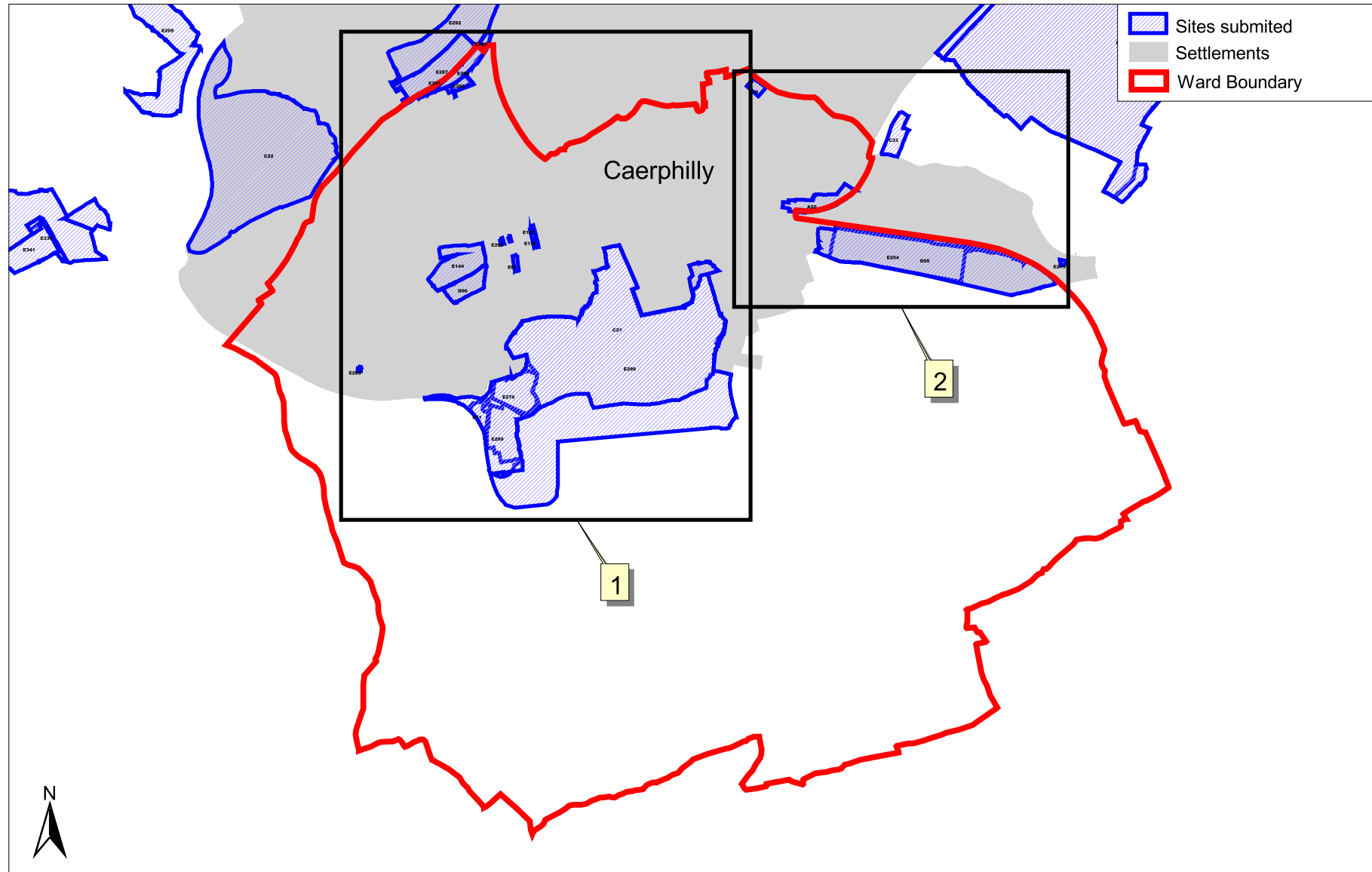


Caerphilly County Borough Local Development Plan Candidate Sites

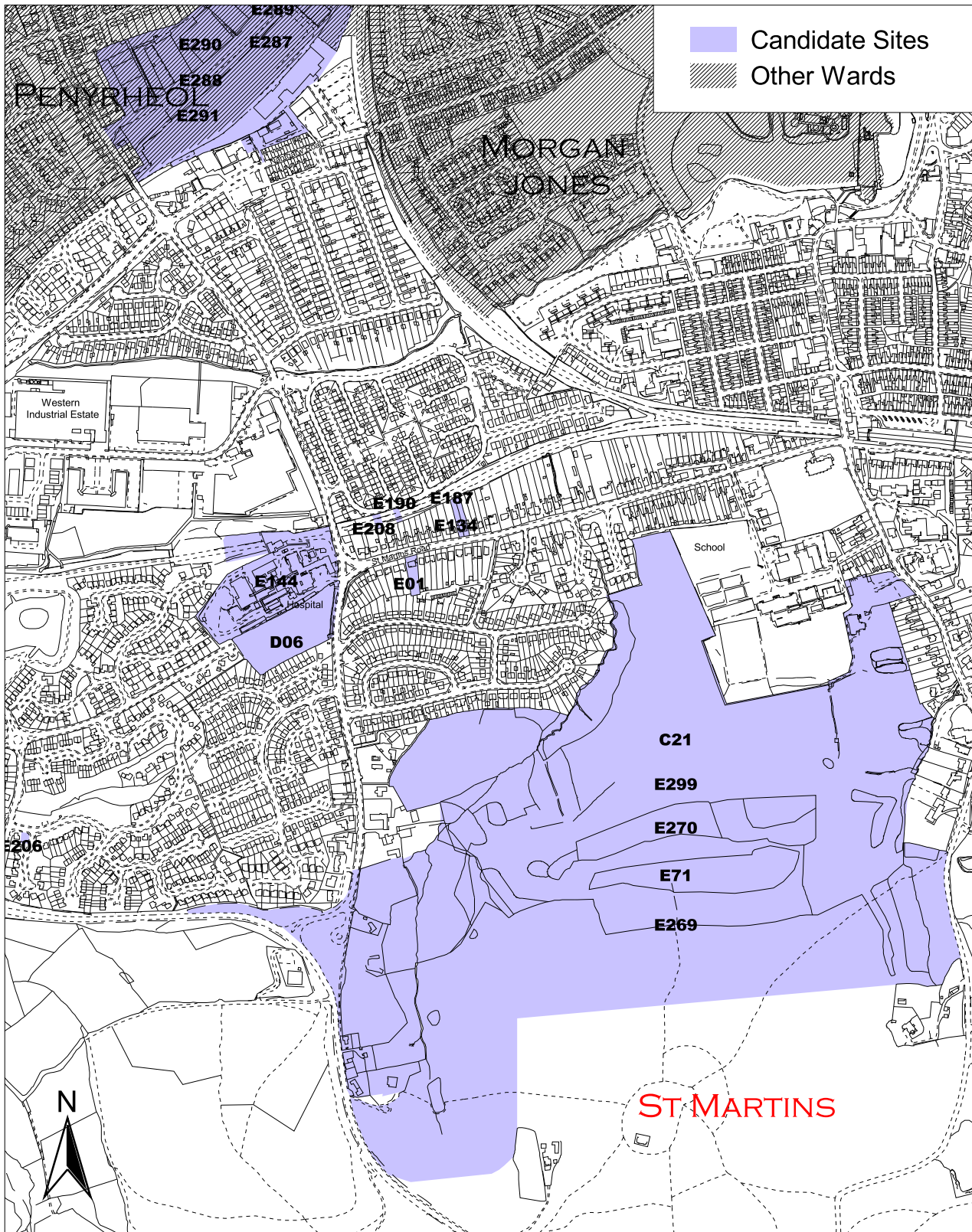
St Martins Ward - Overview Plan



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Caerphilly County Borough Local Development Plan Candidate Sites

St Martins Ward - Plan 1 of 2



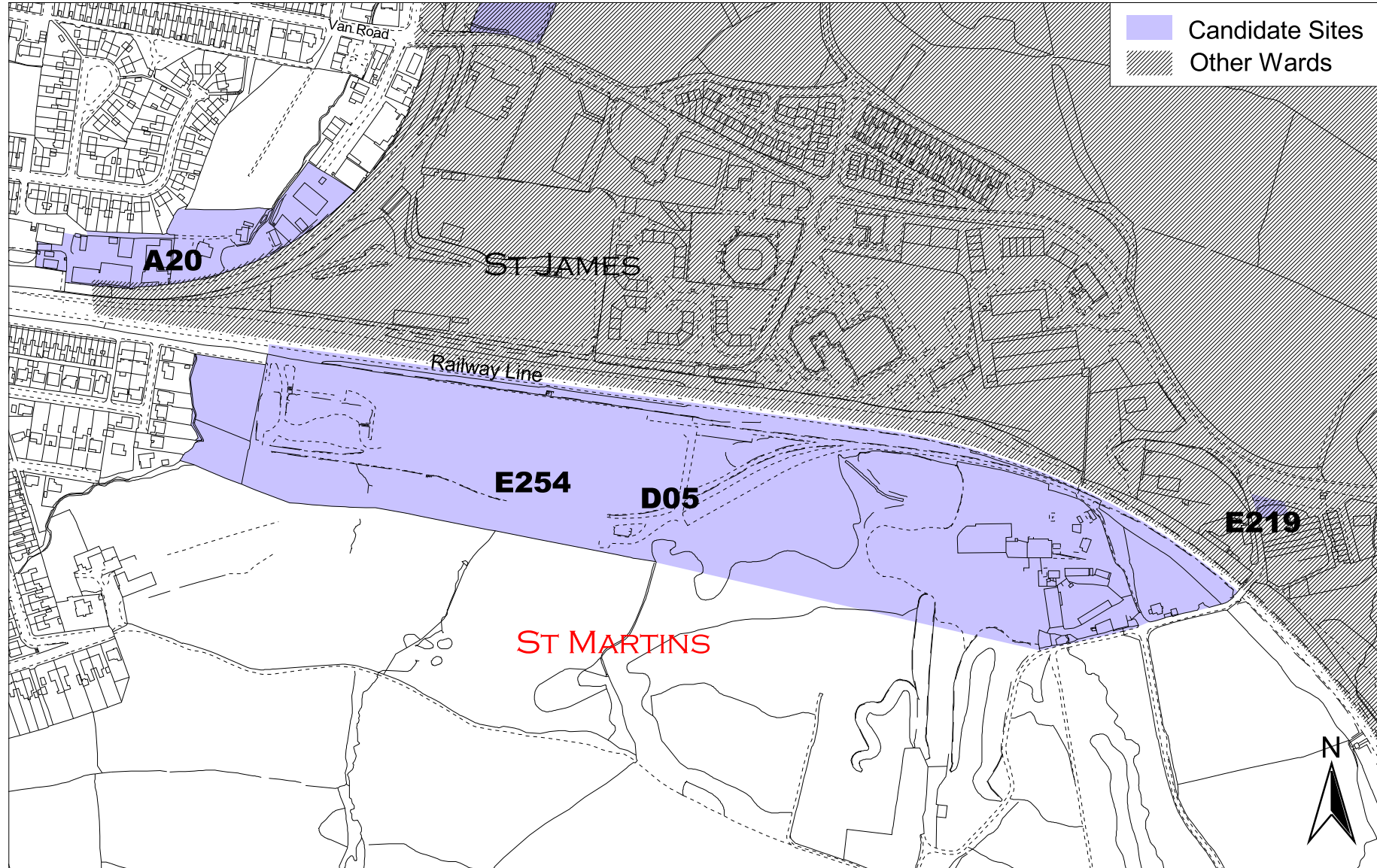
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 Gall hyn arwain at eryniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, LA09004L, 2006.

Caerphilly County Borough Local Development Plan Candidate Sites

St Martins 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: A20 **Site Description:** Land between Van Road/Maes Glas, and the Railway

Settlement: Caerphilly **Ward:** St Martins

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 although the central small wooded areas should be excluded due to visual, ecological and buffering value and importance as a woodland corridor. Trees worthy of TPO. Mixed deciduous woodland and LBAP habitat of old railway line.

Highways Conclusions

Site suitable with access off new road to park and ride scheme at Caerphilly station.

Environmental Health

Additional Comments

Application for residential development awaiting determination. Boundary to be amended to encompass units to the north.

Is the site acceptable for further consideration? Yes

Justification

Site is suitable subject to the retention of as many trees as possible as the site has good access and is subject to a current planning application

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

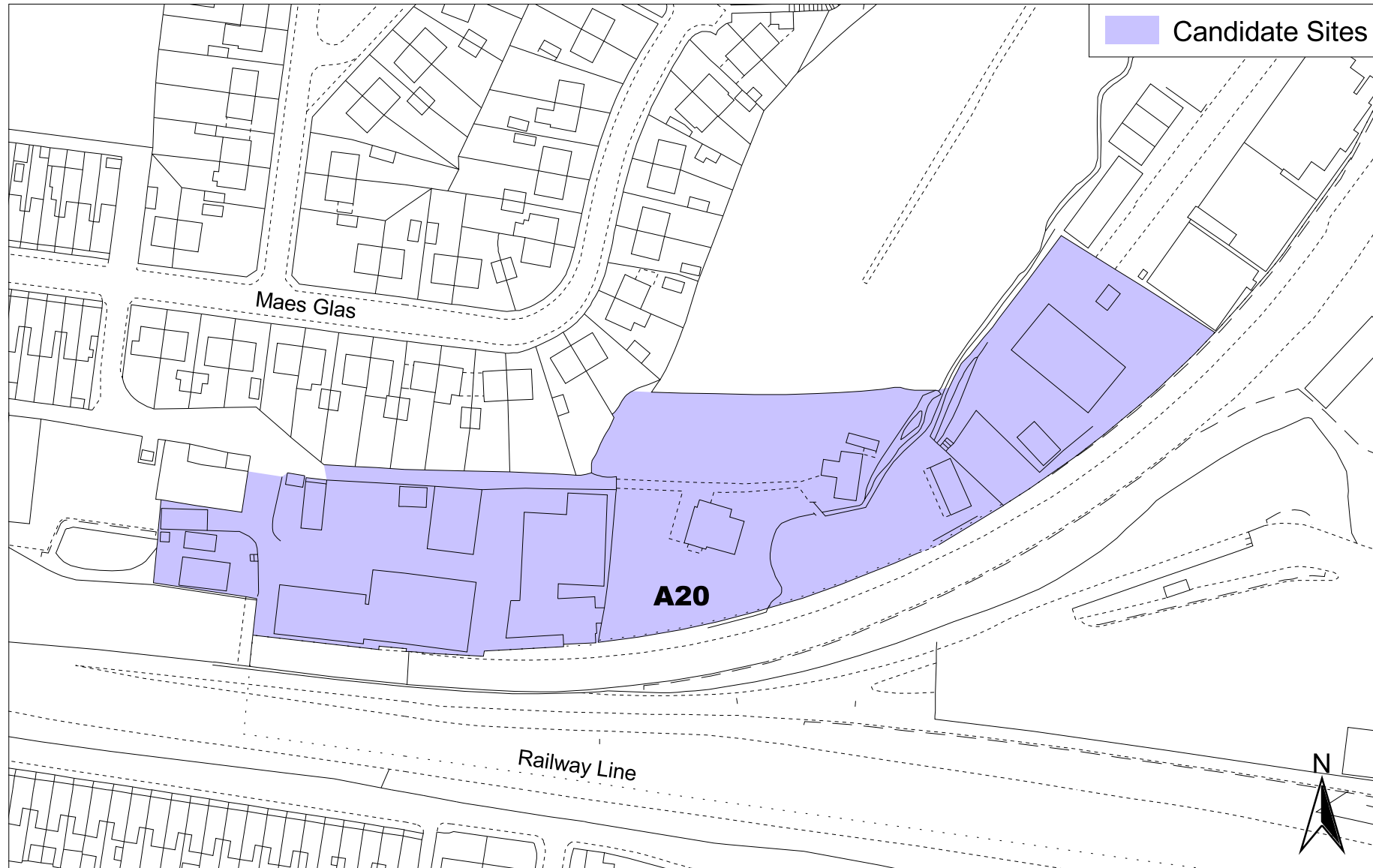
Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites



St Martins Ward - Site Reference - A20



0 20 40 60 80 100 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: B19 **Site Description:** North View Terrace

Settlement: Caerphilly **Ward:** St Martins

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 - site has been granted planning consent and site has been cleared

Highways Conclusions

Site is suitable as it has full planning consent for residential development

Environmental Health

Additional Comments

Is the site acceptable for further consideration? Yes

Justification

Site suitable as it already has planning consent for apartments

Subject to the results of the following:

Accordance with Strategies

None UDP Urban Containment
Sustainable Growth Preferred Strategy

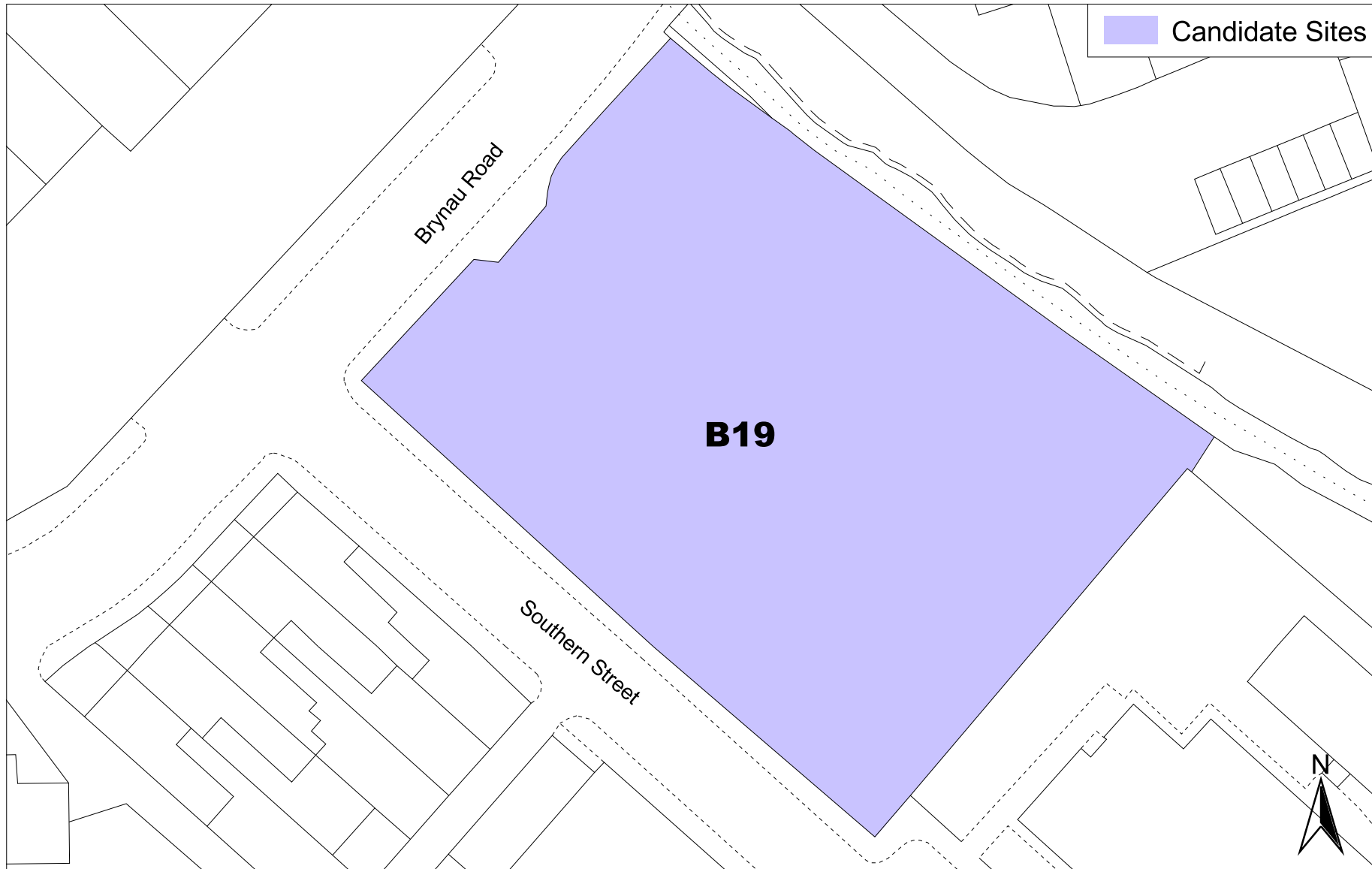
Conformity with components of preferred strategy

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 Martins Ward - Site Reference - B19



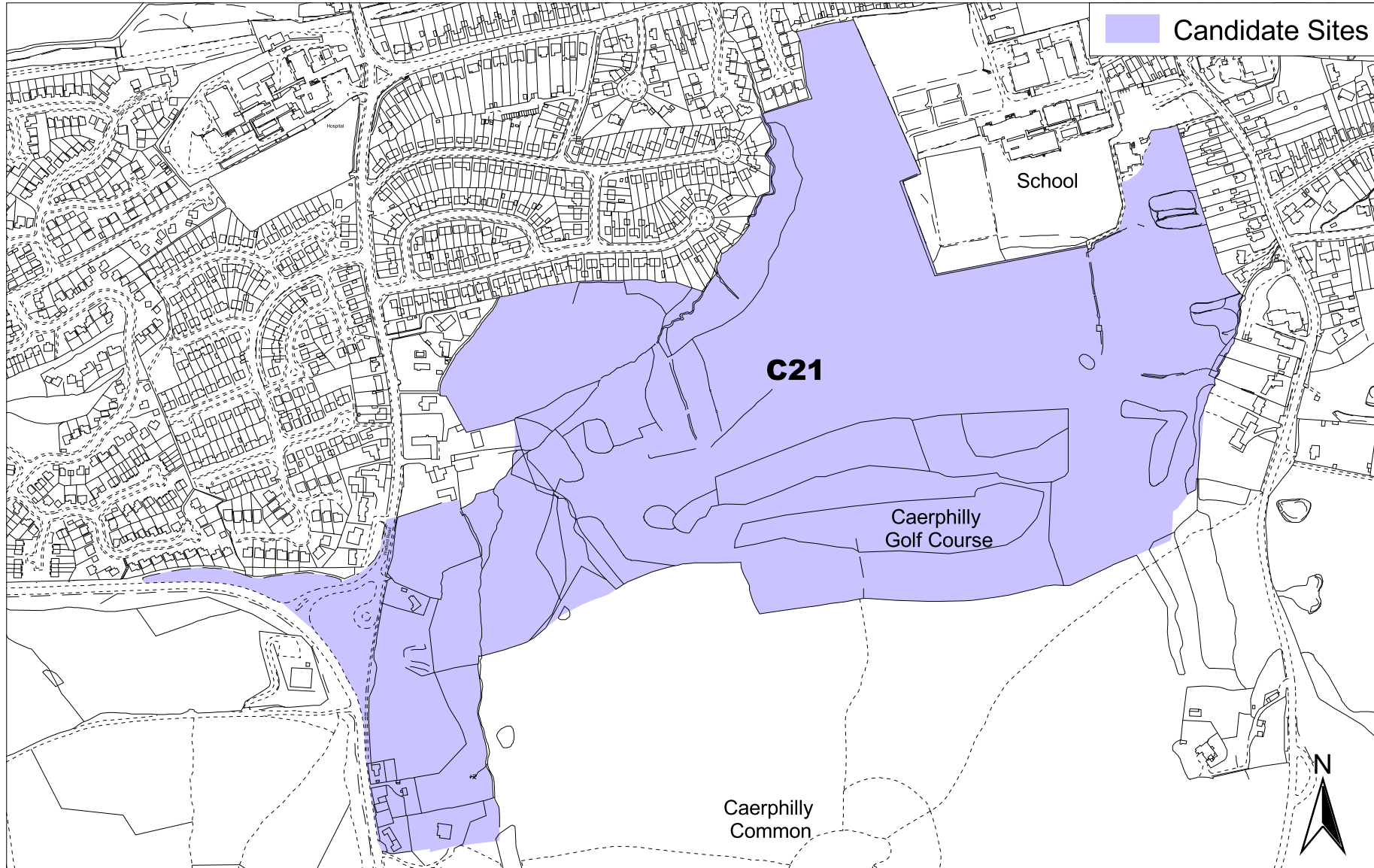
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Gall hyn arwain at enlyniad neu achos sifil. Cyngor Ewrdestraf Srol Caerffili, 100025372, 2006.

Last updated 29th of November 2006

Caerphilly County Borough Local Development Plan Candidate Sites



St Martins Ward - Site Reference - C21



0 100 200 300 400 Meters

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Gall hyn arwain at enfyriad neu achos sifil. Cyngor Bwrdeistrefl Srol Caerffili, 100025372, 2006.

Provisional LDP Candidate Site Assessment Summary

Site Reference: D05 **Site Description:** Land at Ness Tar

Settlement: Caerphilly **Ward:** St Martins

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

Part acceptable - boundaries should be excluded. Lies adjacent to SLA and SINC (subject to review) and listed on register of ancient woodland. Records of dormouse and bats near site and badgers on site. Records of mixed deciduous woodland and hedgerows.

Highways Conclusions

Site is suitable subject to railway crossing being provided from access to new park and ride roundabout, as existing access off Railway Terrace is not suitable for the additional traffic.

Environmental Health

Further information required - contaminated Land investigation and health protection strategy required. Noise mitigation for remediation/redevelopment. BS4142 may be required depending on type of mixed use

Additional Comments

Is the site acceptable for further consideration? Yes

Justification

Site is a brownfield site well related to the town centre and town centre and would therefore be suitable subject to the results of relevant surveys and assessments

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

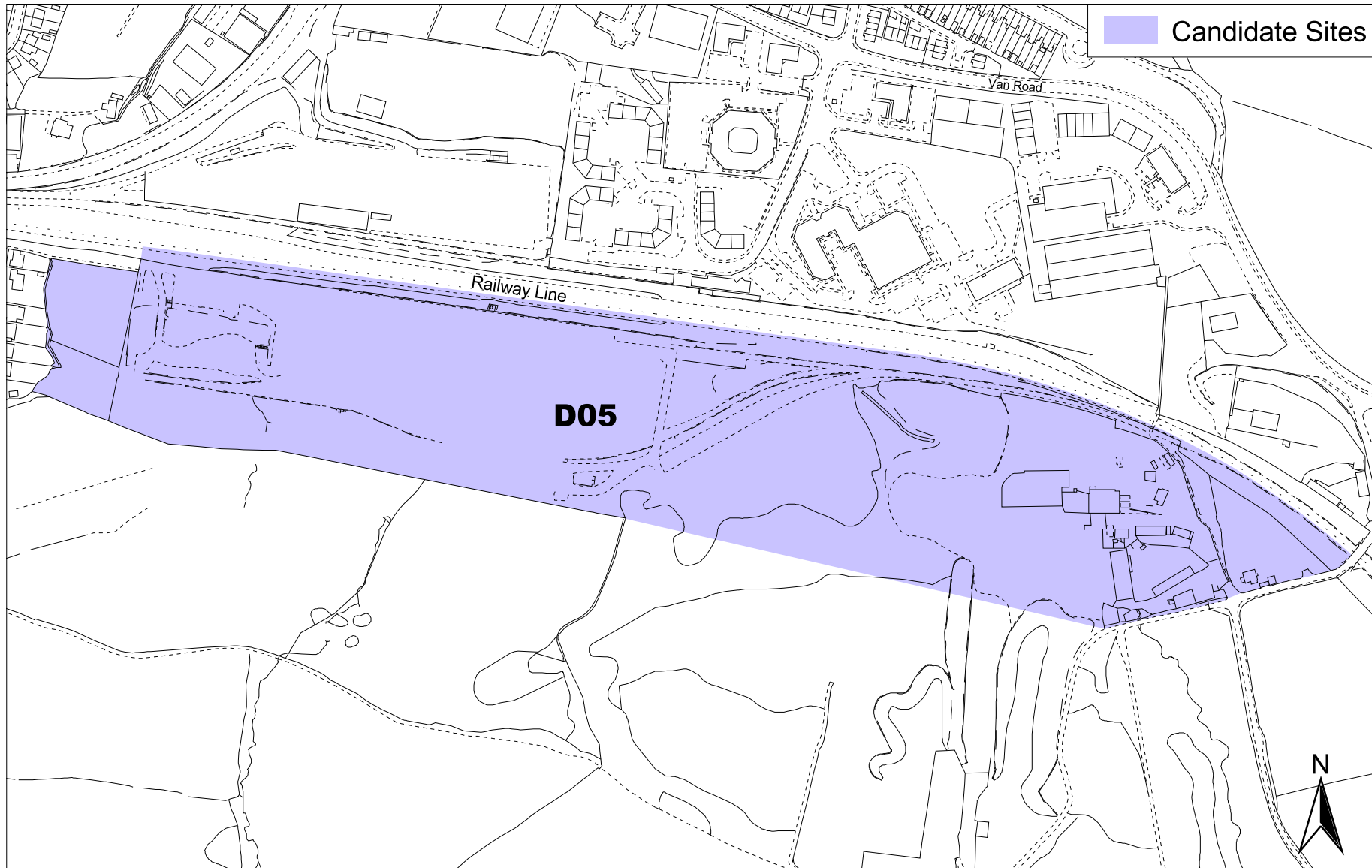
Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites



St Martins Ward - Site Reference - D05



0 50 100 150 200 250 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: D06 **Site Description:** Land adjacent to Watford Road, Watford Park

Settlement: Caerphilly

Ward: St Martins

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 along west, south and east boundaries, and hedgerow along roadside at eastern boundary. These should be retained.

Highways Conclusions

Site is suitable with the preferred access to be obtained from Cae Uwchllyn, although there is a ransom strip.

Environmental Health

Additional Comments

Is the site acceptable for further consideration? Yes

Justification

Site is suitable, although it should be considered together with the adjoining hospital site.

Subject to the results of the following:

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

Accordance with Strategies

None UDP Urban Containment
Sustainable Growth Preferred Strategy

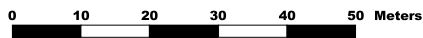
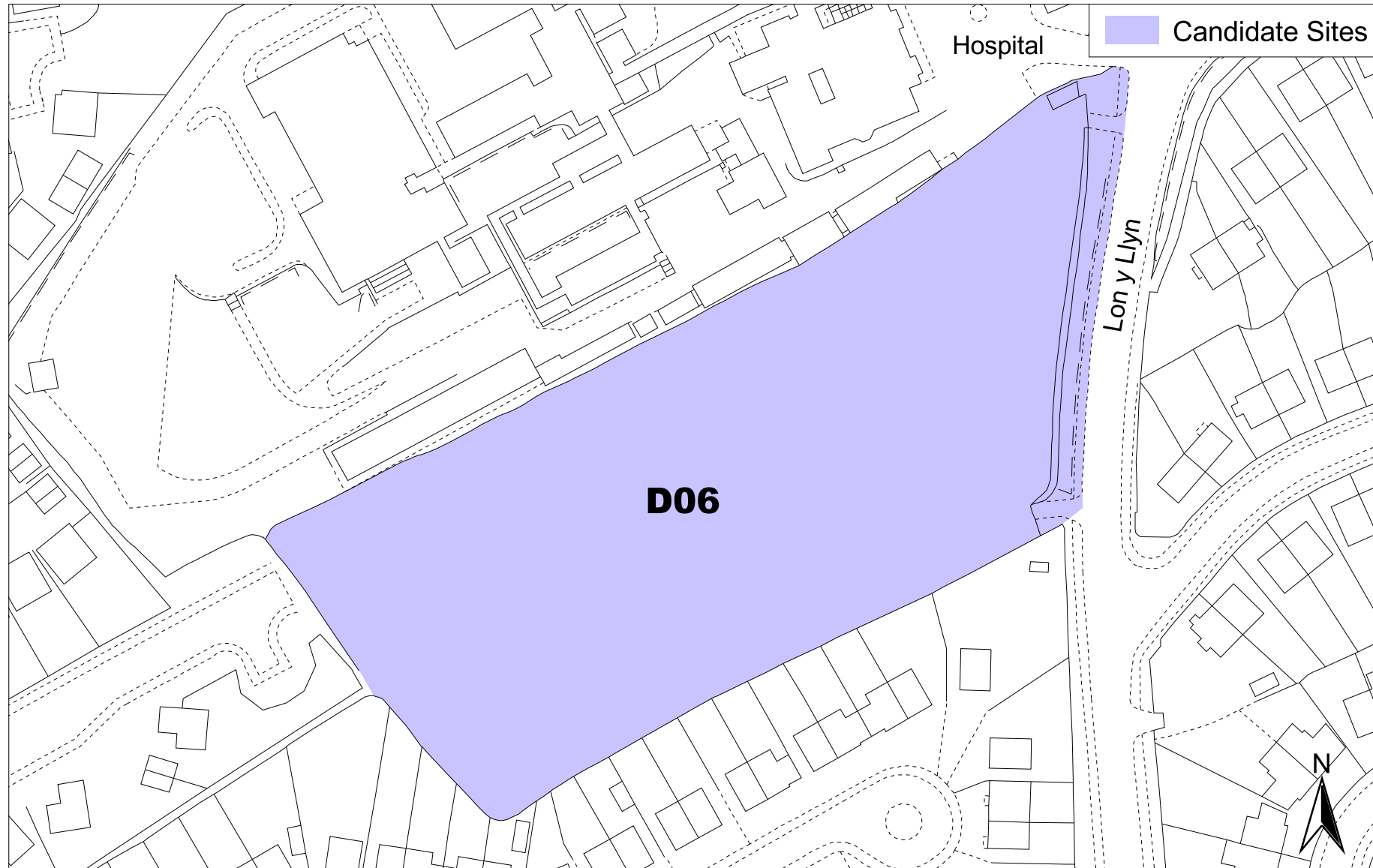
Conformity with components of preferred strategy

Opportunities 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 Martins Ward - Site Reference - D06



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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: E1 **Site Description:** Land to the rear of St Martins Road

Settlement: Caerphilly **Ward:** St Martins

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

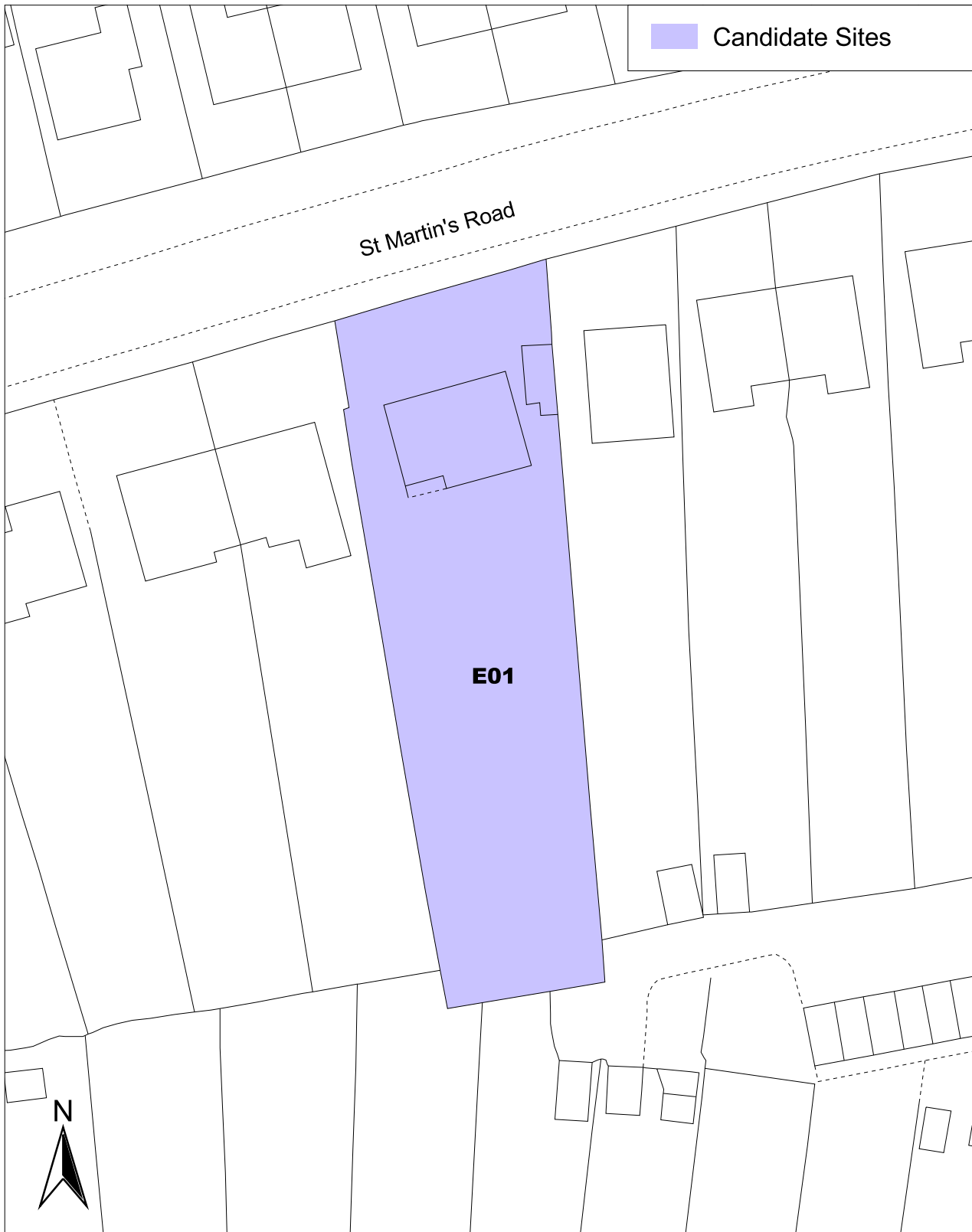
Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites



St Martins Ward - Site Reference - E01



0 5 10 15 20 25 Meters

Last updated 28th of November 2006

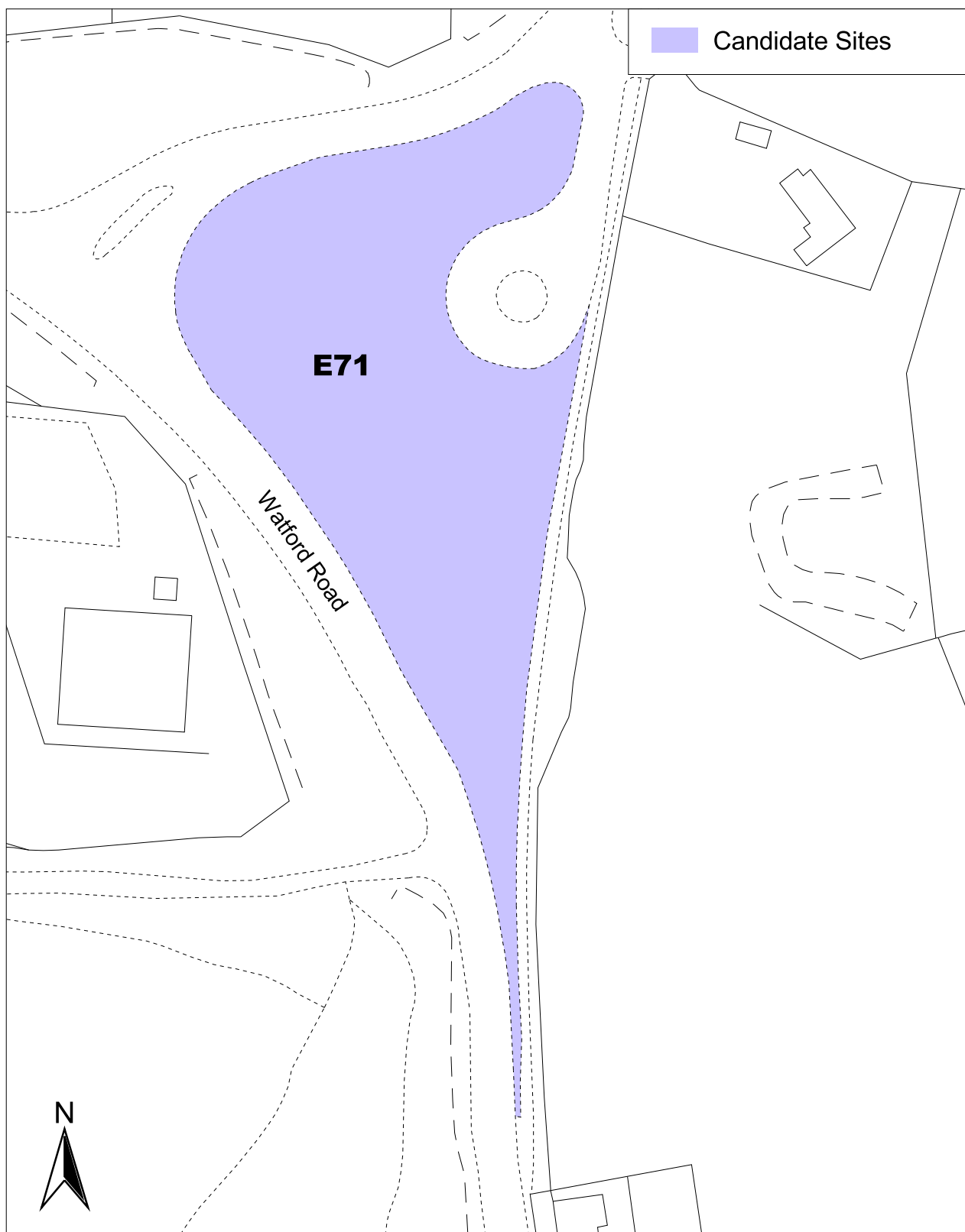
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Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, 100025372, 2006.

Caerphilly County Borough Local Development Plan Candidate Sites



St Martins Ward - Site Reference - E71



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: E134 **Site Description:** Land adjacent to 83 and 85 St Martins Road

Settlement: Caerphilly

Ward: St Martins

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 Martins Ward - Site Reference - E134



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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: E144 **Site Description:** Caerphilly Miners Hospital

Settlement: Caerphilly **Ward:** St Martins

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

Site suitable, although trees south west of the site should be retained as they are worthy of TPO.

Highways Conclusions

Site is suitable for mixed use, providing boundary wall along Watford Road can be set back to achieve visibility. Site would be better accessed through D06 via Cae Uwchlllyn.

Environmental Health

Additional Comments

Is the site acceptable for further consideration? Yes

Justification

Site is suitable, although it should be looked at together with adjoining site D06.

Subject to the results of the following:

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

Accordance with Strategies

None UDP Urban Containment
Sustainable Growth Preferred Strategy

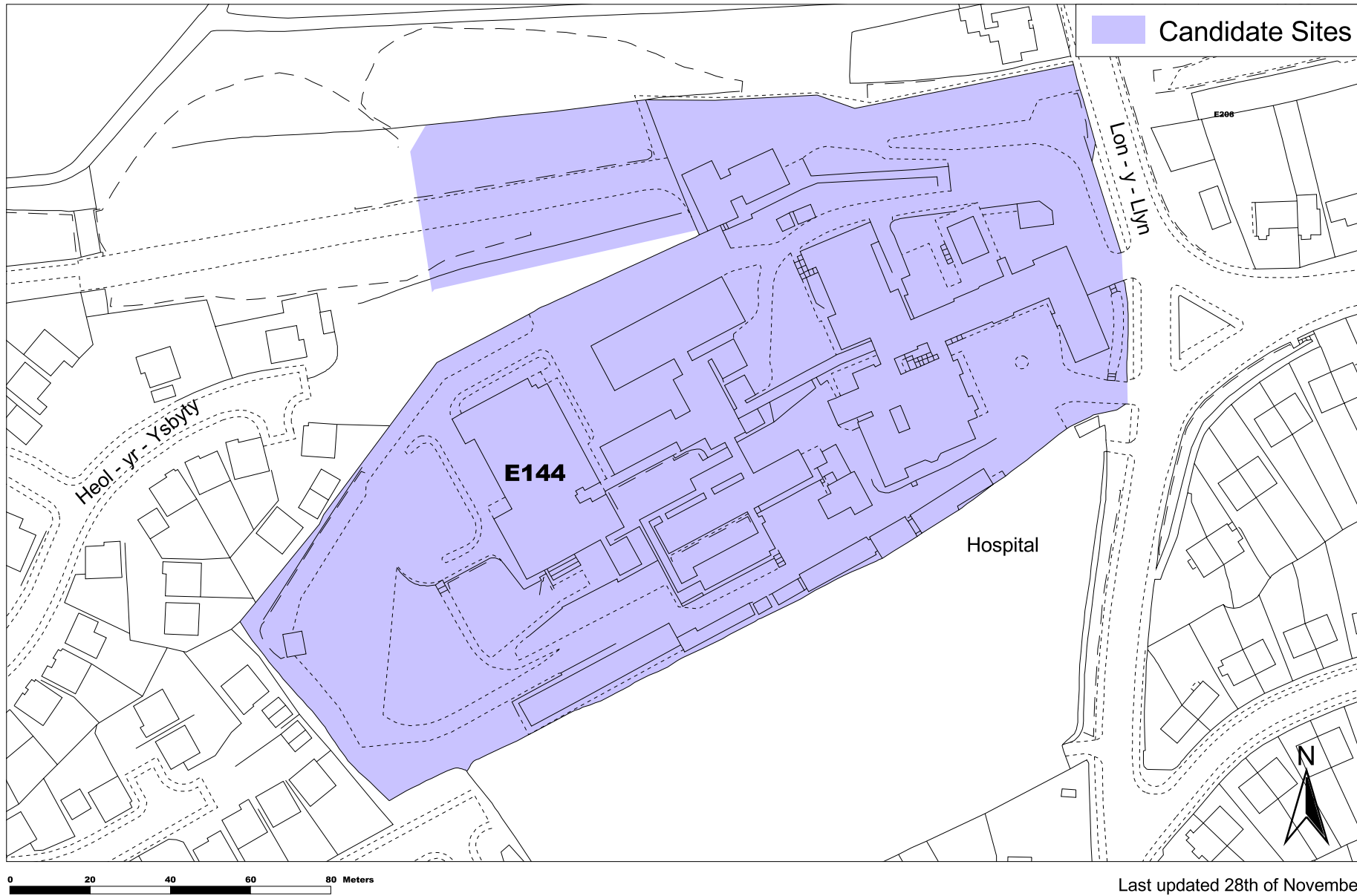
Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites



St Martins Ward - Site Reference - E144



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

Last updated 28th of November 2006

Provisional LDP Candidate Site Assessment Summary

Site Reference: E190 **Site Description:** Land to the rear of 103 St Martins Road

Settlement: Caerphilly

Ward: St Martins

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

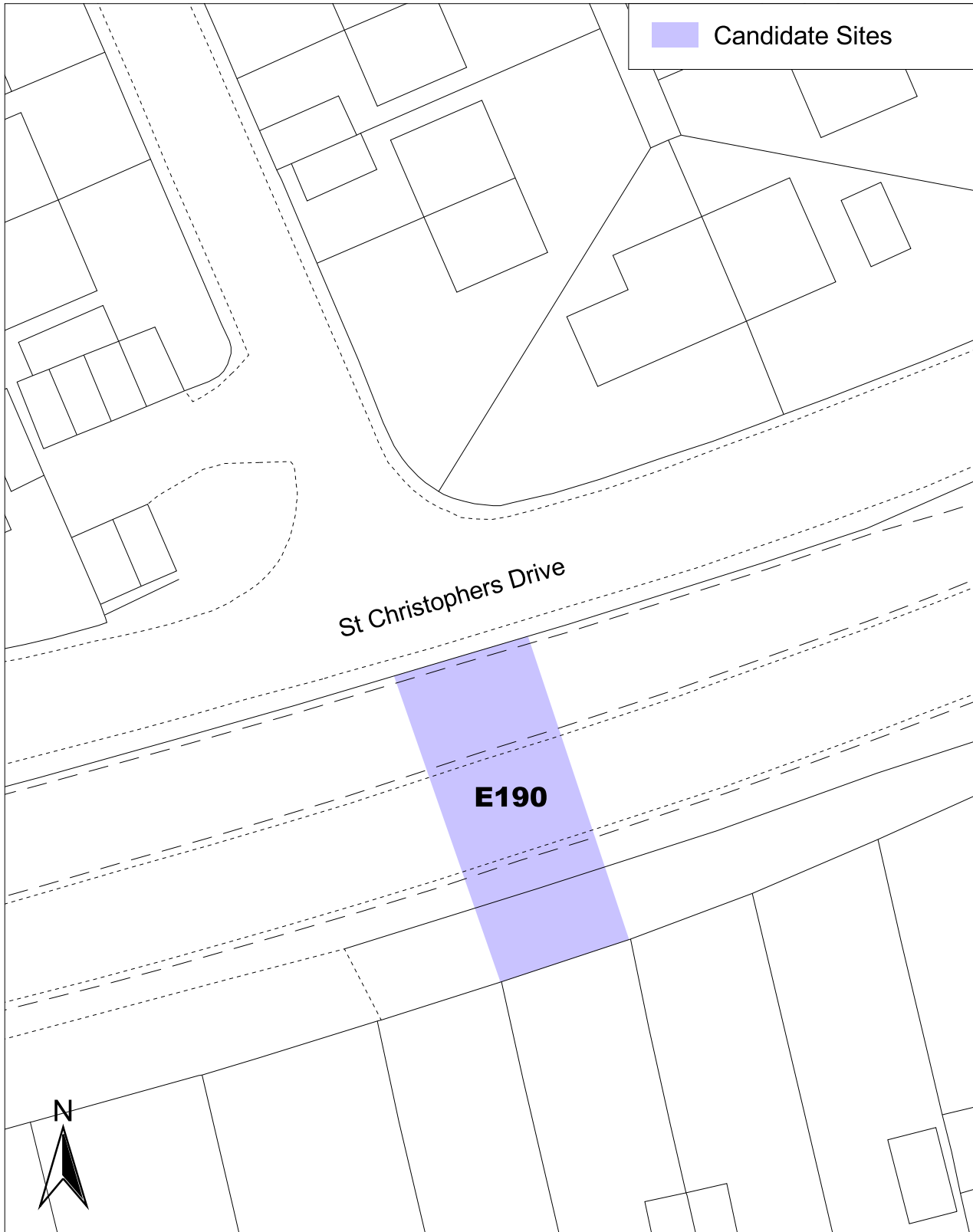
Conformity with components of preferred strategy

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 Martins Ward - Site Reference - E190



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: E206 **Site Description:** Land east of 1 Clos Cae'r Wern

Settlement: Caerphilly **Ward:** St Martins

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

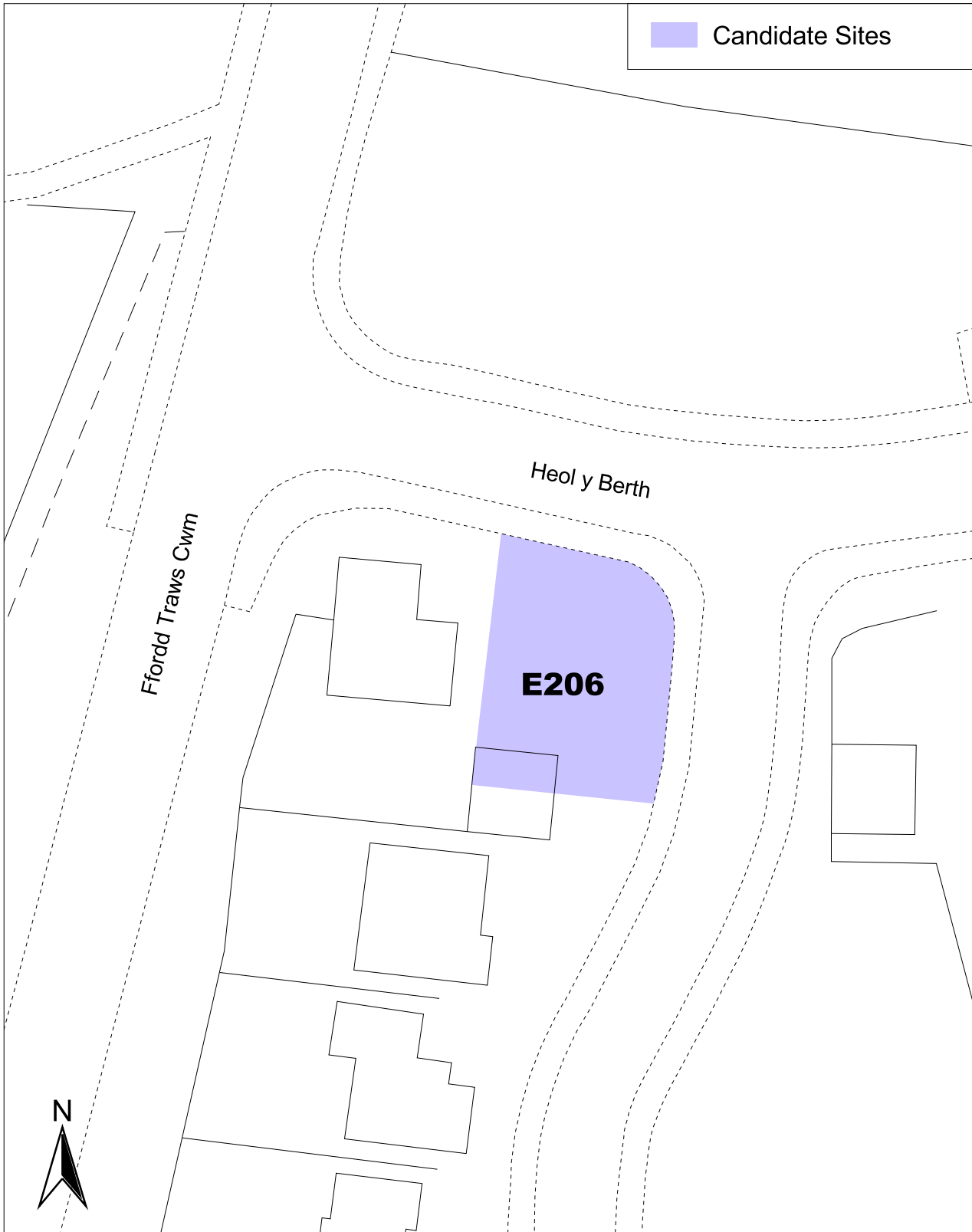
Conformity with components of preferred strategy

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



St Martins Ward - Site Reference - E206



0 5 10 15 20 Meters

Last updated 29th of November 2006

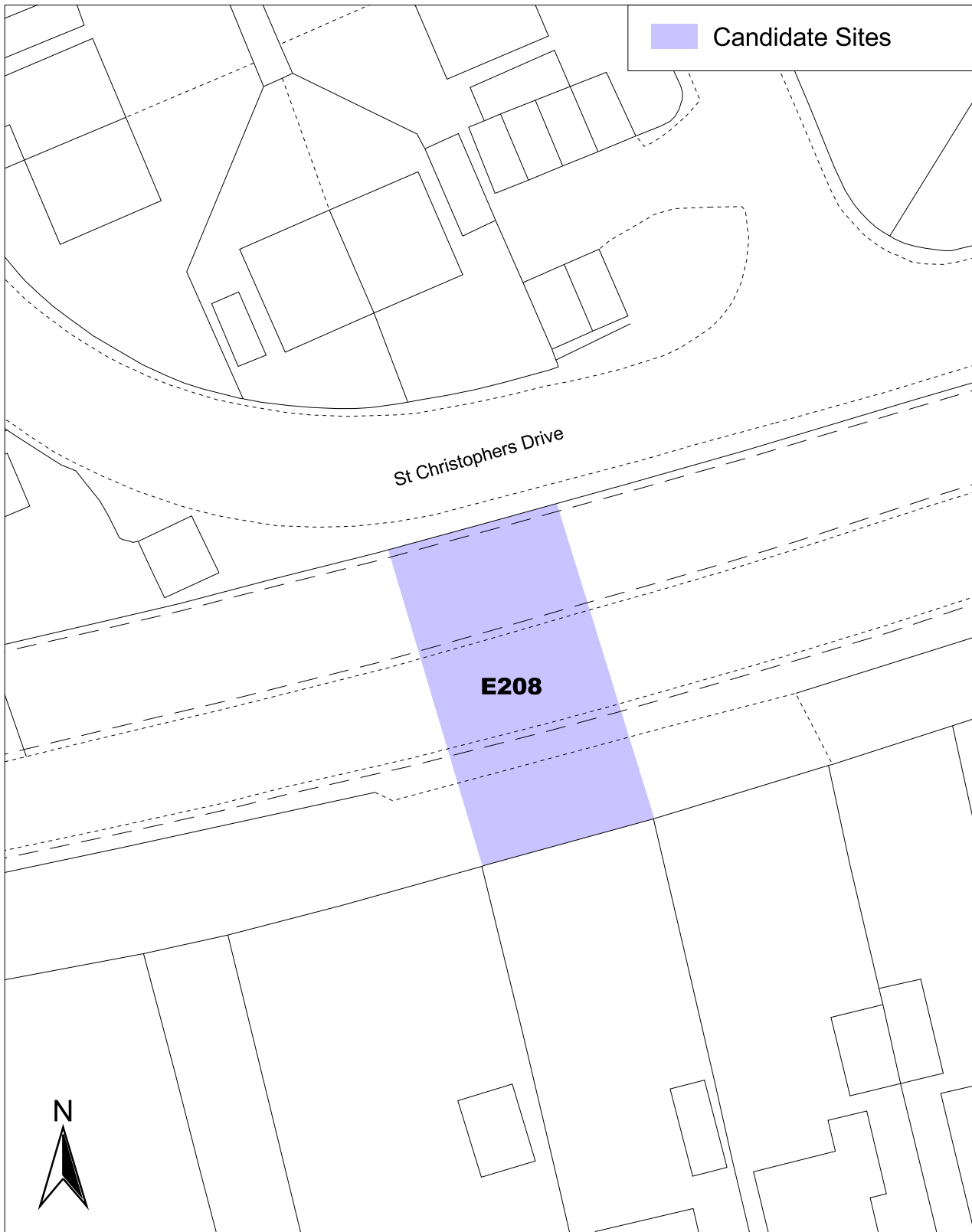
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Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, 100025372, 2006.

Caerphilly County Borough Local Development Plan Candidate Sites



St Martins Ward - Site Reference - E208



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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: E254 **Site Description:** Ness Tar Plant

Settlement: Caerphilly **Ward:** St Martins

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

Part acceptable - boundaries should be excluded. Lies adjacent to SLA and SINC (subject to review) and listed on register of ancient woodland. Records of dormouse and bats near site and badgers on site. Records of mixed deciduous woodland and hedgerows.

Highways Conclusions

Site is suitable subject to railway crossing being provided from access to new park and ride roundabout, as existing access off Railway Terrace is not suitable for the additional traffic.

Environmental Health

Further information required - contaminated Land investigation and health protection strategy required. Noise mitigation for remediation/redevelopment. BS4142 may be required depending on type of mixed use

Additional Comments

Incorporates scrapyards to east of site

Is the site acceptable for further consideration? Yes

Justification

Site is a brownfield site well related to the town centre and town centre and would therefore be suitable subject to the results of relevant surveys and assessments

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

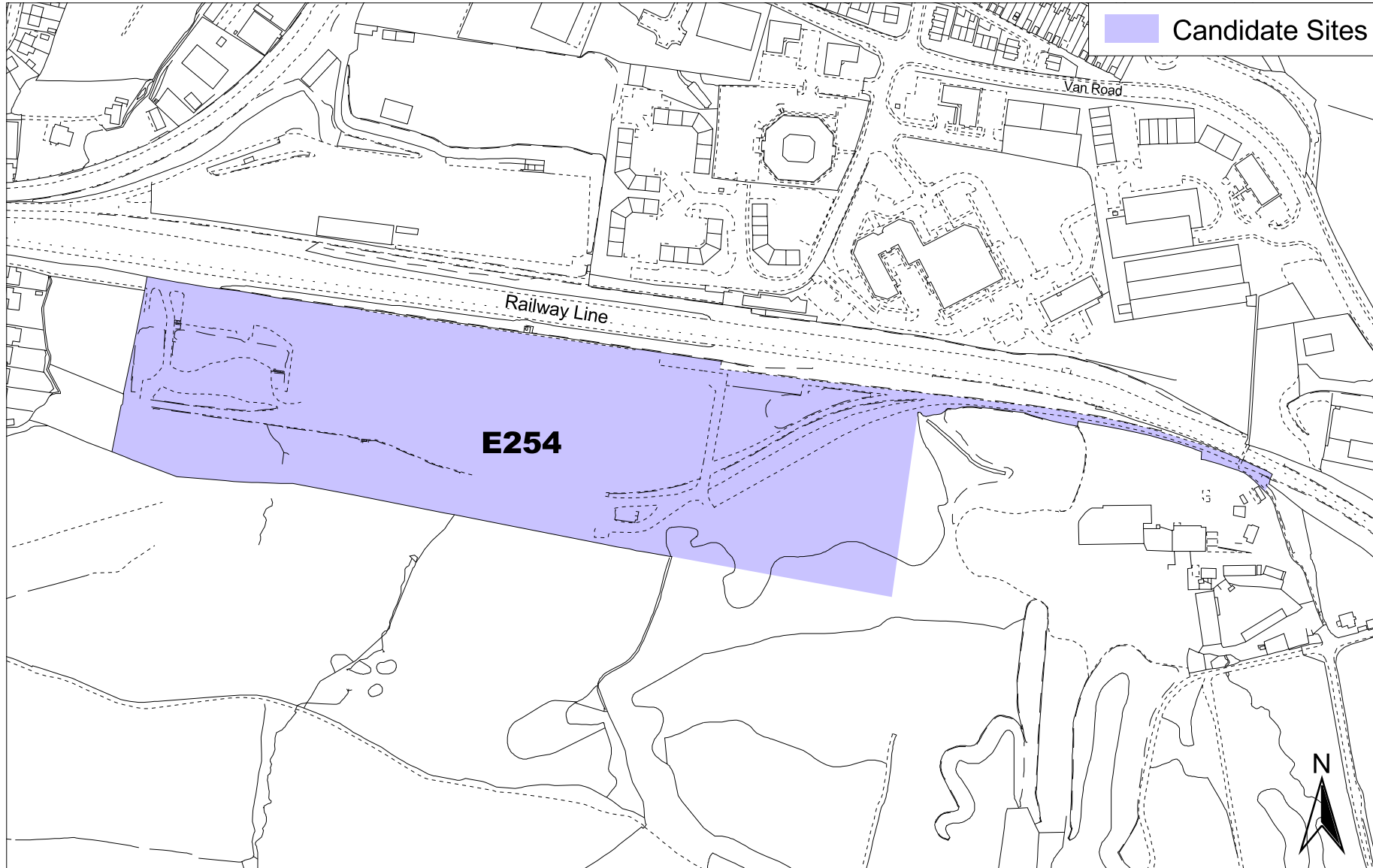
Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites



St Martins Ward - Site Reference - E254



0 50 100 150 200 Meters

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Provisional LDP Candidate Site Assessment Summary

Site Reference: E269 **Site Description:** Land south of Westhaven, Watford Road

Settlement: Caerphilly **Ward:** St Martins

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

Not acceptable - trees worthy of TPO, adjacent to Caerphilly Mountain SLA and SINC. Southern area of site heavily wooded and seen to be encroachment into countryside. UK/Wales protected habitat - mixed deciduous woodland and LBAP Coniferous woodland

Highways Conclusions

Site suitable subject to land acquisition to improve visibility. Footways on western side of access to be provided

Environmental Health

Additional Comments

Is the site acceptable for further consideration? Yes

Justification

Whilst it is recognised that the site is important in terms of its biodiversity and landscape value, the site should be considered in the wider context of the Caerphilly golf club site and therefore part may be required in order to provide access to 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, dormouse, great crested newt).

Accordance with Strategies

None UDP Urban Containment
Sustainable Growth Preferred Strategy

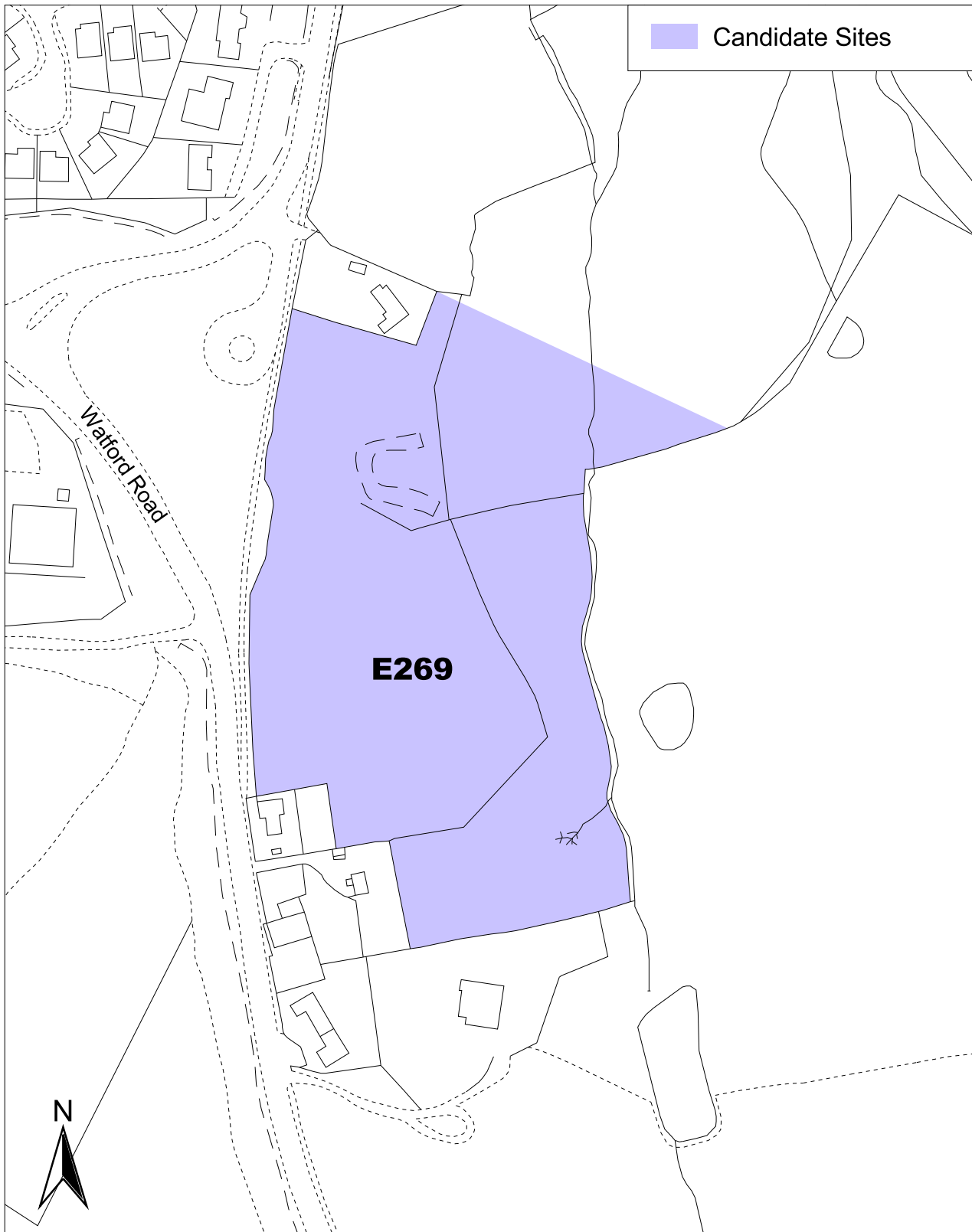
Conformity with components of preferred strategy

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 Martins Ward - Site Reference - E269



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: E270 **Site Description:** Land north of Westhaven, Watford Road

Settlement: Caerphilly **Ward:** St Martins

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. Contains woodland, hedgerow and stream habitats. Records for UK/Wales Priority Species/Habitats and Caerphilly LBAP Species/Habitats. Boundary should be amended to exclude wildlife corridor.

Highways Conclusions

(DRAFT) Site suitable, provided wall and trees can be removed to achieve visibility.

Environmental Health

Additional Comments

Is the site acceptable for further consideration? Yes

Justification

Whilst it is recognised that the site is important in terms of its biodiversity and landscape value, the site should be considered in the wider context of the Caerphilly golf club site and therefore part may be required in order to provide access to 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, great crested newt).

Accordance with Strategies

None UDP Urban Containment
Sustainable Growth Preferred Strategy

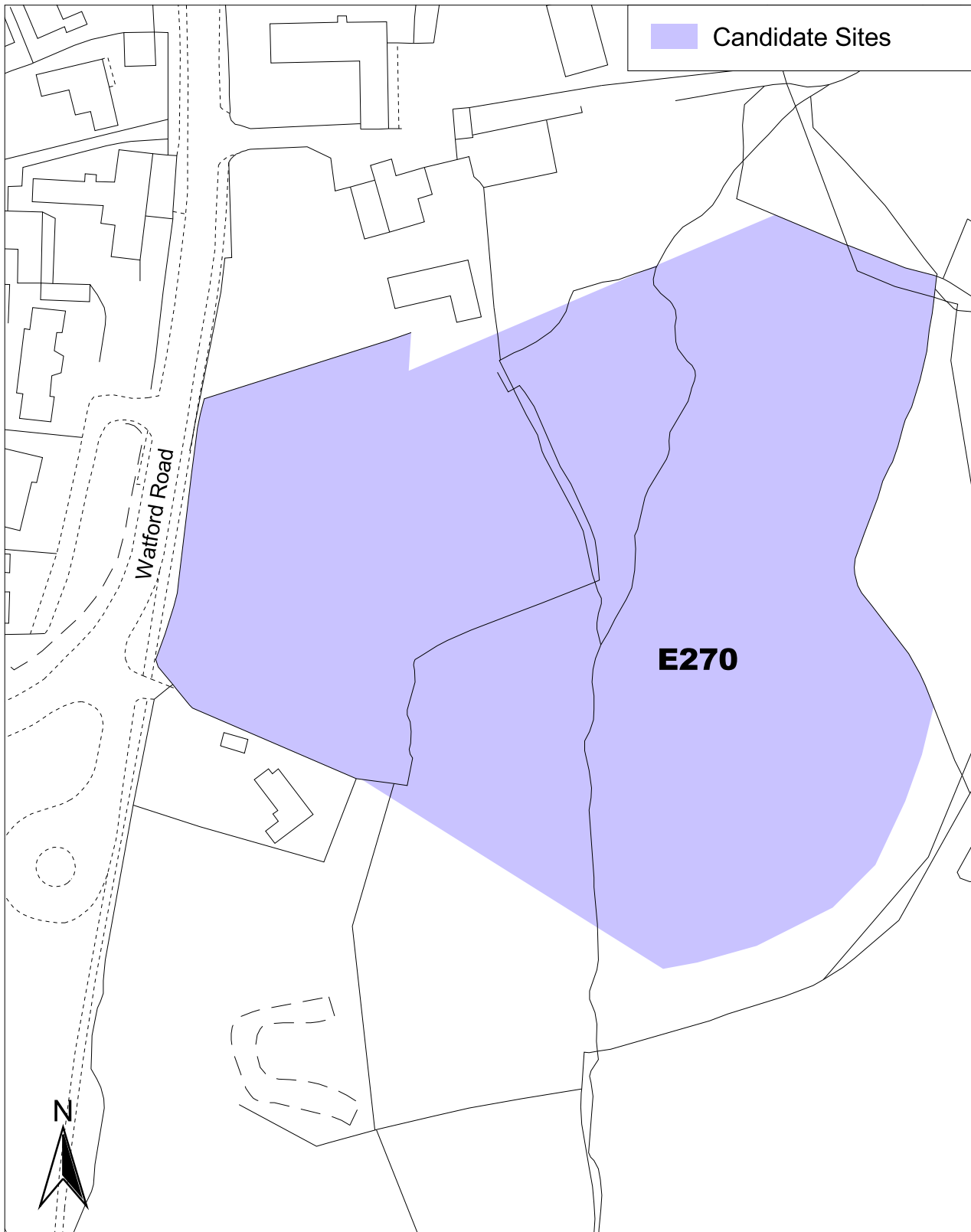
Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites



St Martins Ward - Site Reference - E270



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: E288 **Site Description:** Land at Nantgarw Road, east of Station Inn PH

Settlement: Caerphilly

Ward: St Martins

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

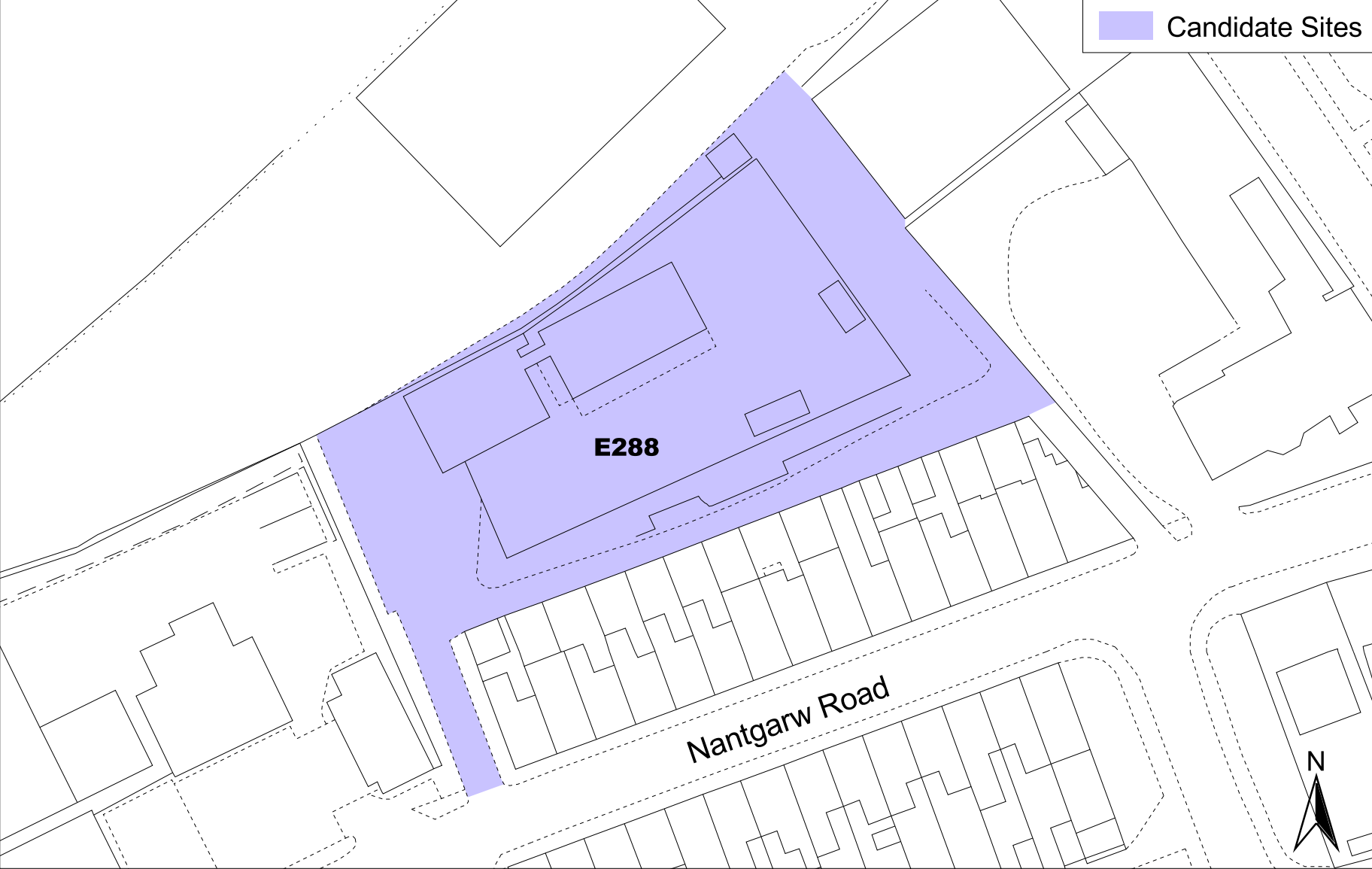
Conformity with components of preferred strategy

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 Martins Ward - Site Reference - E288



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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: E290 **Site Description:** Land at Garran House, Nantgarw Road

Settlement: Caerphilly **Ward:** St Martins

Planning Preferred Use: Mixed Use(non-housing)/General Industrial/Offices

Small Site **Comment if small site:**

Has the site satisfied the Initial Planning Assessment? Yes

Justification if site has not satisfied the Initial Planning Assessment

Site Assessment Conclusions

Countryside Conclusions

Site suitable. Contains buildings that are potential bat roosts.

Highways Conclusions

Site is suitable for proposed use as an easy access is obtainable to Nantgarw Road

Environmental Health

Further information required - ground contamination investigation

Additional Comments

Site has potential for possible small scale non B1.B2, B8 uses such as gyms, etc

Is the site acceptable for further consideration? Yes

Justification

Few constraints have been identified and therefore the redevelopment of the site would be acceptable subject to the results of surveys required.

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

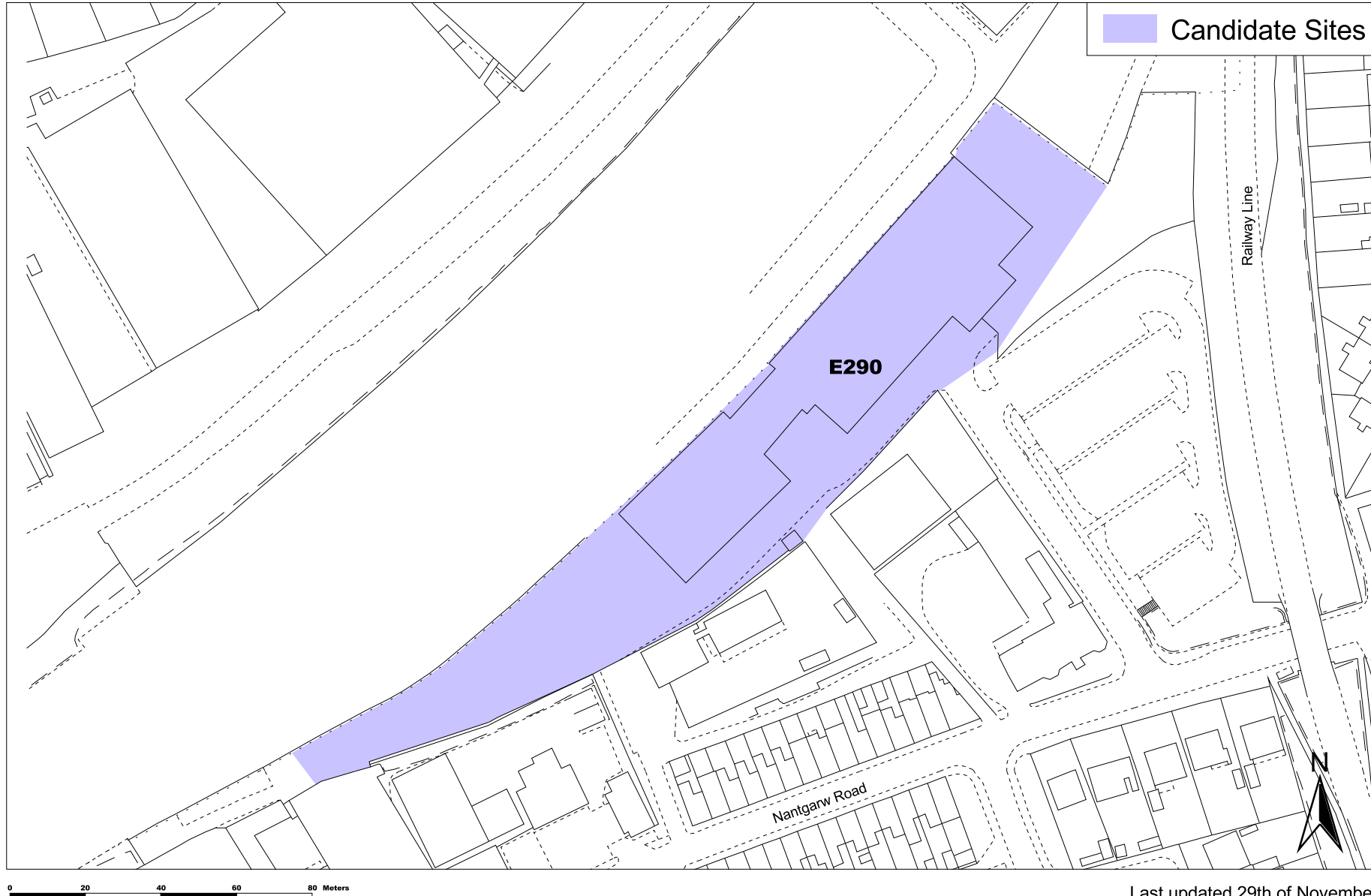
Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites



St Martins Ward - Site Reference - E290



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

Last updated 29th of November 2006

Provisional LDP Candidate Site Assessment Summary

Site Reference: E299 **Site Description:** Caerphilly Golf Club

Settlement: Caerphilly **Ward:** St Martins

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

Part of site suitable - southern and western part of site should be retained as southern part identified as common land and would be an unnatural extension. Trees worthy of TPO; records of many European, UK, Wales and local protected and priority species

Highways Conclusions

Site suitable subject to provision of spine road between Watford Road and Mountain Road, although visibility at existing access restricted by boundary wall and bend in road

Environmental Health

Additional Comments

Is the site acceptable for further consideration? Yes

Justification

Only the northern area of the site adjoining the settlement is suitable. Access would require a spine road with two access points and road could form southern boundary for site.

Subject to the results of the following:

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

Accordance with Strategies

None UDP Urban Containment
Sustainable Growth Preferred Strategy

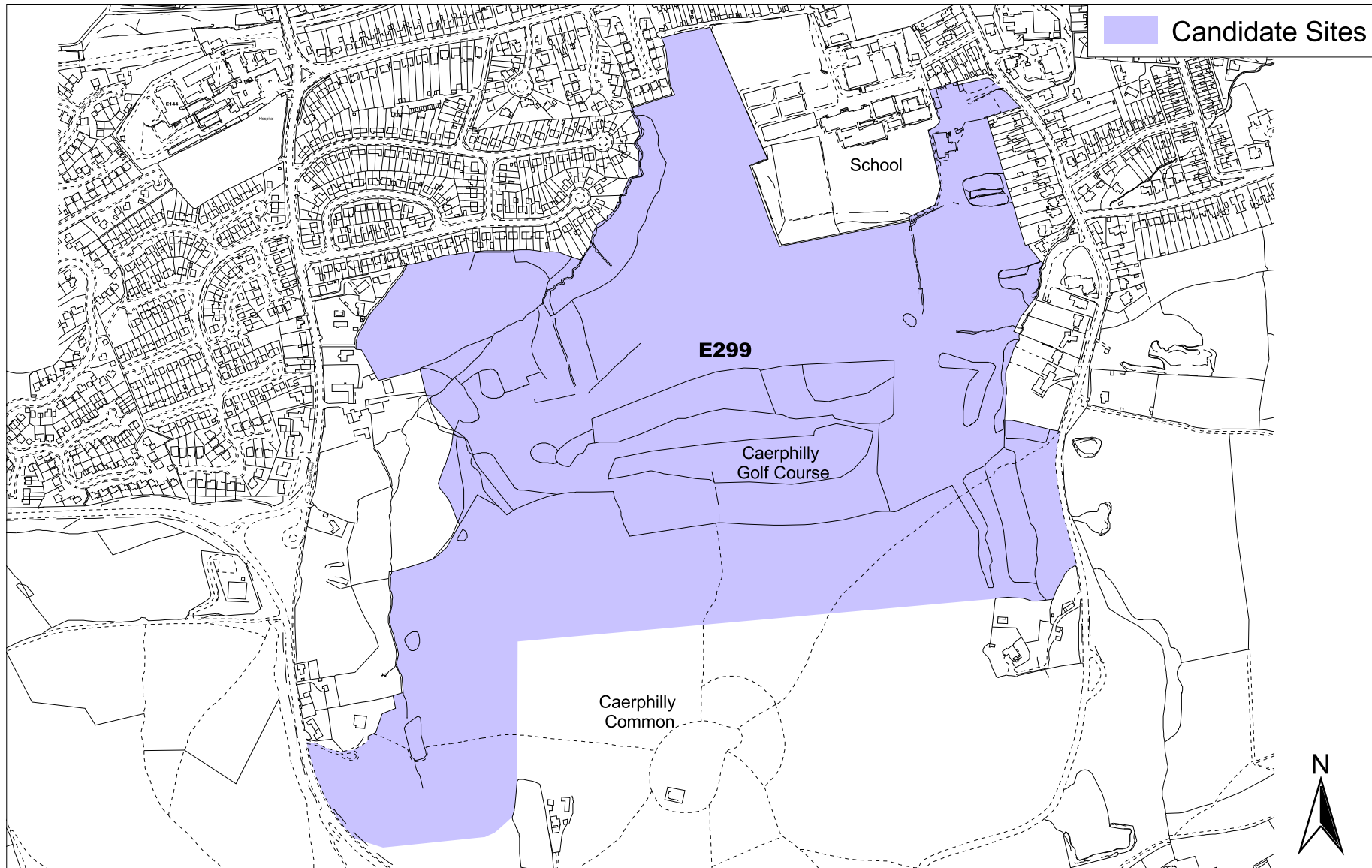
Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites



St Martins Ward - Site Reference - E299



0 100 200 300 400 Meters

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