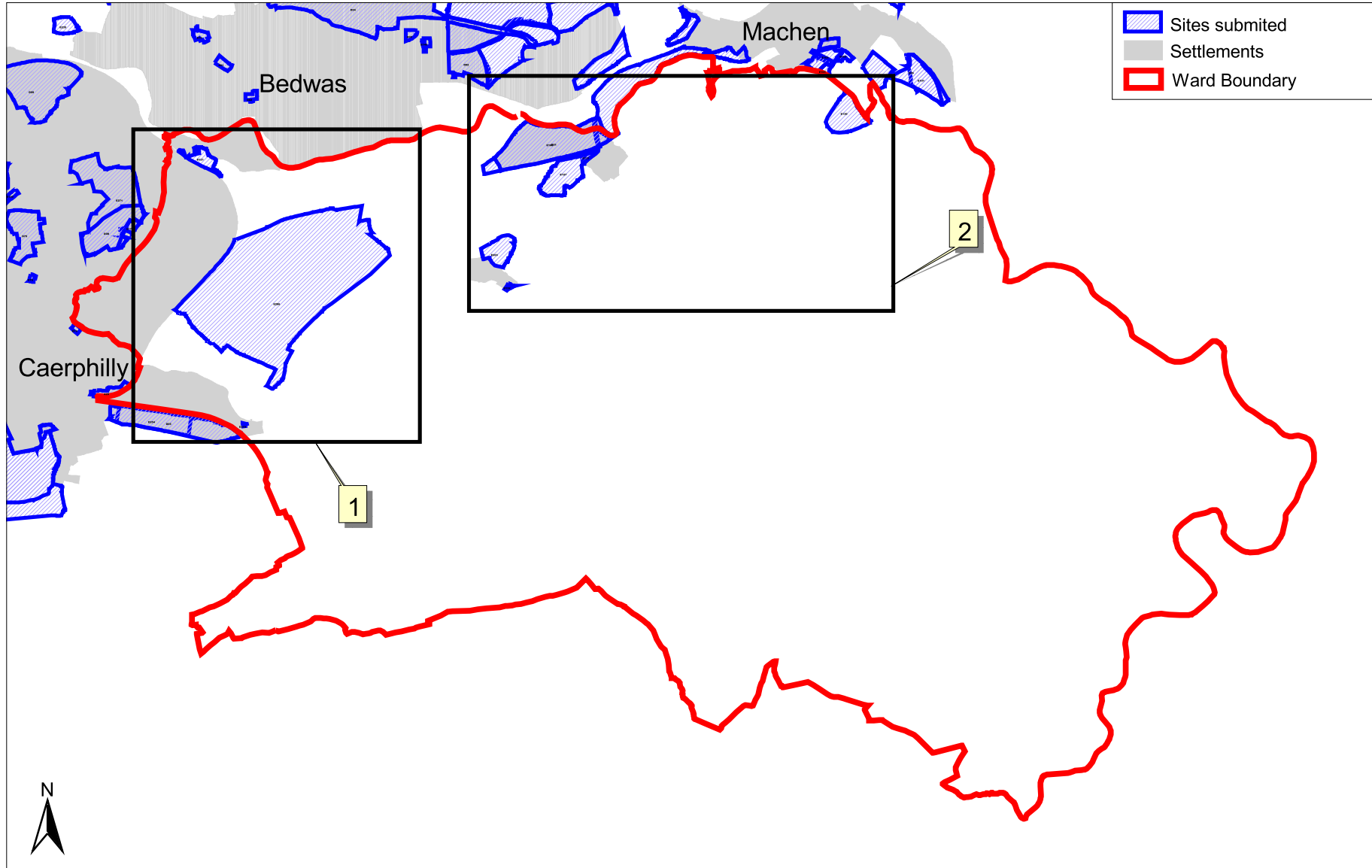


# Caerphilly County Borough Local Development Plan Candidate Sites

## St James Ward - Overview Plan

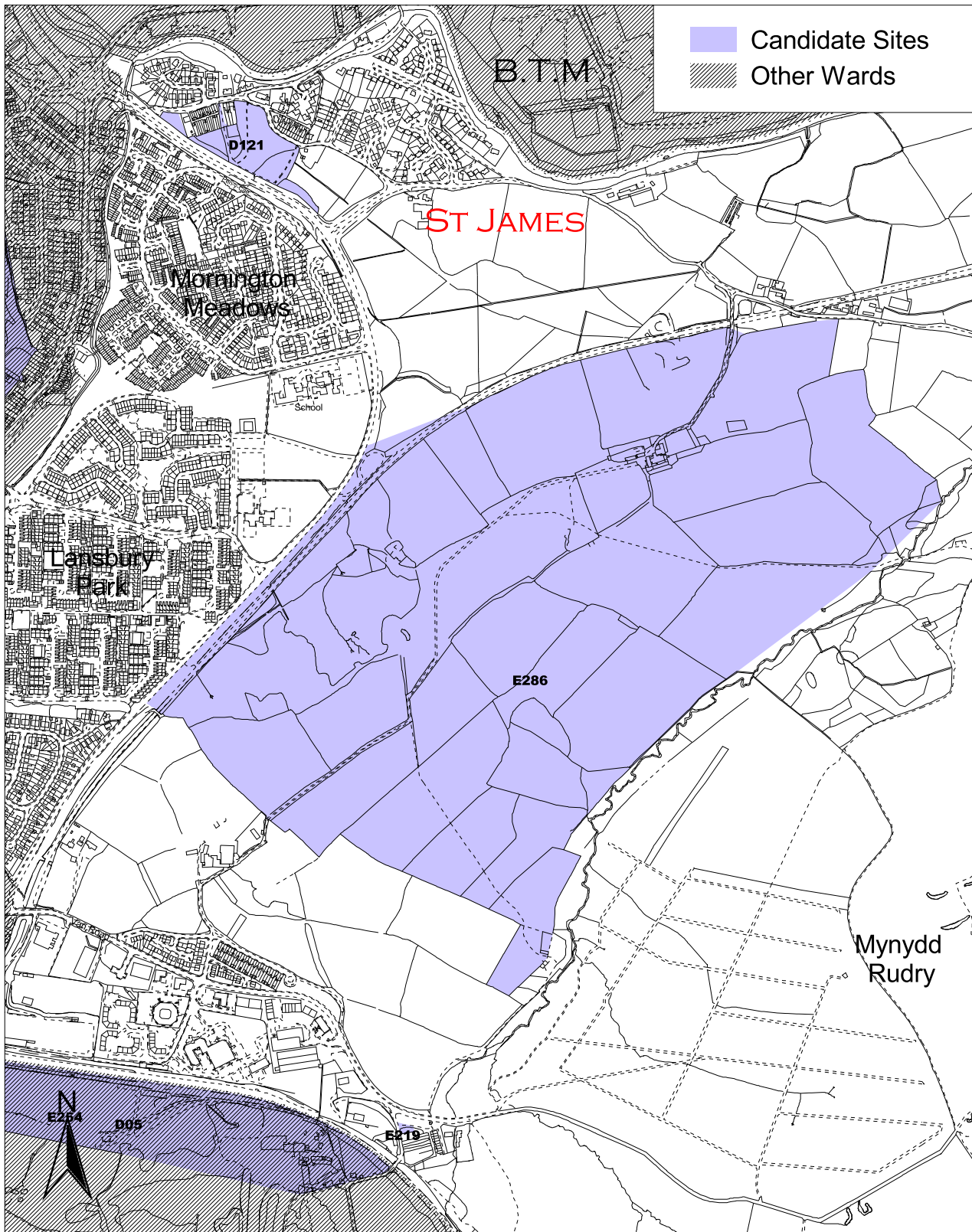


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Atgynhychwyd o fapiau yr Arrolwg Ordnans gyda chaniatâd rheolwr Llyfrfa a Mawrthdi hawffraint y Goron. Mae atgynhyrchu heb awdurdod yn torri hawffraint y Goron.  
Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, LA09004L, 2006.

Last updated 28th of March 2007

# Caerphilly County Borough Local Development Plan Candidate Sites

St James Ward - Plan 1 of 2



0 100 200 300 400 500 Meters

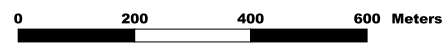
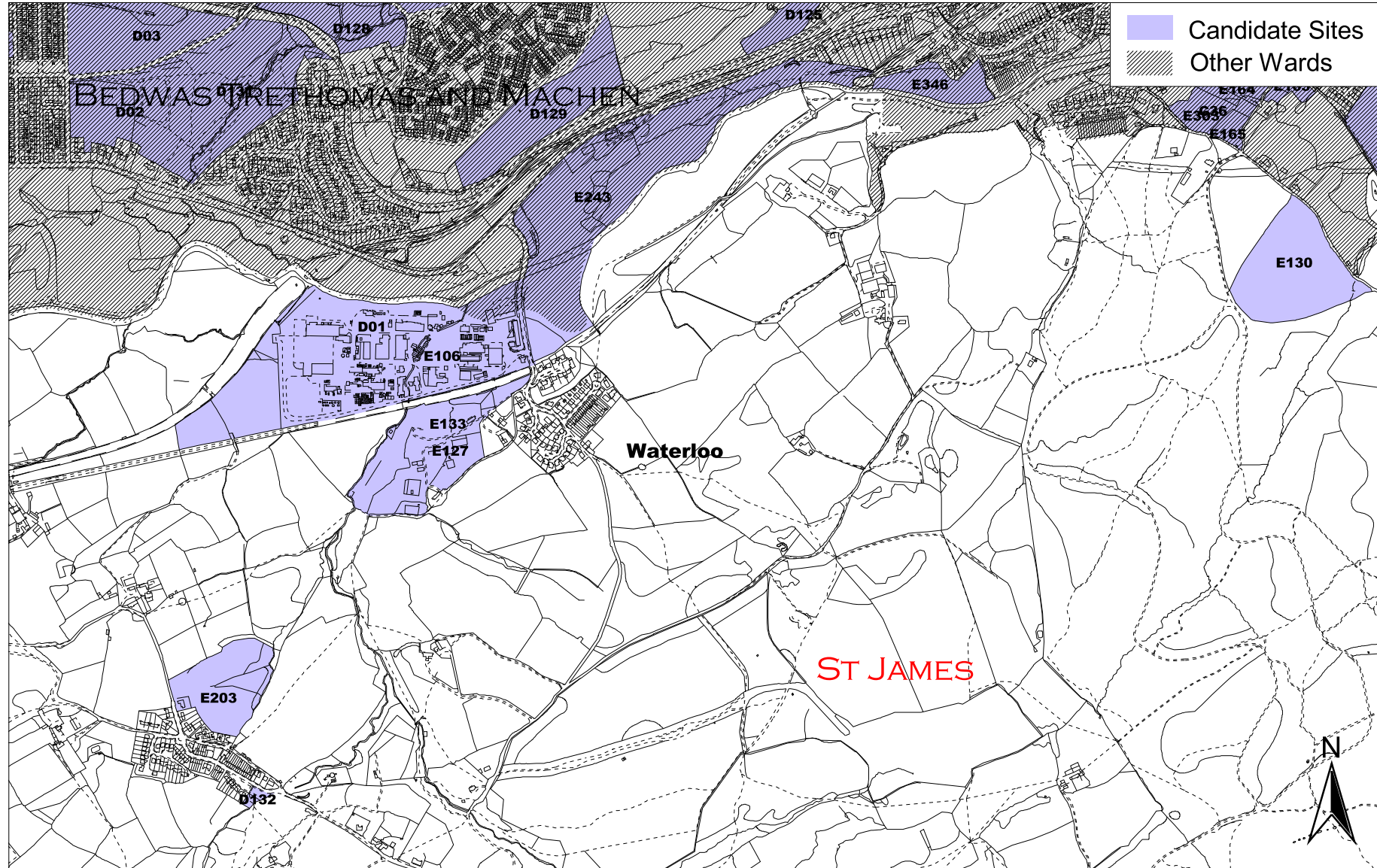
Last updated 28th of March 2007

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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 James Ward - Plan 2 of 2



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

# Provisional LDP Candidate Site Assessment Summary

**Site Reference:** D01    **Site Description:** Cray Paint Works

**Settlement:** Waterloo    **Ward:** St James

**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 site is acceptable - adjacent to SLA. Ancient semi-natural woodland to north of site. TPOs to east and south of site. Dormouse and otter surveys conducted as part of planning application. UK protected slow worms and mixed deciduous woodland

### Highways Conclusions

Site suitable - good access - existing access points are adequate, subject to addressing land contamination and drainage aspects through planning application

### Environmental Health

Further information required - ground contamination investigation

### Additional Comments

Site is subject to a current planning application awaiting determination

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

### Justification

The site is subject to a current mixed use application and ecological and contamination issues will be examined through this application process

### Subject to the results of the following:

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

## Accordance with Strategies

None     UDP     Urban Containment   
Sustainable Growth     Preferred Strategy

## Conformity with components of preferred strategy

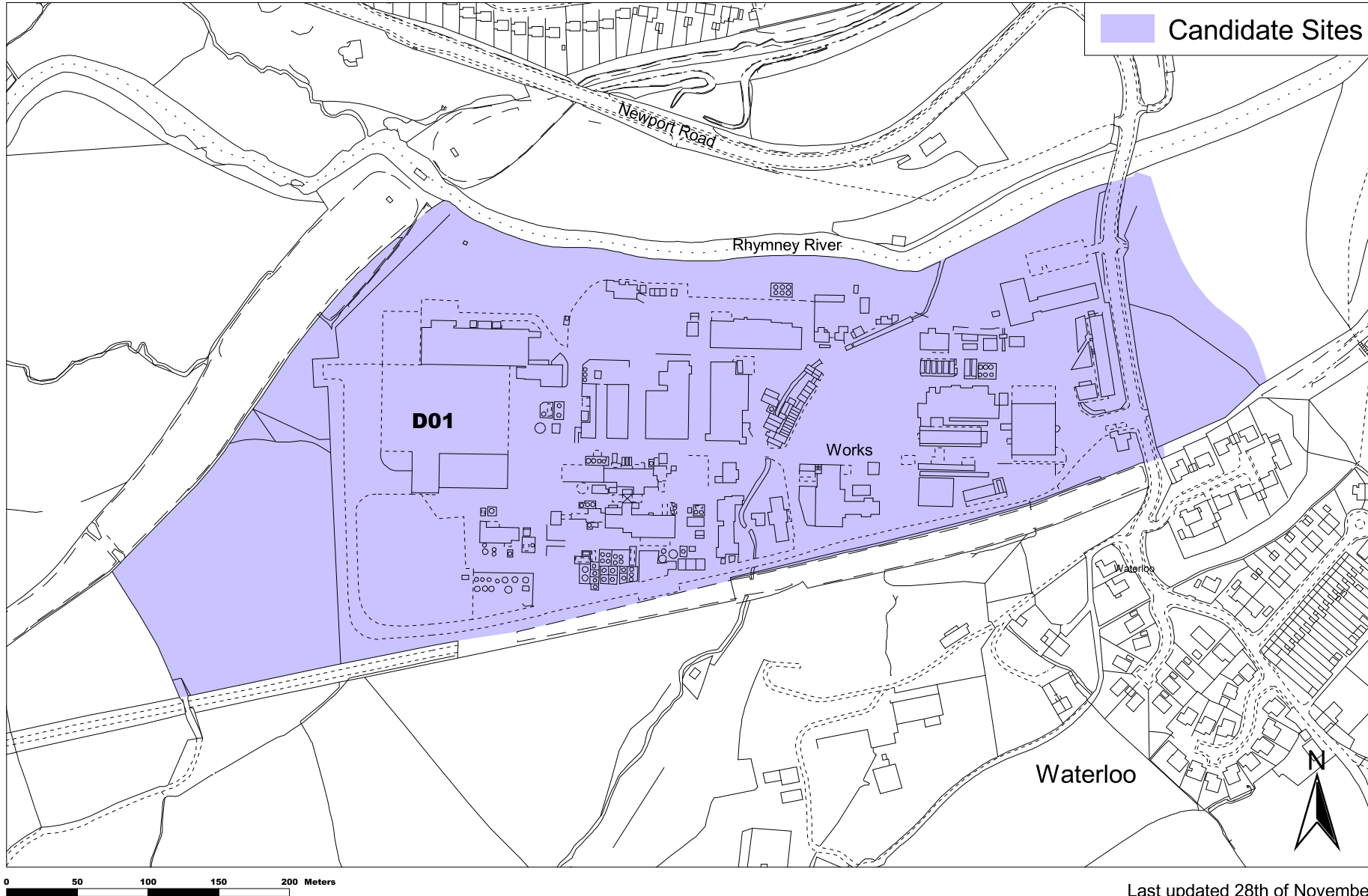
Opportunities North     Balanced Future     Exploit Brownfield     Resource Efficient Settlement Function   
Provide Infrastructure     Provide Community Facilities     Limit Countryside Impact



# Caerphilly County Borough Local Development Plan Candidate Sites



St James' Ward - Site Reference - D01



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

Last updated 28th of November 2006

# Provisional LDP Candidate Site Assessment Summary

**Site Reference:** D121    **Site Description:** Land at Porset Row

**Settlement:** Caerphilly                      **Ward:** St James

**Planning Preferred Use:** Residential/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. Within Green Wedge, mature trees on boundary to be retained. Adjacent to SINC. Records of bat 82m from site and records of neutral grassland and mixed deciduous woodland. Retain hedgerow and woodland to NE corner.

### Highways Conclusions

Site suitable subject to access being obtained off the Lansbury Park distributor road. Accesses to north unsuitable as required to maintain pedestrian and cycle routes.

### Environmental Health

Site suitable for intended purpose.

### Additional Comments

Site is segregated by the National Cycle Route

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

### Justification

Subject to survey results and retention of mature trees, this site would form a suitable infill

### Subject to the results of the following:

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

## Accordance with Strategies

None                       UDP                       Urban Containment   
Sustainable Growth                       Preferred Strategy

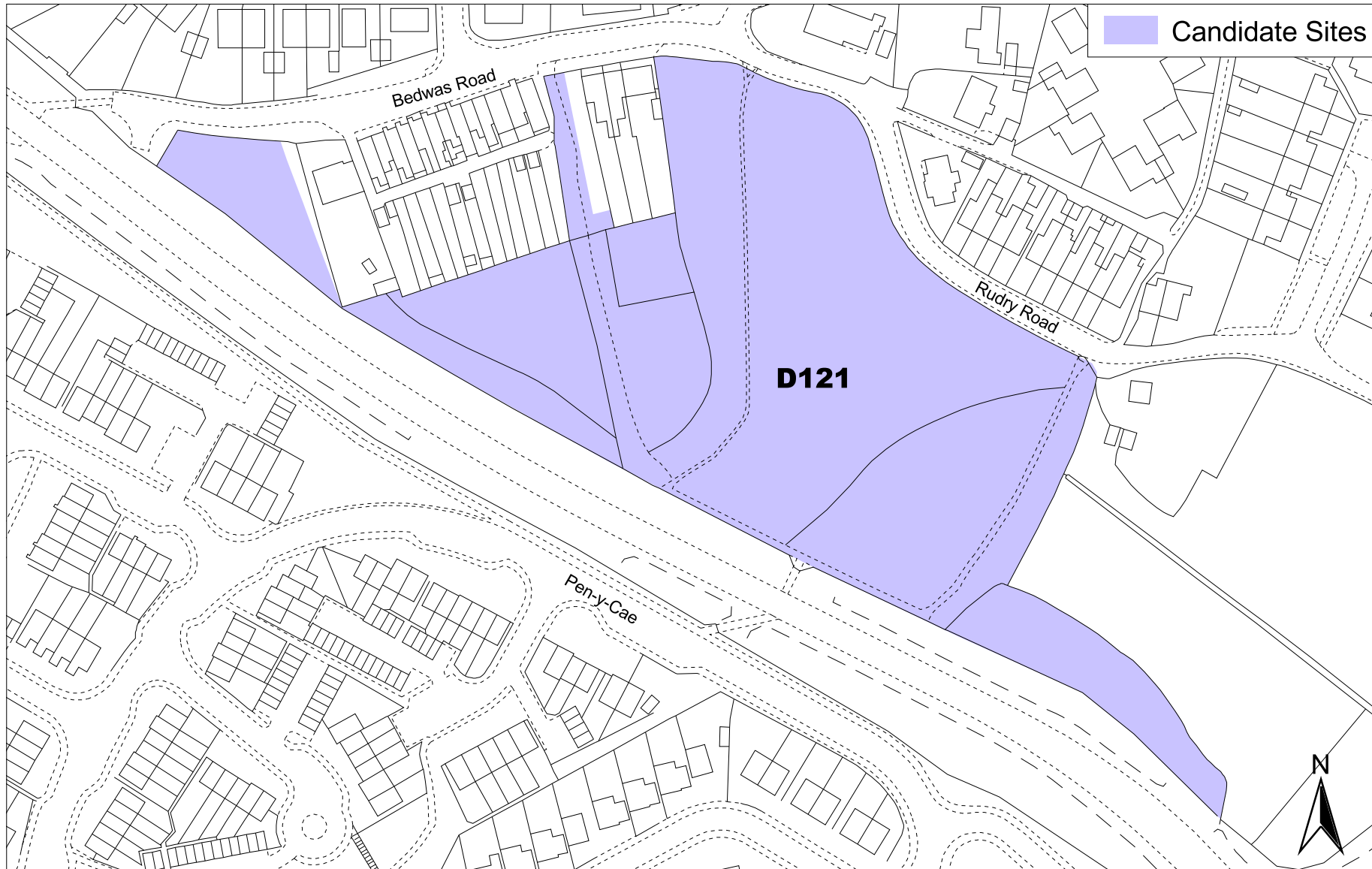
## Conformity with components of preferred strategy

Opportunities North	<input type="checkbox"/>	Balanced Future	<input checked="" type="checkbox"/>	Exploit Brownfield	<input 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 James' Ward - Site Reference - D121



0 20 40 60 80 Meters

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

# Provisional LDP Candidate Site Assessment Summary

**Site Reference:** D132    **Site Description:** Land at Bryngolau

**Settlement:** Rudry    **Ward:** St James

**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

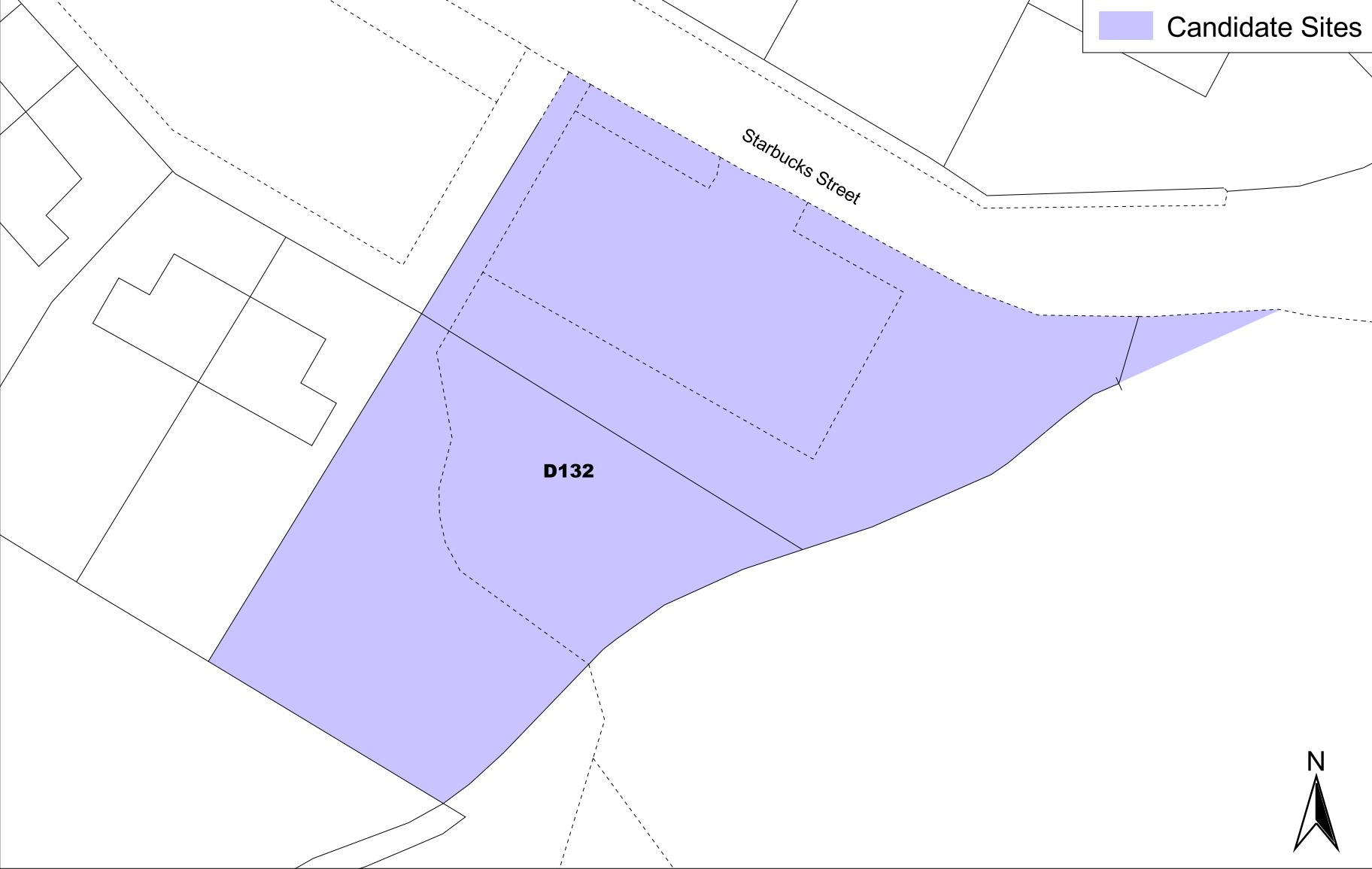
Opportunities     Balanced Future     Exploit     Resource   
North     Provide Community     Brownfield     Efficient   
Provide     Provide Community     Limit Countryside     Settlement   
Infrastructure     Facilities     Impact     Function



# Caerphilly County Borough Local Development Plan Candidate Sites



St James' Ward - Site Reference - D132



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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:** E106    **Site Description:** Waterloo Works

**Settlement:** Waterloo                      **Ward:** St James

**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 site is acceptable - adjacent to SLA. Ancient semi-natural woodland to north of site. TPOs to east and south of site. Dormouse and otter surveys conducted as part of planning application. UK protected slow worms and mixed deciduous woodland

### Highways Conclusions

Site suitable - good access - existing access points are adequate, subject to addressing land contamination and drainage aspects through planning application

### Environmental Health

Further information required - ground contamination investigation

### Additional Comments

Planning application awaiting determination on site

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

### Justification

The site is subject to a current mixed use application and ecological and contamination issues will be examined through this application process

### Subject to the results of the following:

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

## Accordance with Strategies

None                       UDP                       Urban Containment   
Sustainable Growth                       Preferred Strategy

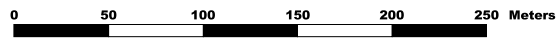
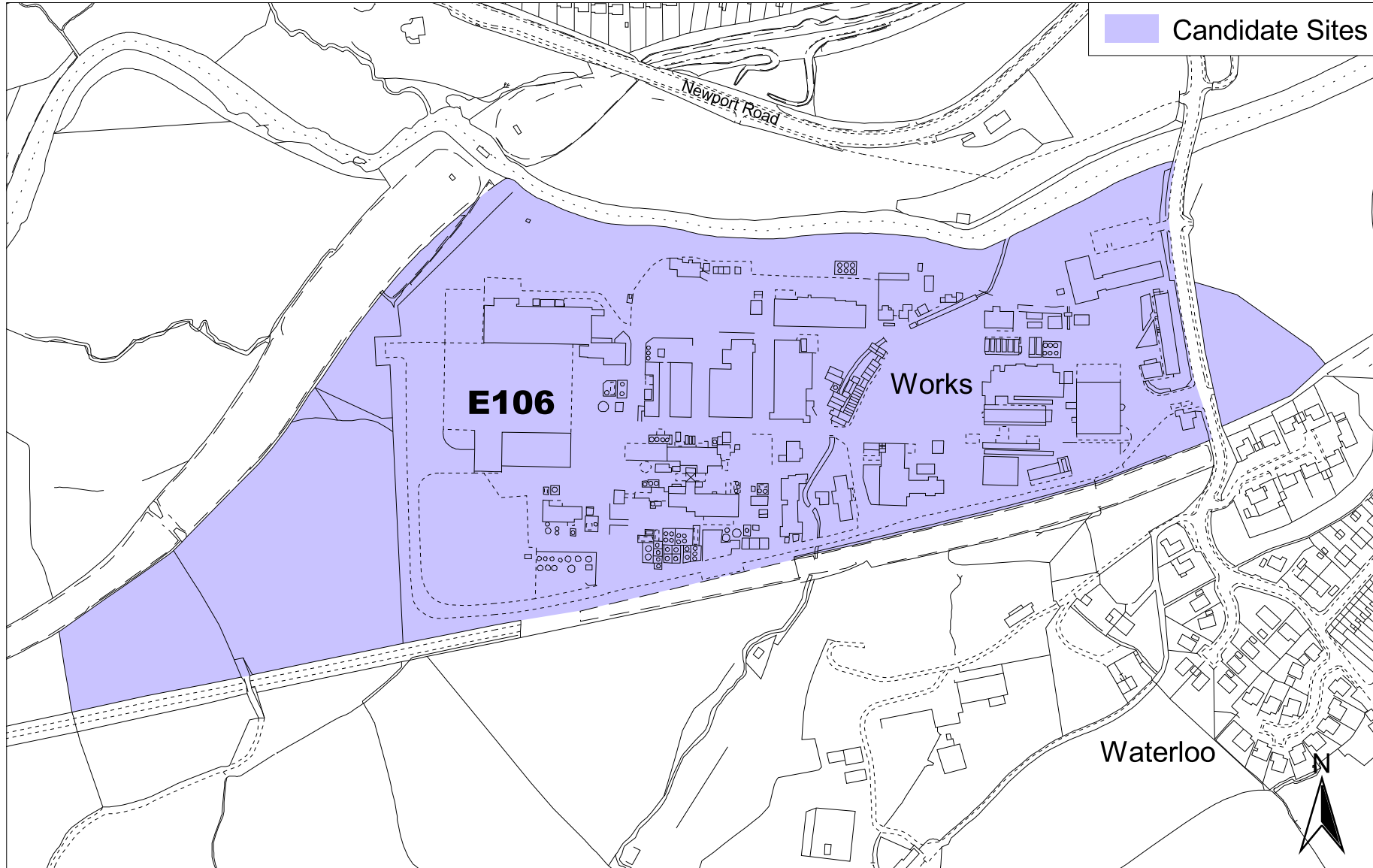
## Conformity with components of preferred strategy

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

# Caerphilly County Borough Local Development Plan Candidate Sites



St James' Ward - Site Reference - E106



Last updated 27th of November 2006

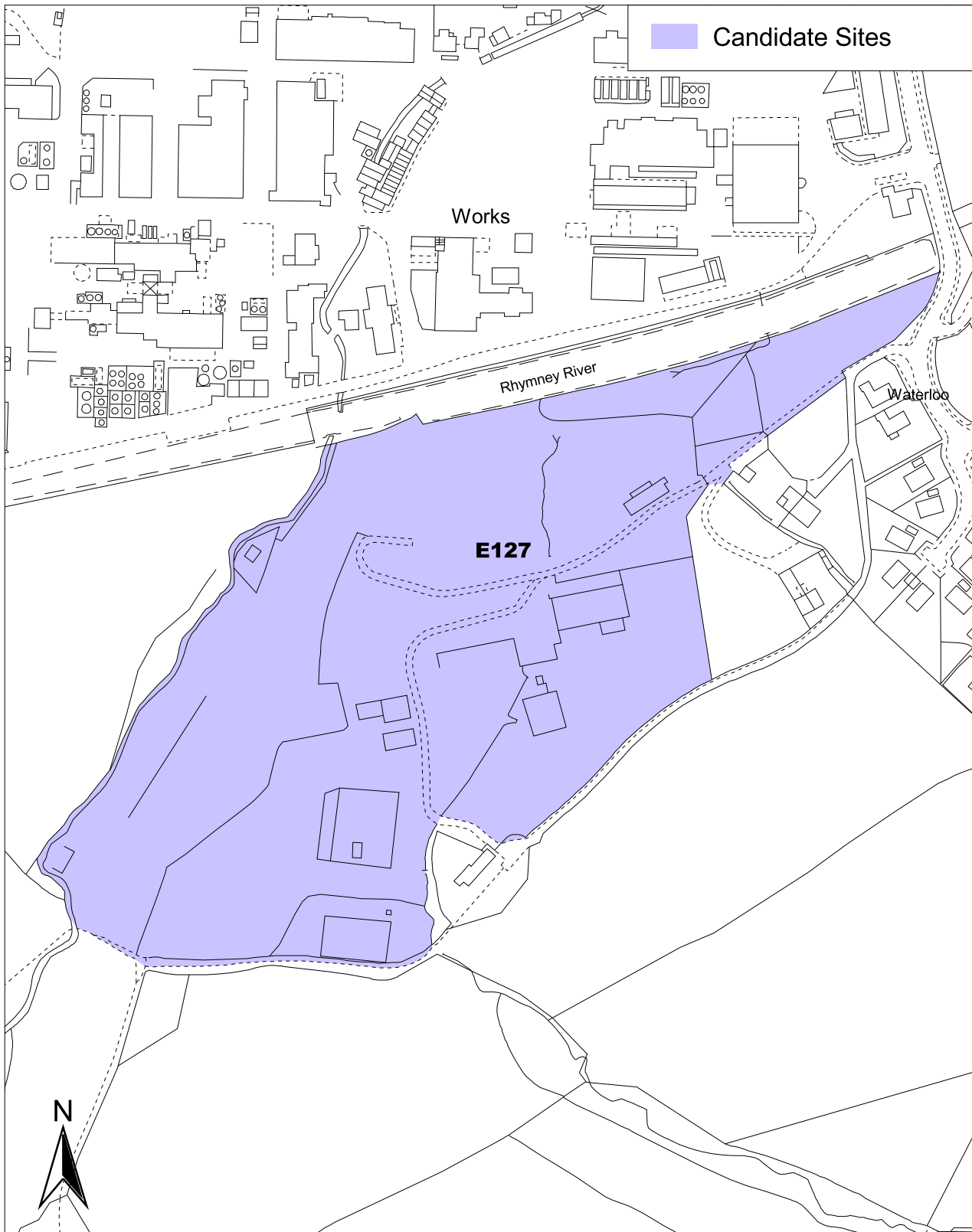
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Atgynhychwyd o fapiau yr Arrolwg Ordnans gyda chaniatâd rheolwr Llyfrfa a Mawrhydi hawfrain't y Goron. Mae atgynhychu heb awdurdod yn torri hawfrain't y Goron.  
Gall hyn arwain at enlyniad neu achos sifil. Cyngor Ewrodestraf Srol Caerffili, 100025372, 2006.



# Caerphilly County Borough Local Development Plan Candidate Sites



St James' Ward - Site Reference - E127



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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:** E130    **Site Description:** Pont Carreg Fferm, Rhyd y Gwern Lane

**Settlement:** Machen    **Ward:** St James

**Planning Preferred Use:** None

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

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

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

The site is divorced from any settlement and would be inappropriate 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

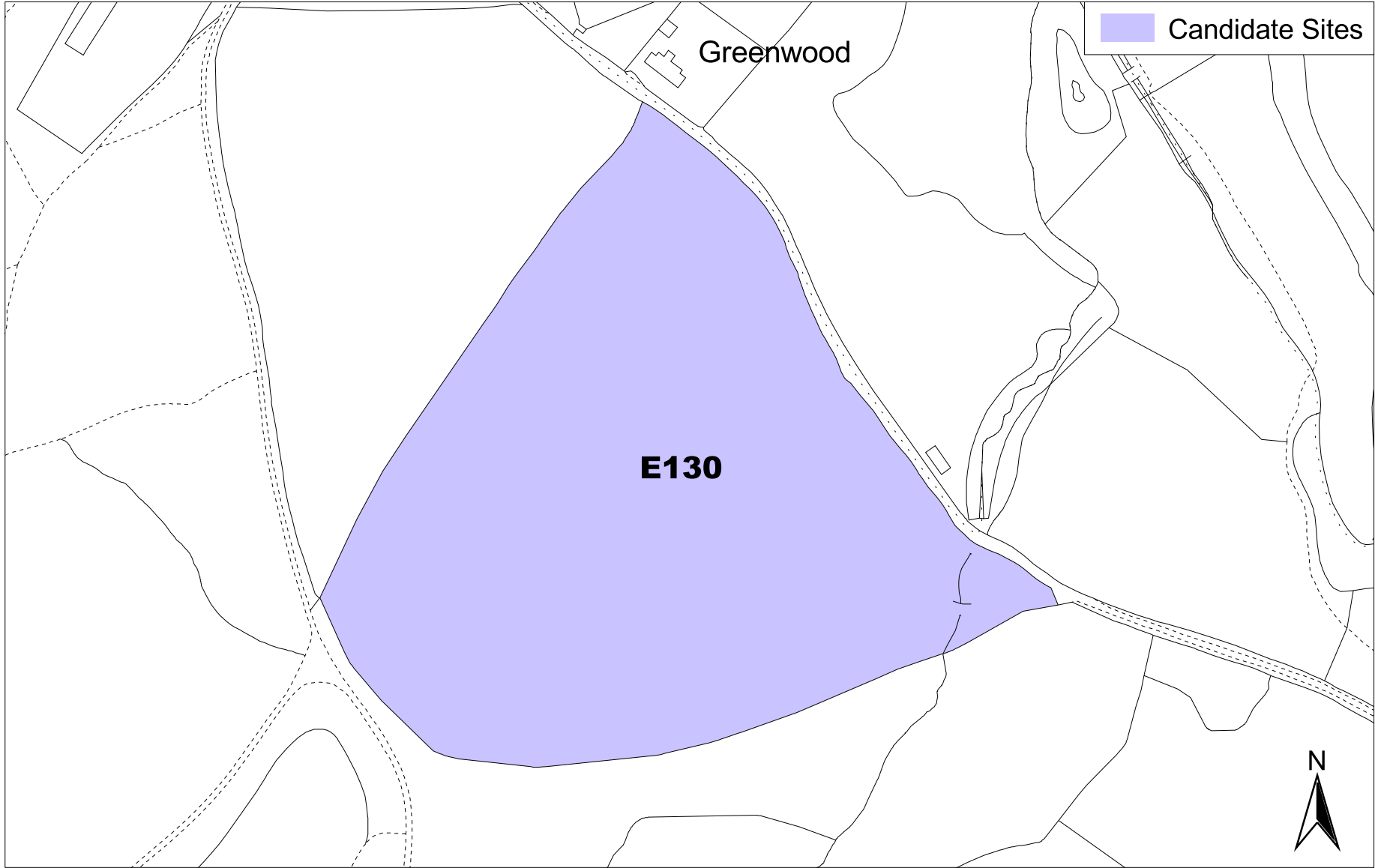
### Conformity with components of preferred strategy

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

# Caerphilly County Borough Local Development Plan Candidate Sites



St James' Ward - Site Reference - E130



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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:** E133    **Site Description:** Land North of Fairview

**Settlement:** Waterloo                      **Ward:** St James

**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 - northern and western boundaries should be retained in order to protect vitality of SINCC (subject to review) and TPO woodland.

### Highways Conclusions

(DRAFT) Site has planning permission for housing and is currently under construction, with highways issues having been addressed at planning application stage

### Environmental Health

### Additional Comments

Site currently being developed.

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

### Justification

Site is currently under construction and is therefore likely to be built out during the plan preparation process. It therefore warrants no further consideration.

### 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

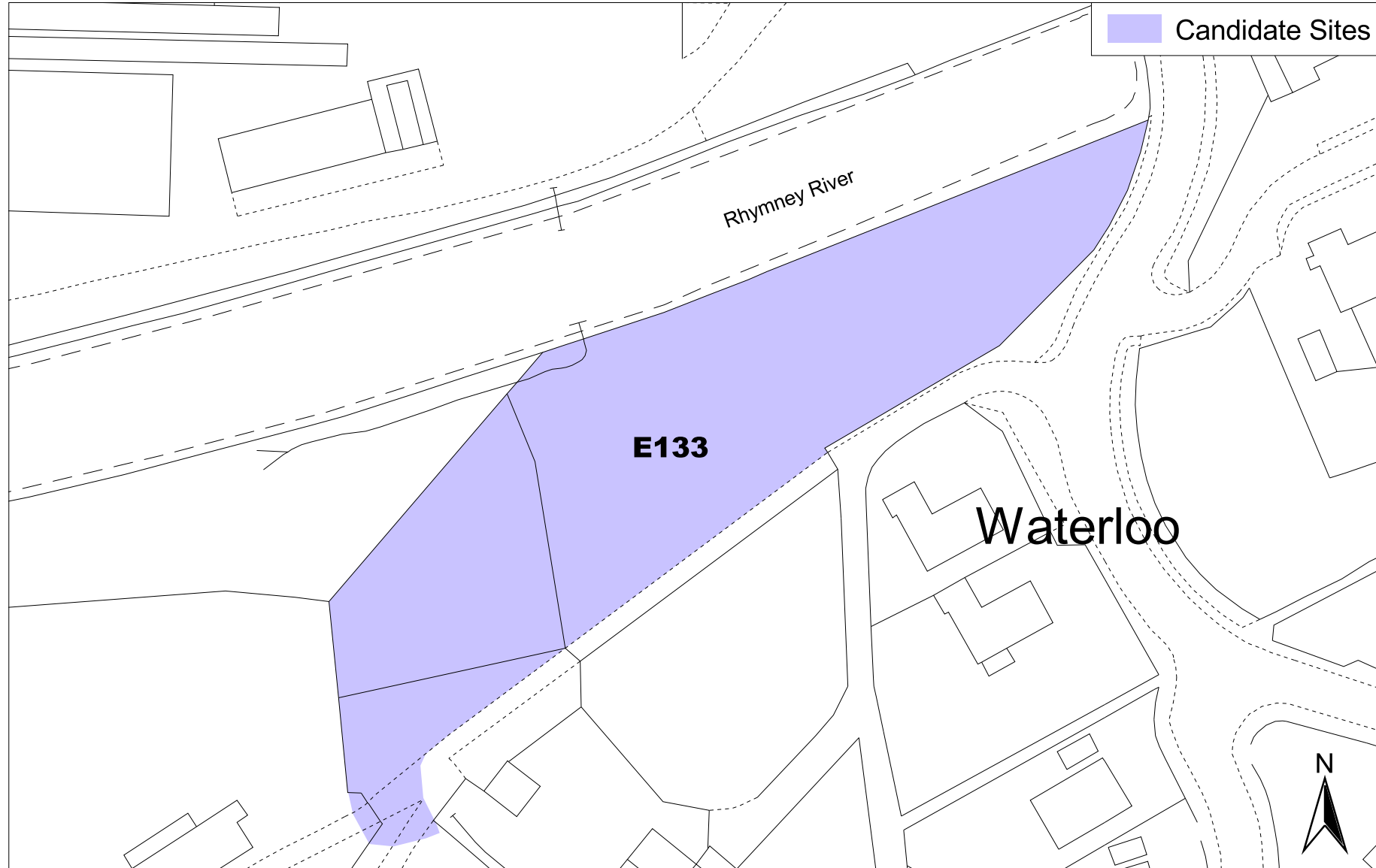
## Conformity with components of preferred strategy

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 James' Ward - Site Reference - E133



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# Provisional LDP Candidate Site Assessment Summary

**Site Reference:** E203    **Site Description:** Land at the Oaks

**Settlement:** Rudry    **Ward:** St James

**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 unsympathetic to existing urban form and would have an adverse effect upon rural character.

## 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

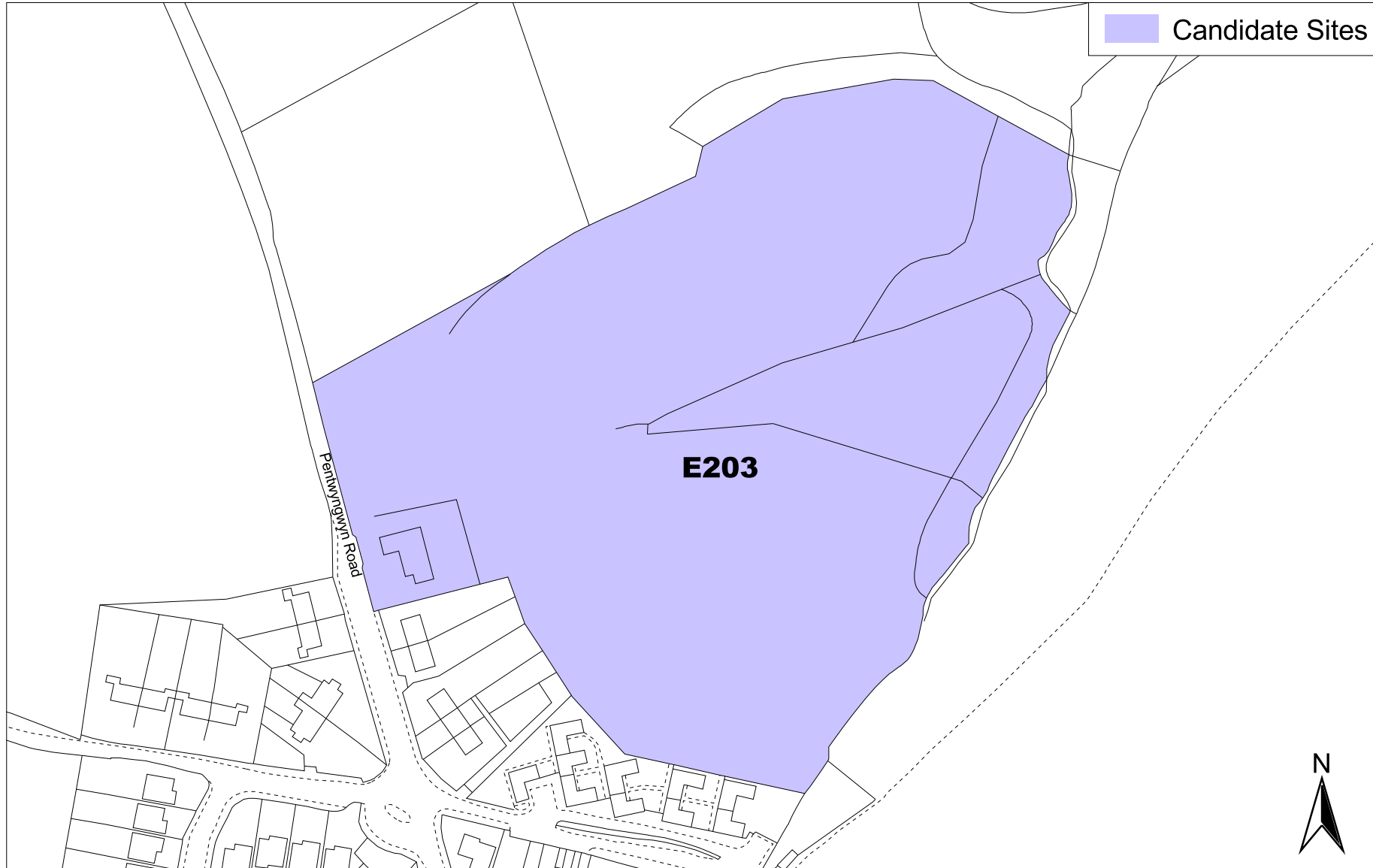
Opportunities     Balanced Future     Exploit     Resource   
North     Provide Community     Brownfield     Efficient   
Provide     Provide Community     Limit Countryside     Settlement   
Infrastructure     Facilities     Impact     Function



# Caerphilly County Borough Local Development Plan Candidate Sites



St James' Ward - Site Reference - E203



0 20 40 60 80 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:** E219    **Site Description:** Land north east of Wernddue Row

**Settlement:** Caerphilly                      **Ward:** St James

**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

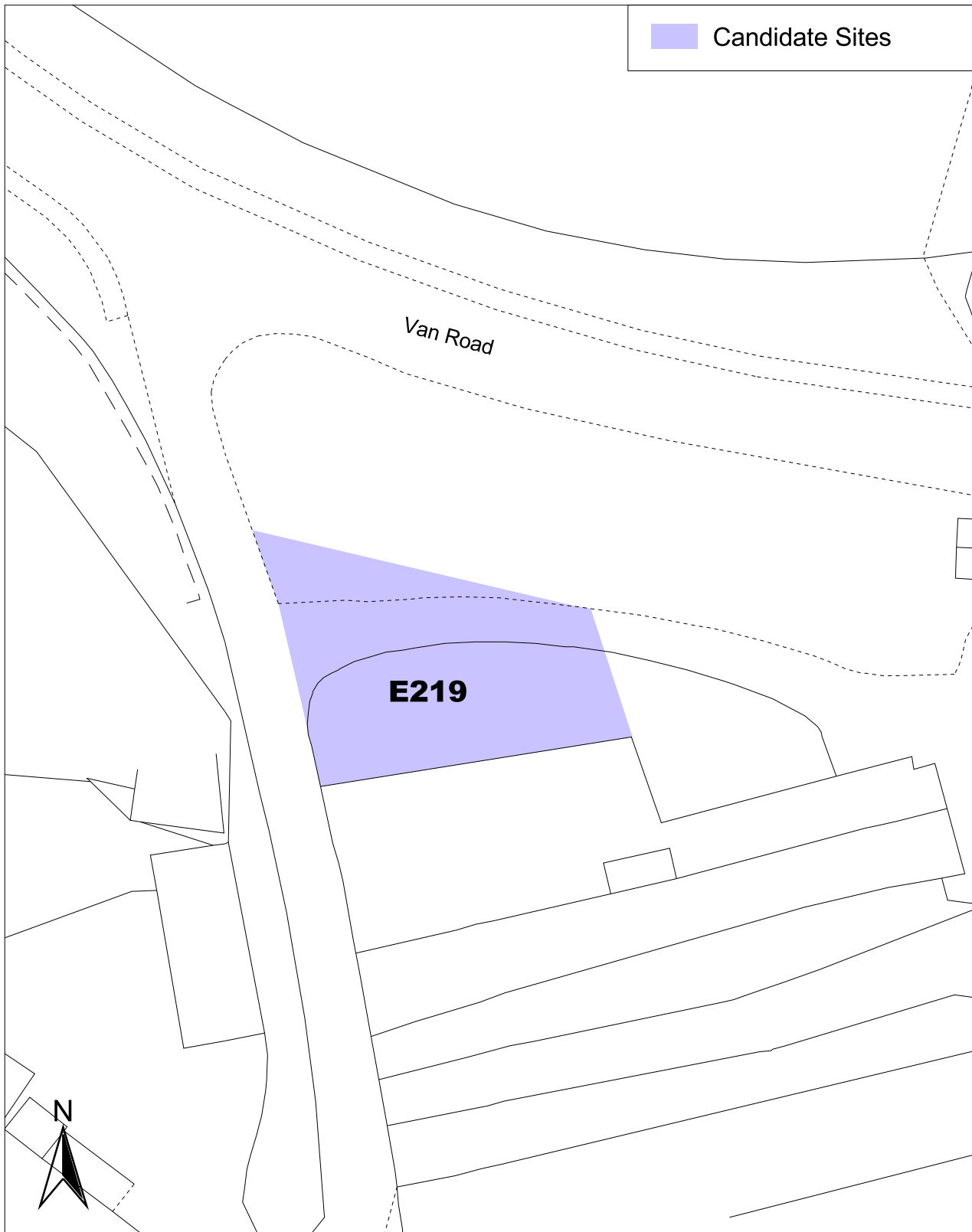
### Conformity with components of preferred strategy

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



St James' Ward - Site Reference - E219



0 5 10 15 20 25 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:** E286    **Site Description:** Land at Gwern y Domen

**Settlement:** Caerphilly                      **Ward:** St James

**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 poorly related to Caerphilly with the distributor road forming a natural boundary. It is unsympathetic to present urban form and rural character and would not be a natural extension to the settlement.

## 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

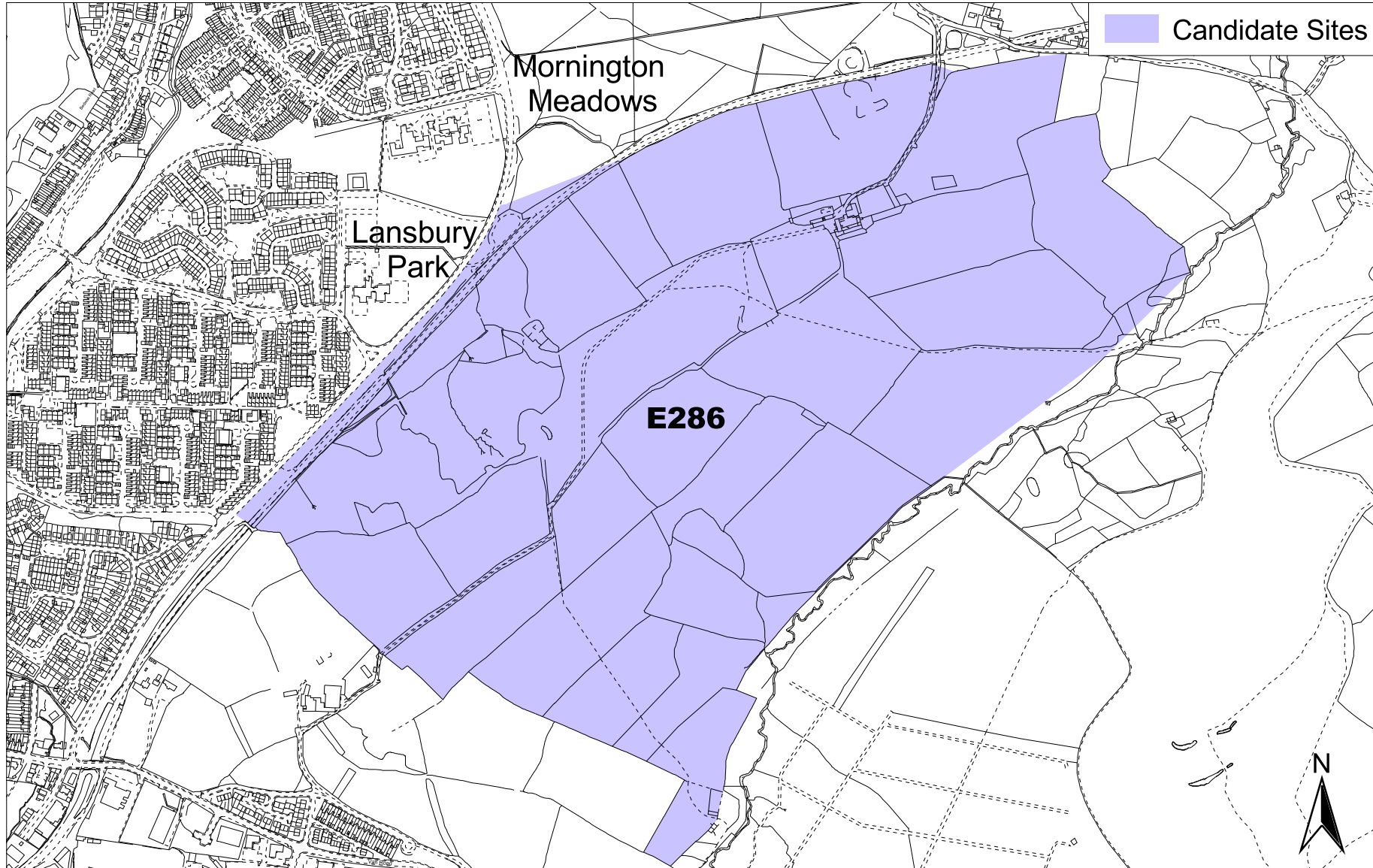
### Conformity with components of preferred strategy

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 James' Ward - Site Reference - E286



0 100 200 300 400 500 Meters

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