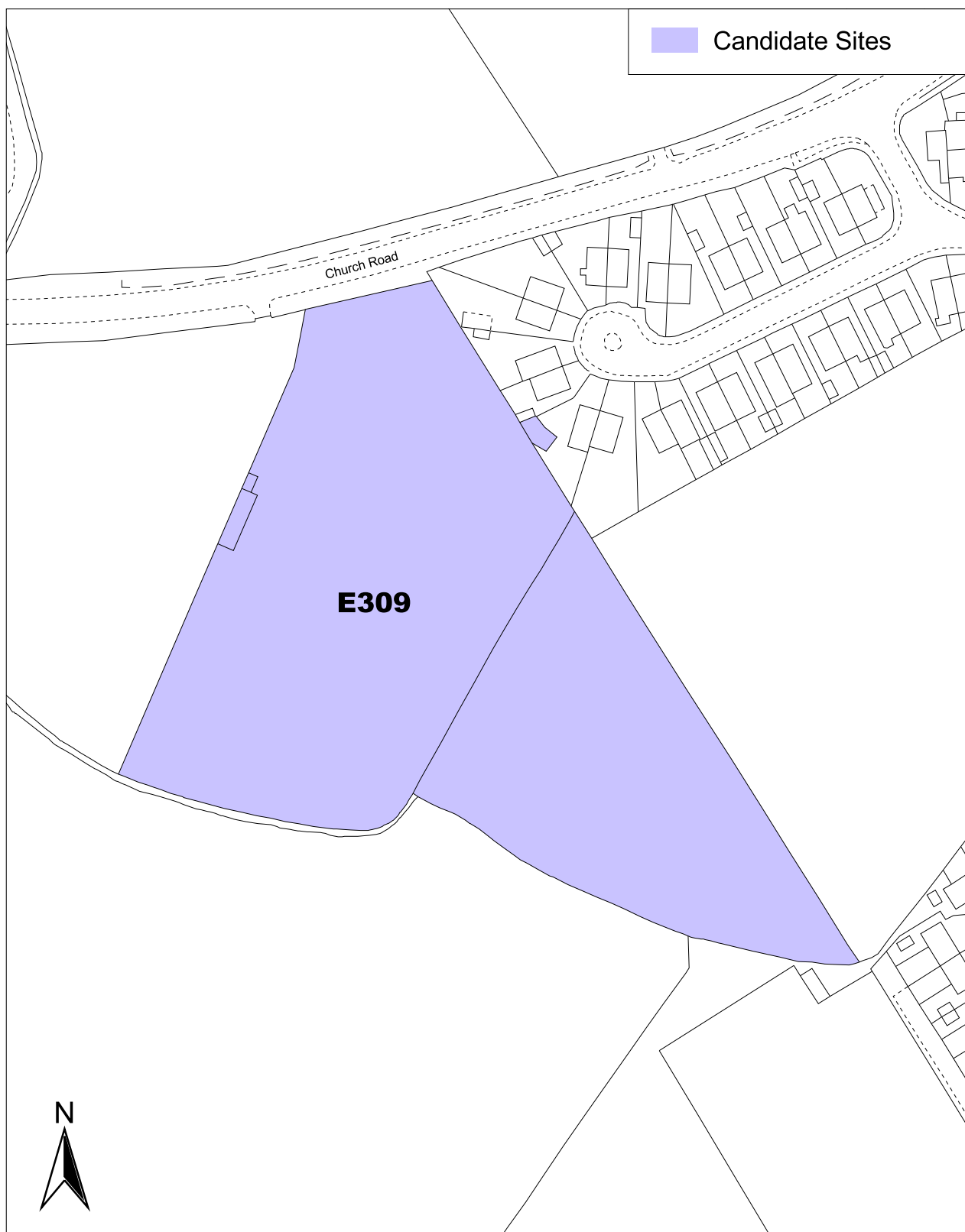
Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites



St Cattwg Ward - Site Reference - E309



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: E310 **Site Description:** Gelligaer Court, Hospital Road

Settlement: Penpedairheol **Ward:** St Cattwg

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 - adjoining a SINC (subject to review) and hedgerow - woodland to be retained. Building will need bat survey.

Highways Conclusions

Not suitable unless land to south can be acquired to facilitate the widening of Hospital Road.

Environmental Health

Further information required - ground contamination investigation

Additional Comments

Same as C25 - need to consider as part of a wider scheme.

Is the site acceptable for further consideration? No

Justification

Site is not suitable due to its biodiversity value and access issues, which would also be relevant in relation to any wider scheme.

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

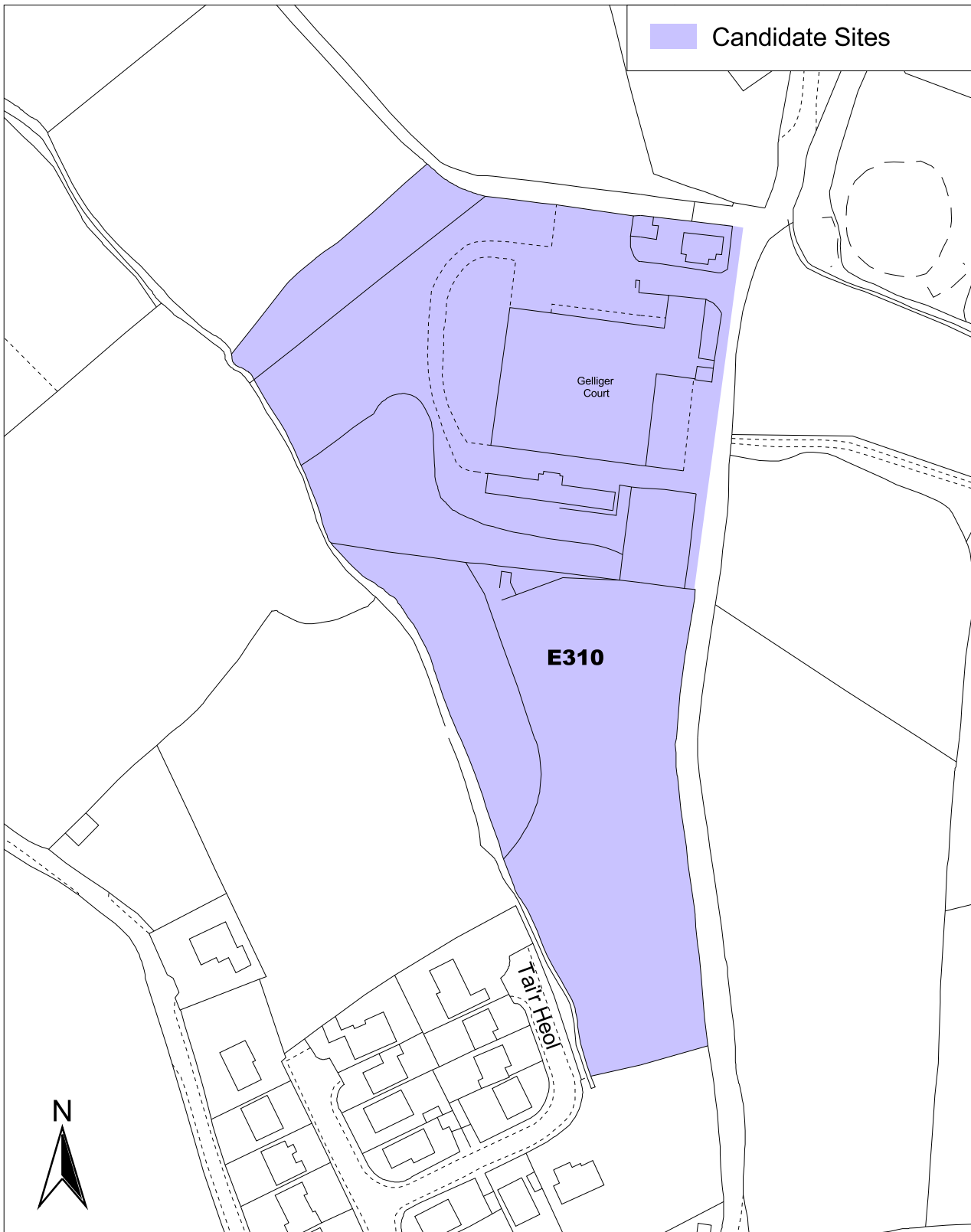
Conformity with components of preferred strategy

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



St Cattwg Ward - Site Reference - E310



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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: E331 **Site Description:** Land adjacent to Caerau House, Pengam Road

Settlement: Penpedairheol **Ward:** St Cattwg

Planning Preferred Use: Residential (part)

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 development would erode the natural boundary of the settlement, resulting in encroachment into the countryside. Possible trees worthy of TPO and records of bluebells nearby.

Highways Conclusions

Site not suitable. Repositioning of boundary walls on access junction with Cascade and Pengam Road necessary and would require land acquisition but access point too close to Copper Beeches.

Environmental Health

Further information required - ground contamination investigation - former landfill in close proximity

Additional Comments

Is the site acceptable for further consideration? No

Justification

Not acceptable as it is considered to be encroachment into the countryside, with access also constrained by trees.

Subject to the results of the following:

Baseline (walkover) ecological survey including trees and significant vegetation

Accordance with Strategies

None UDP Urban Containment
Sustainable Growth Preferred Strategy

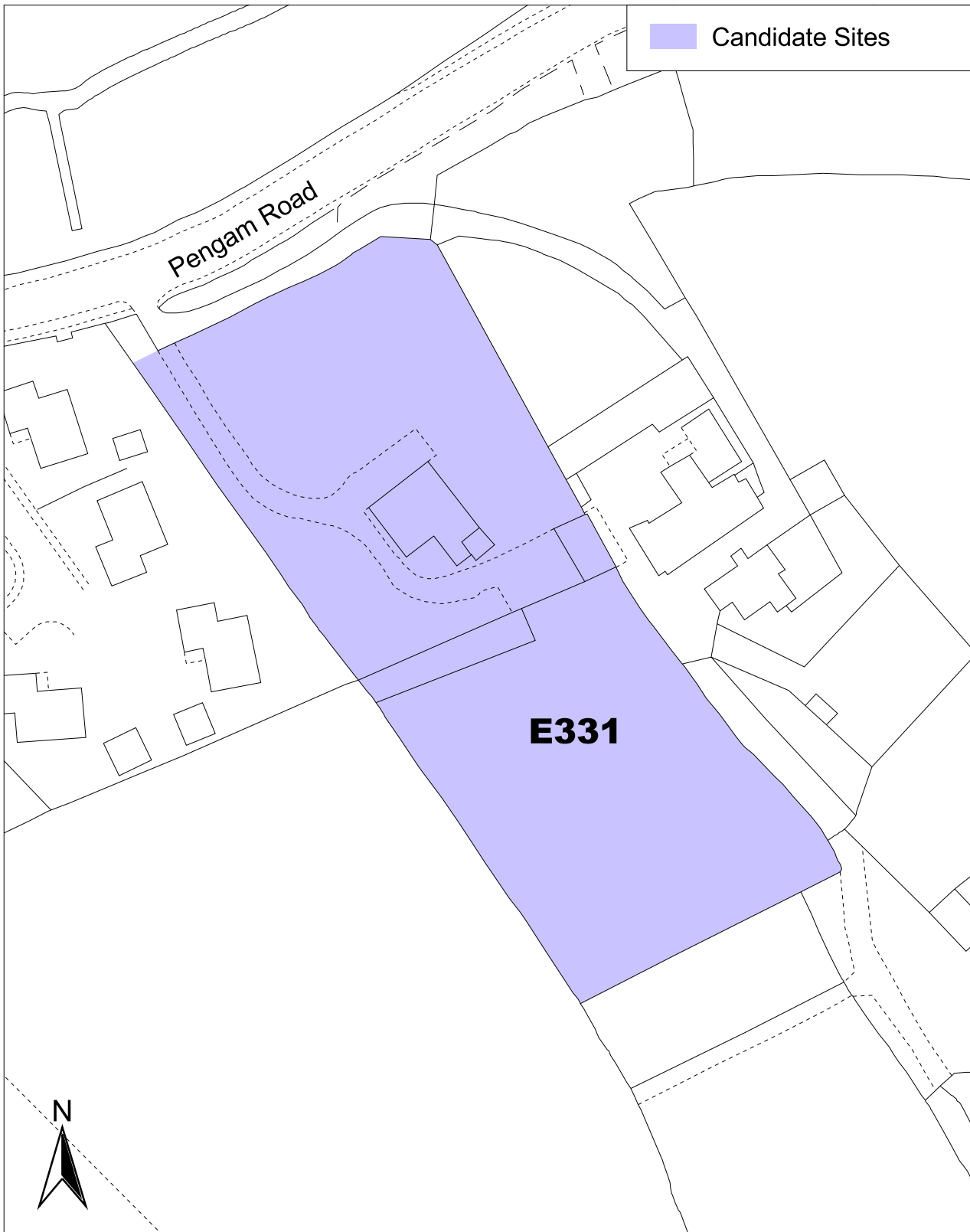
Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites



St Cattwg Ward - Site Reference - E331



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: E343 **Site Description:** Land at Claerwen, Gelligaer

Settlement: Gelligaer **Ward:** St Cattwg

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 segregated from existing settlements and is constrained by insufficient transport infrastructure.

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

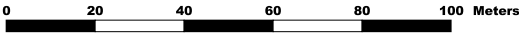
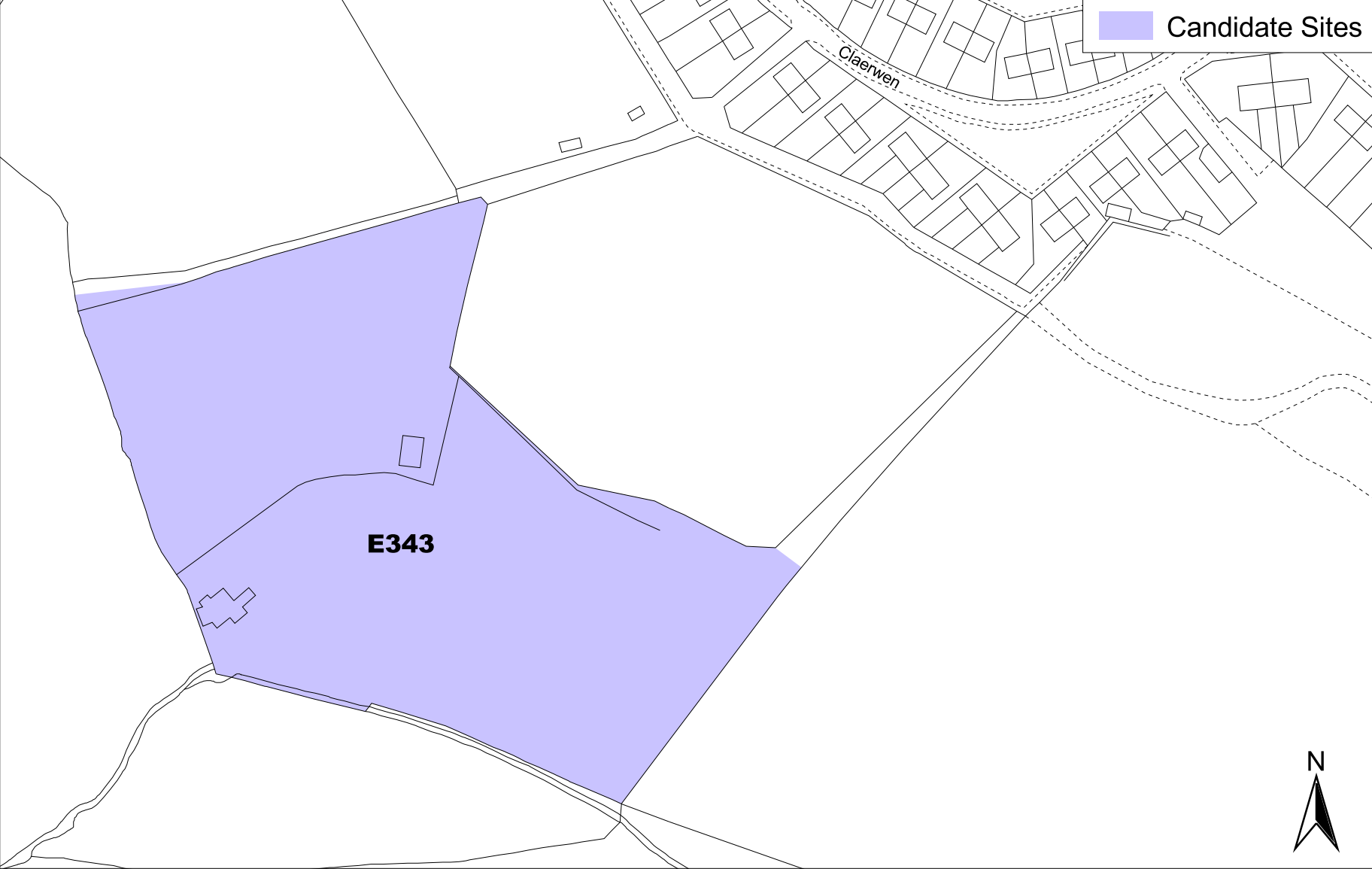
Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites



St Cattwg Ward - Site Reference - E343



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

Provisional LDP Candidate Site Assessment Summary

Site Reference: E374 **Site Description:** Land at The Smithy's Cottage,

Llancaiach House

Settlement: Nelson **Ward:** St Cattwg

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 seperated from the settlement of Nelson by a railway and cyclepath and would be an unacceptable development in the countryside.

Site Assessment Conclusions

Countryside Conclusions

Highways Conclusions

Environmental Health

Additional Comments

Is the site acceptable for further consideration?

Justification

Subject to the results of the following:

Accordance with Strategies

None UDP Urban Containment
Sustainable Growth Preferred Strategy

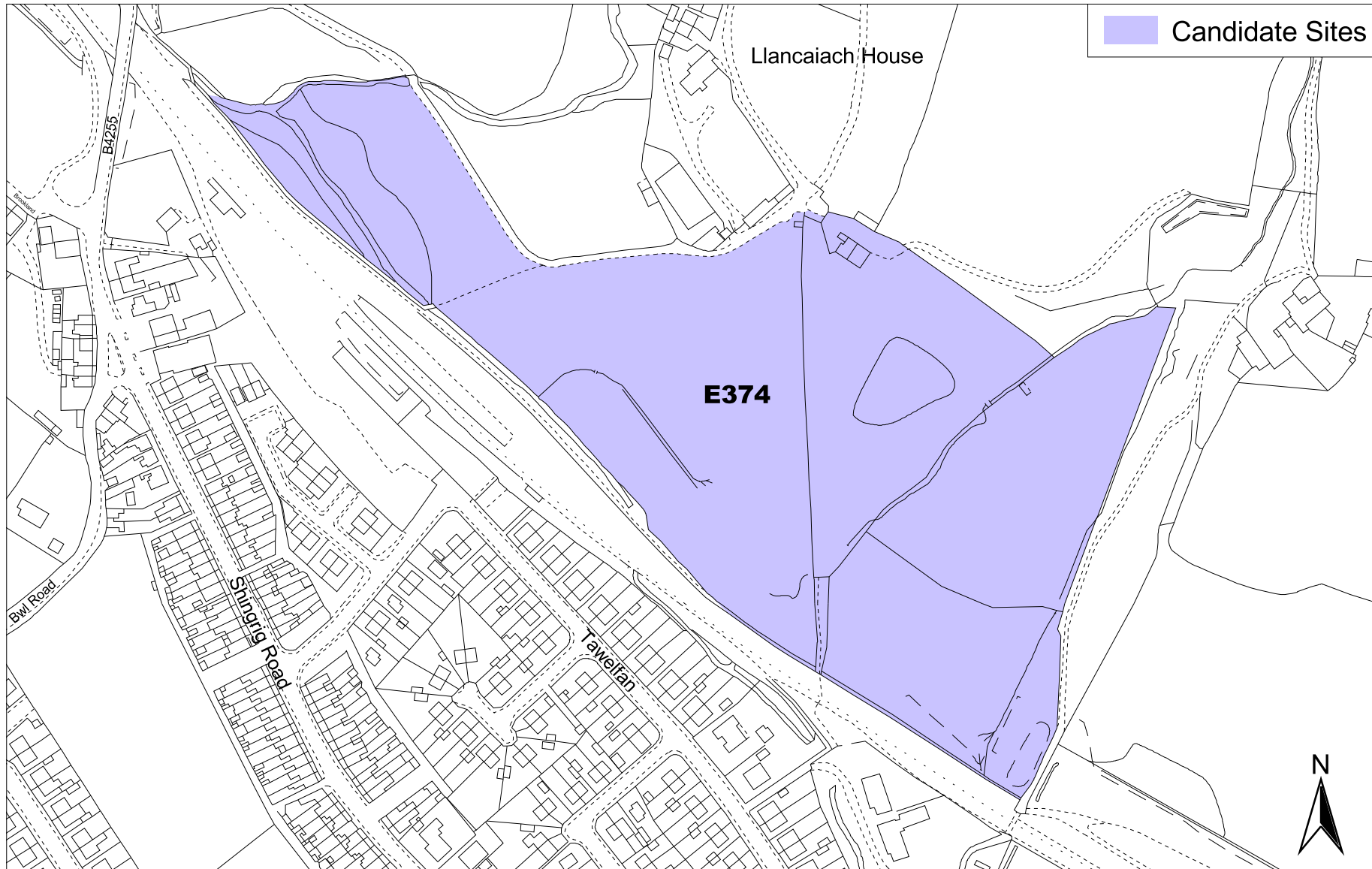
Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites



St Cattwg Ward - Site Reference - E374



0 50 100 150 Meters

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