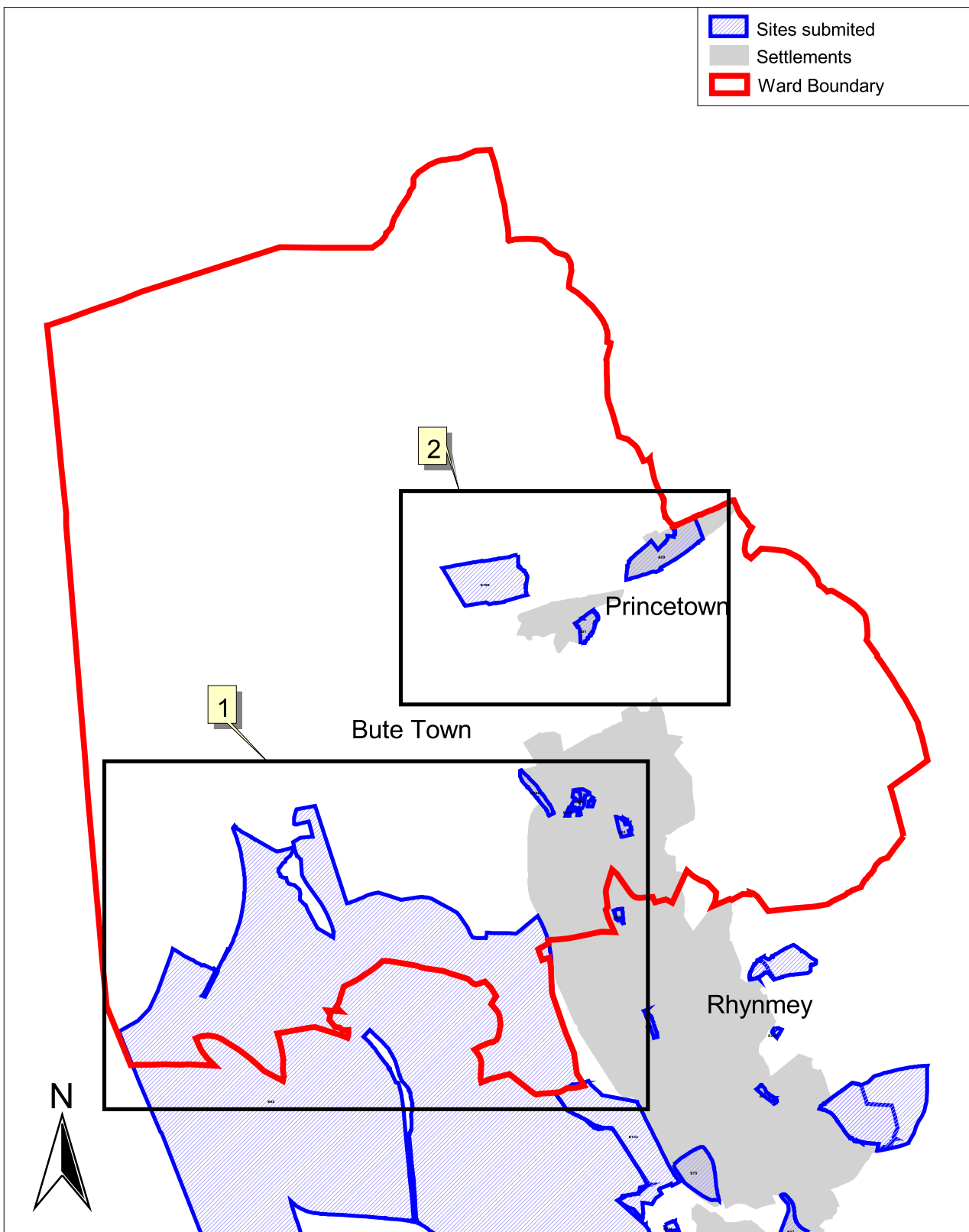


Caerphilly County Borough Local Development Plan Candidate Sites

Twyn Carno Ward - Overview Plan



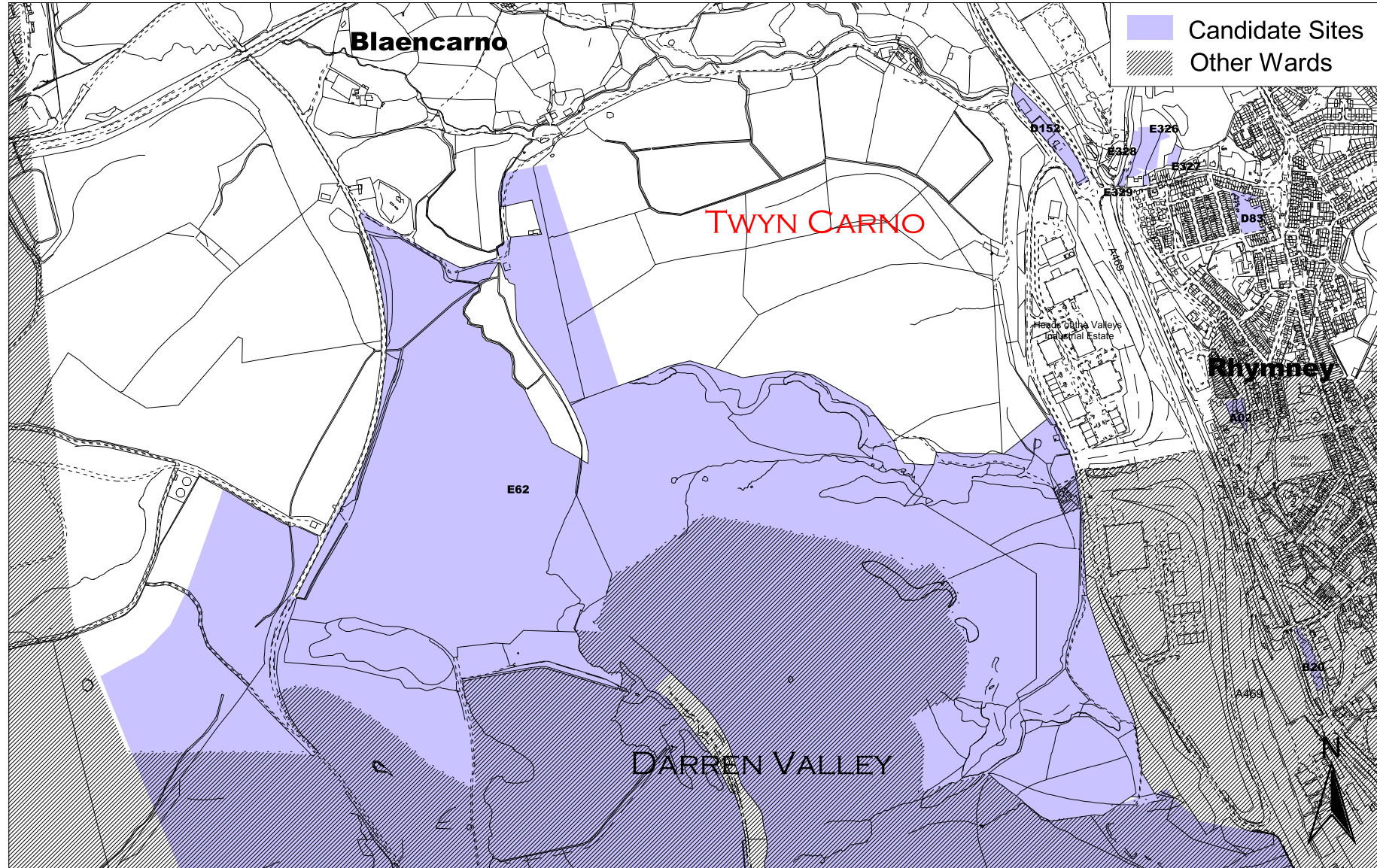
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Caerphilly County Borough Local Development Plan Candidate Sites

Twyn Carno Ward - Plan 1 of 2

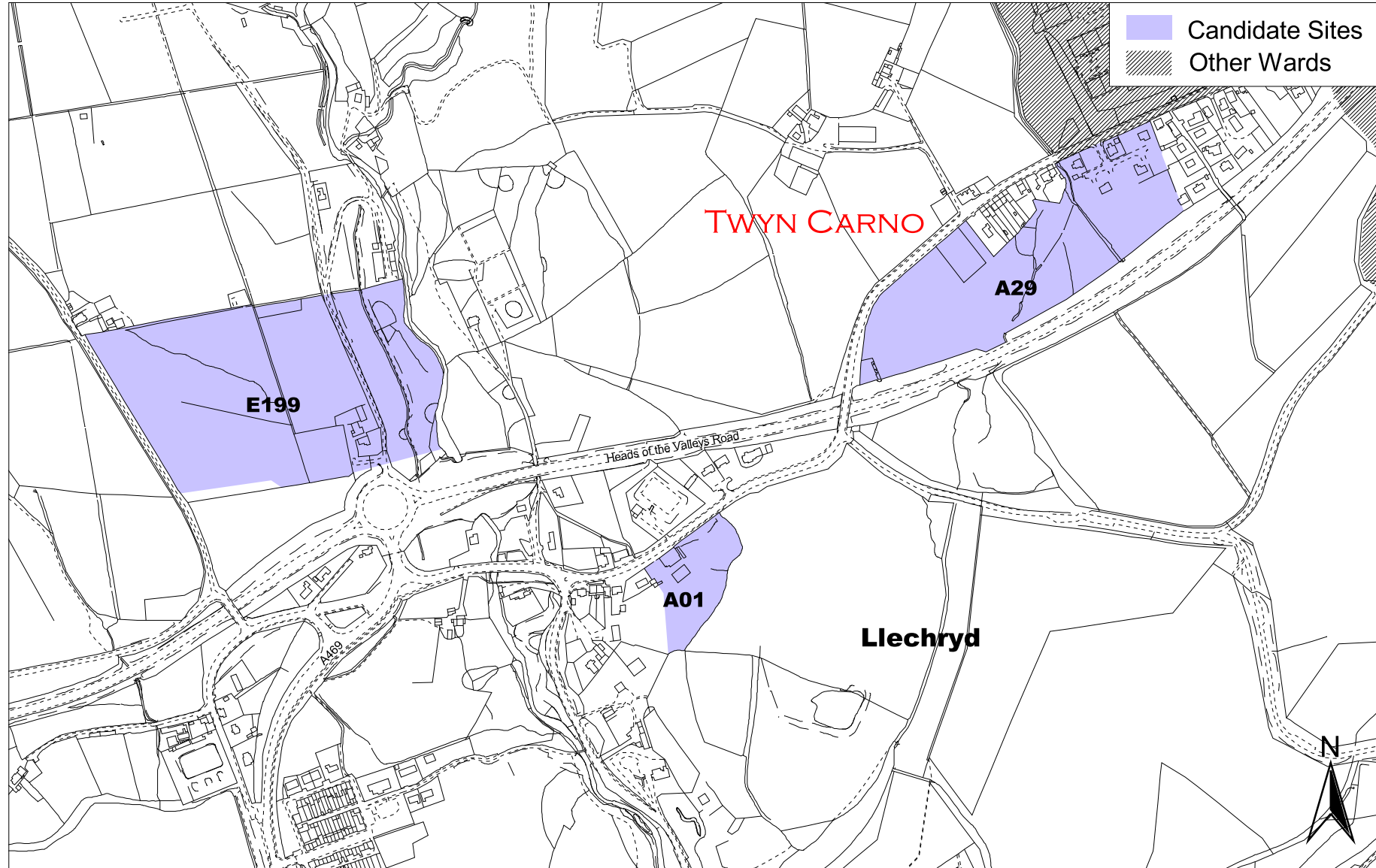


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Gall hyn arwain at erlymad neu achos sifil. Cynghor Bwrdeistref Sirol Caerffili, LA09004L, 2006.

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Caerphilly County Borough Local Development Plan Candidate Sites

Twyn Carno 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: A01 **Site Description:** Land East of Llechryd Bungalow

Settlement: Llechryd **Ward:** Twyn Carno

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 acceptable - retain trees - mixed deciduous woodland - part of corridor to SINC to north (subject to review) .

Highways Conclusions

Easy access - may require some third party land to allow for adequate visibility around junction. Existing garages may need to be demolished. Trees along footpath edge need to be removed.

Environmental Health

Additional Comments

Is the site acceptable for further consideration? Yes

Justification

Site is suitable for further consideration by virtue of the fact that the site has few major constraints, although trees should be retained.

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

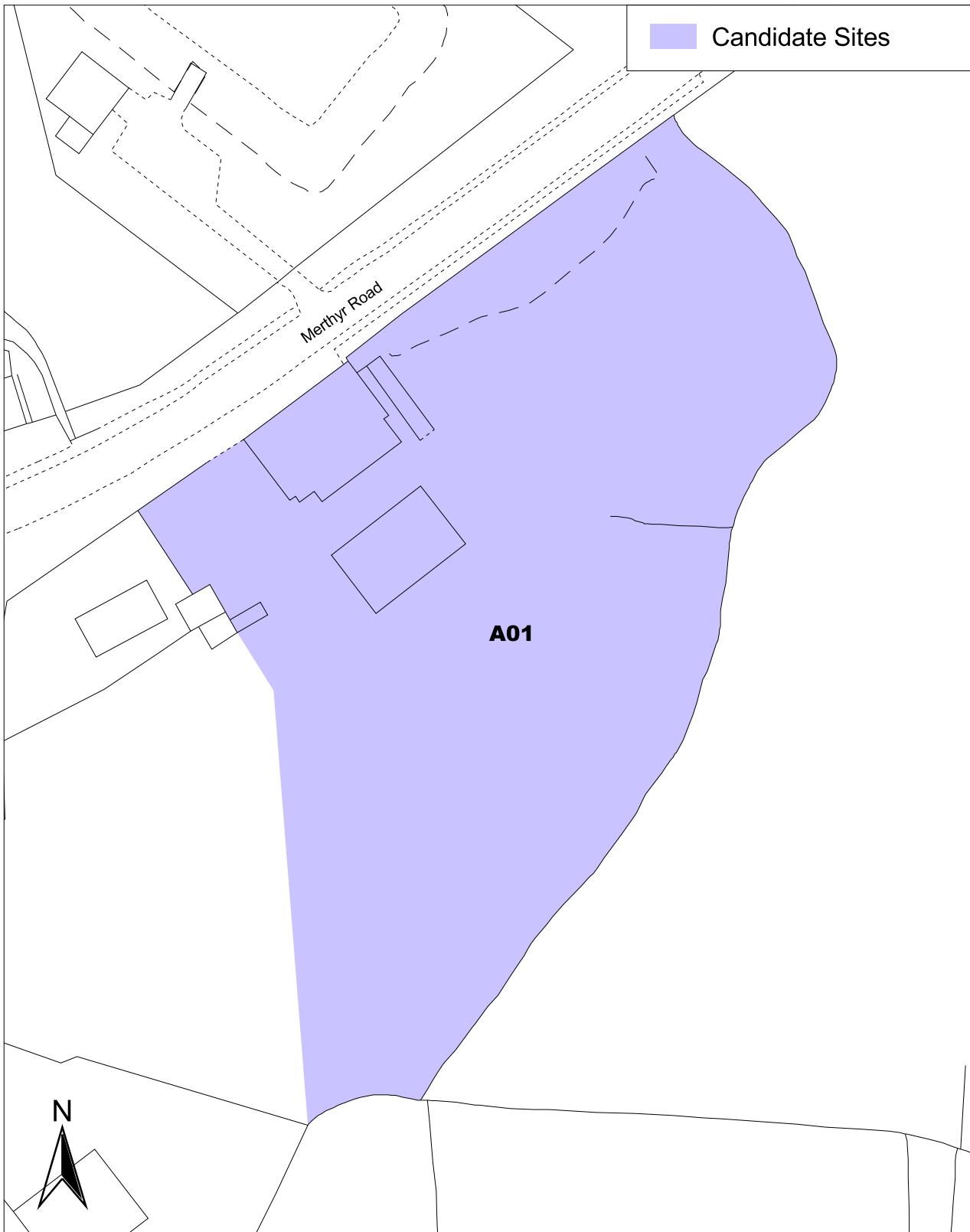
Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites



Twyn Carno Ward - Site Reference - A01



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: A29 **Site Description:** Land to the South of Merthyr Road

Settlement: Princetown **Ward:** Twyn Carno

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 acceptable. Western part designated as a SINC (subject to review). This should be removed from the allocated site area.

Highways Conclusions

(Draft) Site is suitable - access can be obtained from either Clos Bryn Brith or gate opposite Prince of Wales pub. However drainage infrastructure may be unsuitable.

Environmental Health

Additional Comments

Adopted development brief identifies the areas of most value on the site, allowing these features to be incorporated as part of the scheme

Is the site acceptable for further consideration? Yes

Justification

Part of the site is suitable subject to protected of the areas of highest 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, great crested newt).

Accordance with Strategies

None UDP Urban Containment
Sustainable Growth Preferred Strategy

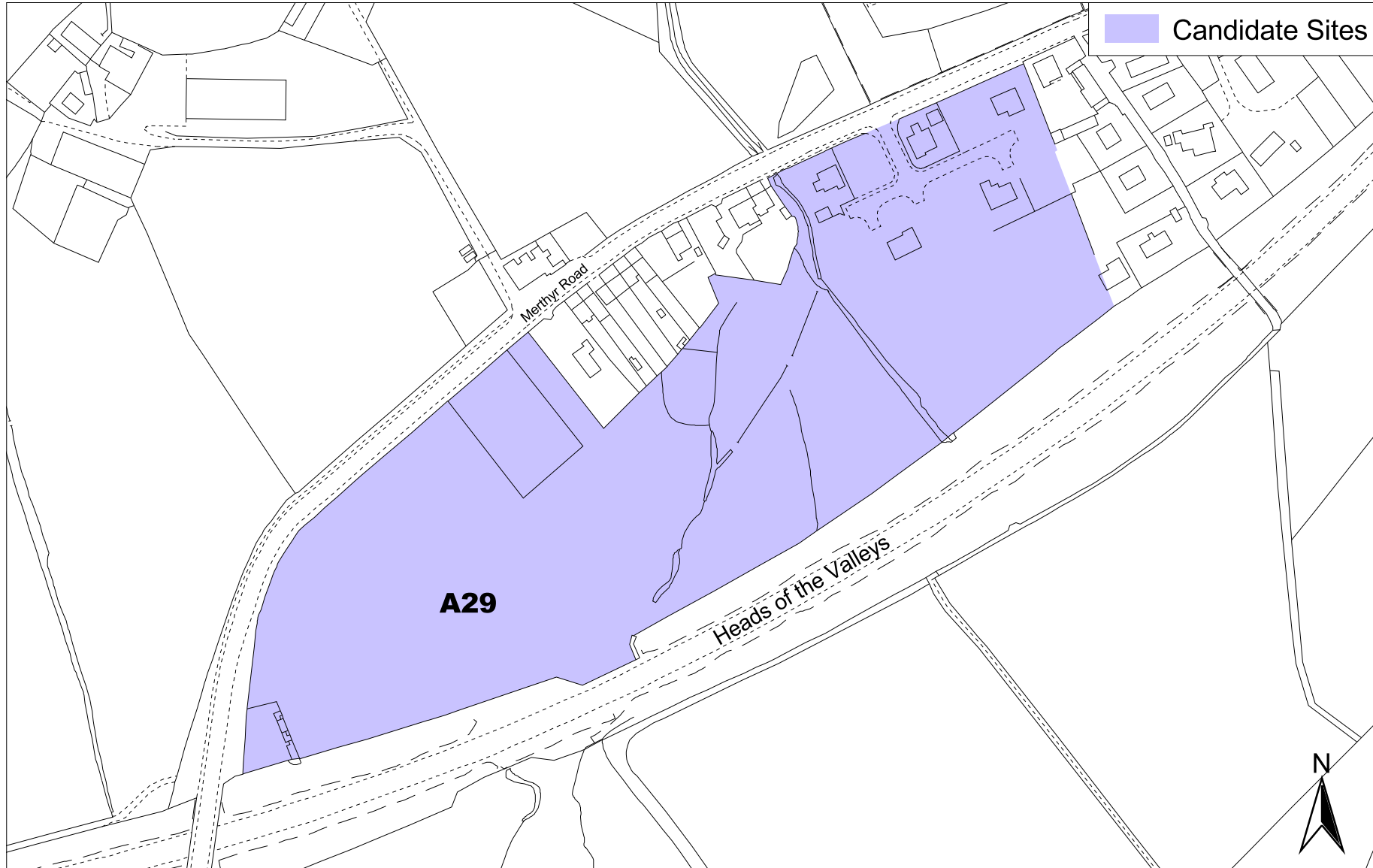
Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites



Twyn Carno Ward - Site Reference - A29



0 50 100 150 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: D83 **Site Description:** Twyn Carno

Settlement: Rhymney **Ward:** Twyn Carno

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. Contains trees and has potential for bats and nesting birds. Development of site could facilitate enhancement of local biodiversity conditions.

Highways Conclusions

Site is suitable for residential development subject to traffic flows being acceptable with regard to school and day care centre. Access needs to be carefully designed considering footpath and lanes to rear of Bryn Seion Street and Oakland Terrace.

Environmental Health

Further information required - ground contamination investigation

Additional Comments

Is the site acceptable for further consideration? Yes

Justification

Site is suitable, subject to results of Green Space Assessment to determine open space provision within 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

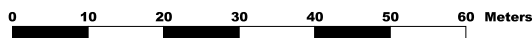
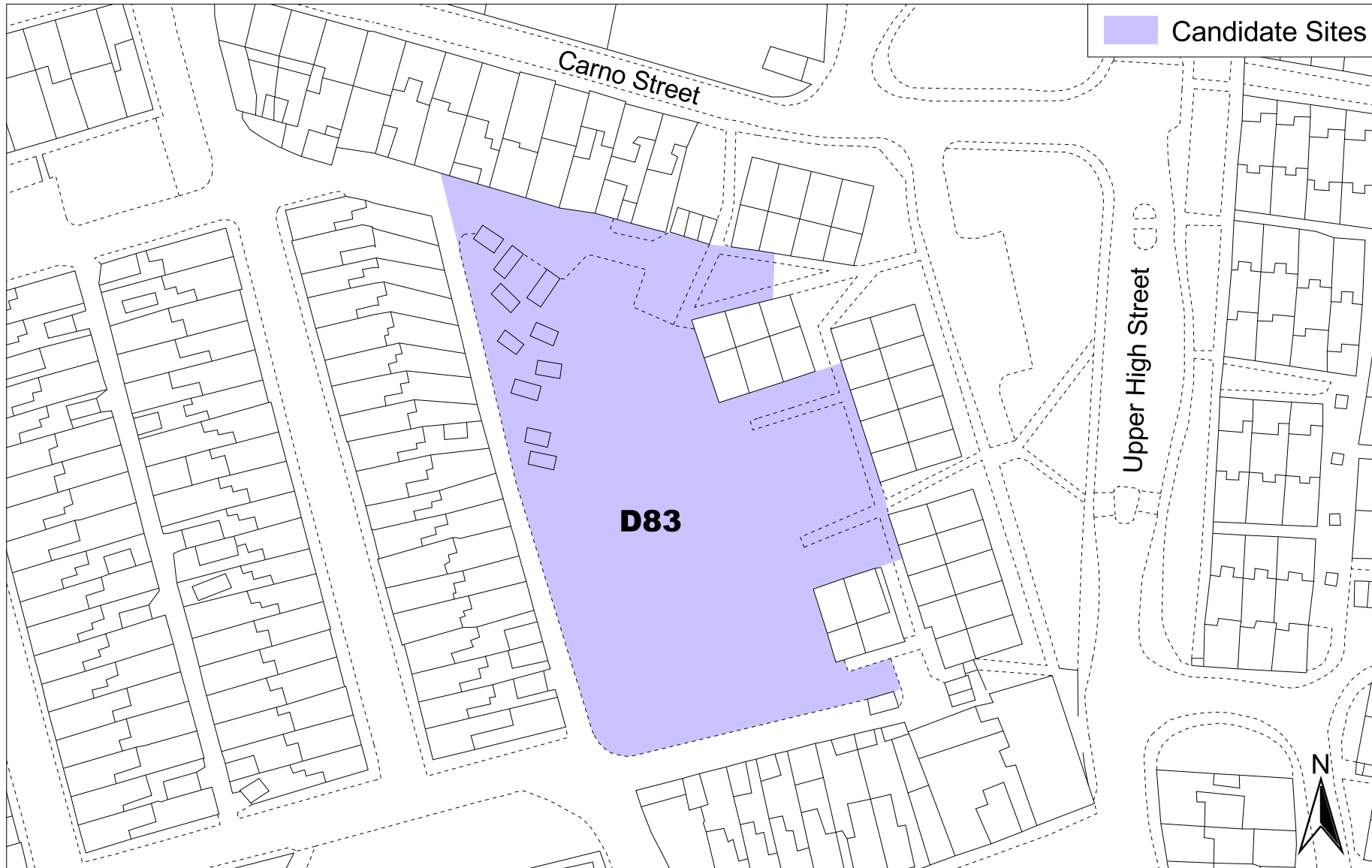
Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites



Twyn Carno Ward - Site Reference - D83



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

Provisional LDP Candidate Site Assessment Summary

Site Reference: D152 **Site Description:** Former Skinner's garage and adjoining land

Settlement: Rhymney **Ward:** Twyn Carno

Planning Preferred Use: Employment based 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. Currently developed, containing no valuable landscape or biodiversity features.

Highways Conclusions

(DRAFT) Site is suitable as the result of adequate access arrangements being in place.

Environmental Health

Further information required - BS4142 and TAN 11 assessments due to proximity to A469 and ground investigation

Additional Comments

Is the site acceptable for further consideration? Yes

Justification

Site is suitable for an employment use as the site has few constraints and is well related to the existing transport network

Subject to the results of the following:

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

Accordance with Strategies

None UDP Urban Containment
Sustainable Growth Preferred Strategy

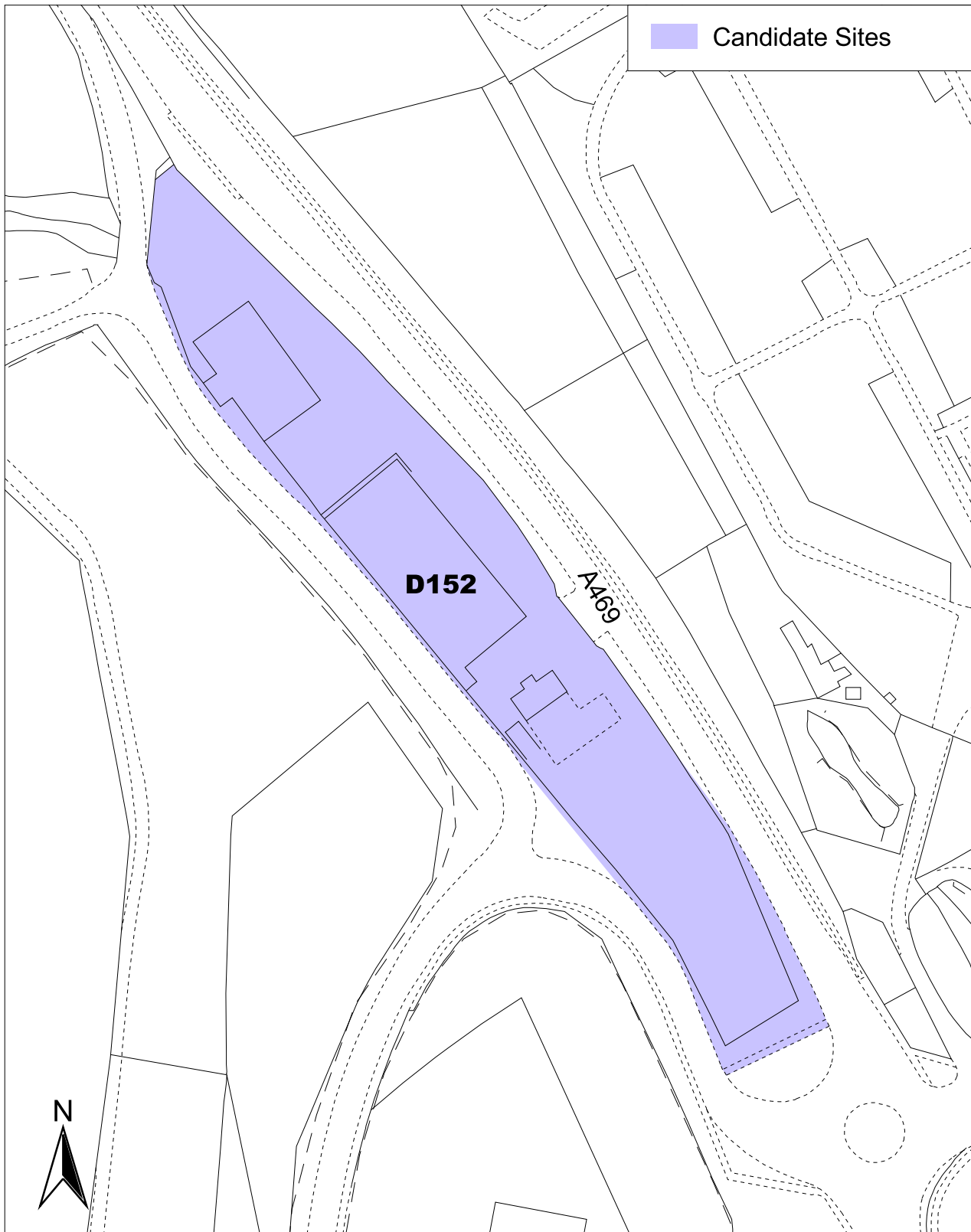
Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites



Twyn Carno Ward - Site Reference - D152



0 20 40 60 80 Meters

Last updated 5th of December 2006

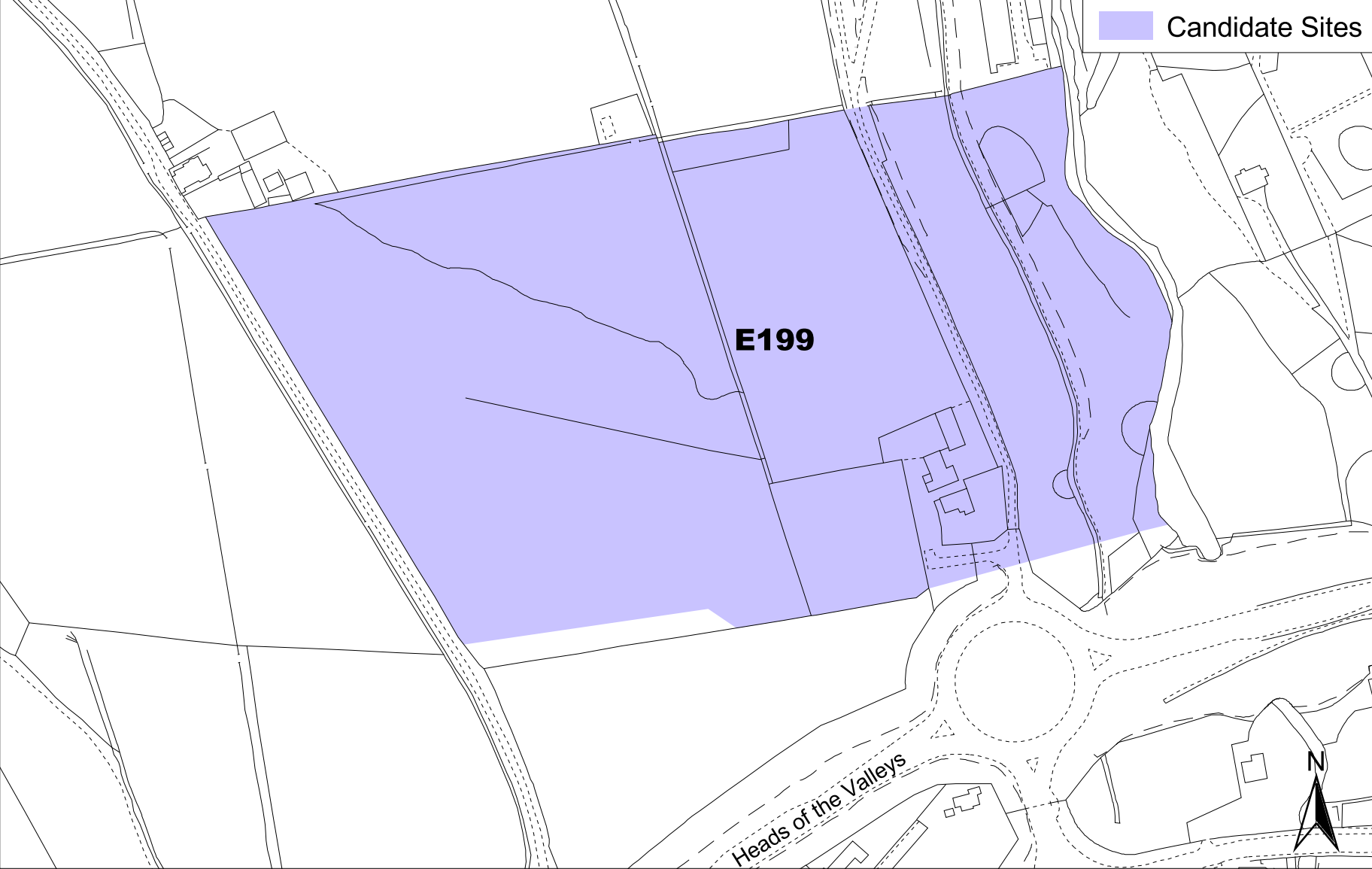
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Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, 100025372, 2006.

Caerphilly County Borough Local Development Plan Candidate Sites



Twyn Carno Ward - Site Reference - E199



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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: E326 **Site Description:** Land at Carno Old Houses

Settlement: Rhymney **Ward:** Twyn Carno

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. Western section of site should be retained due to its proximity to the river and its embankment. This area constitutes a riverside corridor, which is an important landscape feature.

Highways Conclusions

Site is not suitable for residential development due to the severity of constraints and access is not possible except via third party land.

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 as part of a wider scheme with E328, which may offer access opportunities.

Subject to the results of the following:

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

Accordance with Strategies

None UDP Urban Containment
Sustainable Growth Preferred Strategy

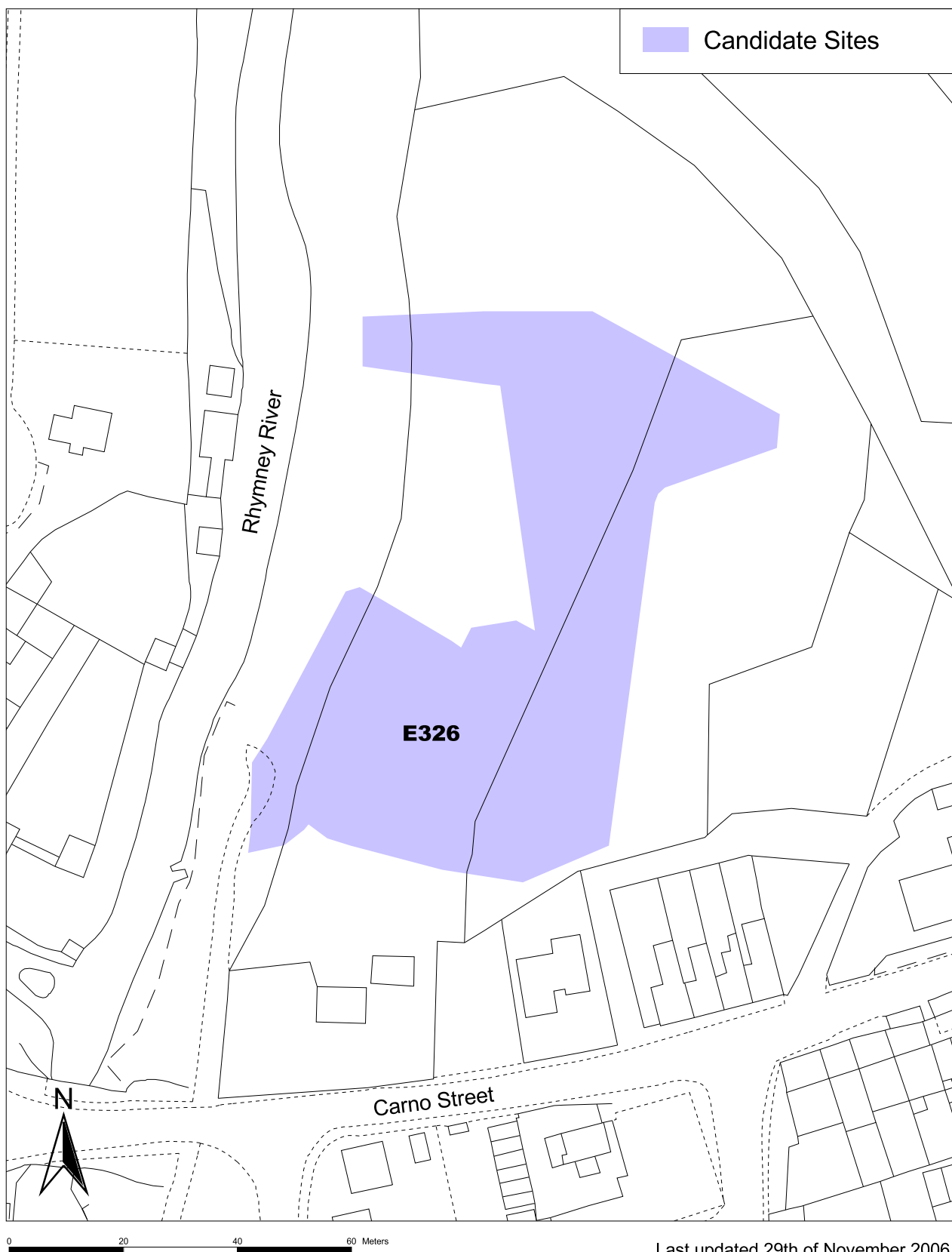
Conformity with components of preferred strategy

Opportunities 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



Twyn Carno Ward - Site Reference - E326



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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: E327 **Site Description:** Land north of Glan Elyrch

Settlement: Rhymney **Ward:** Twyn Carno

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

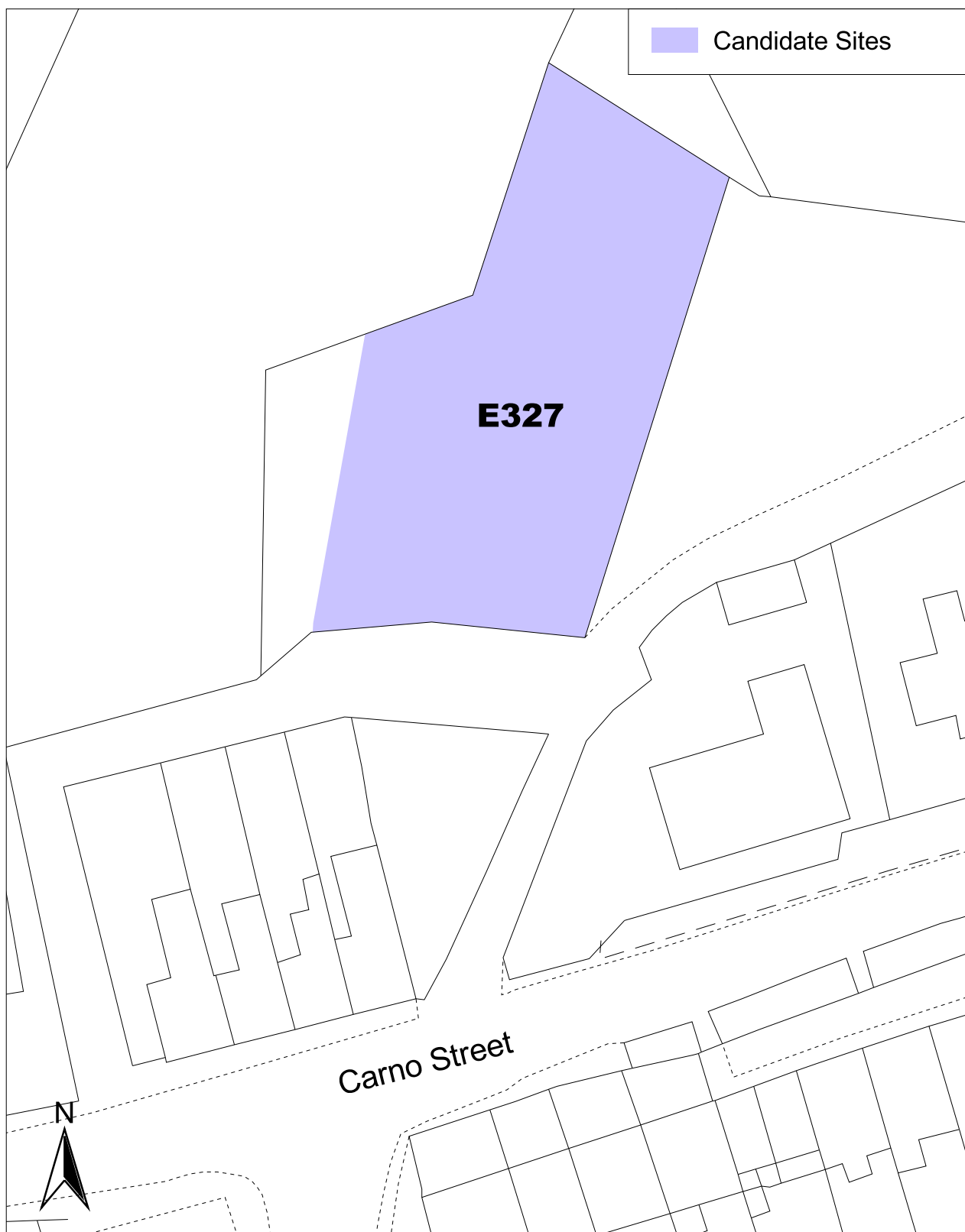
Conformity with components of preferred strategy

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



Twyn Carno Ward - Site Reference - E327



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: E328 **Site Description:** Land east of Cemetery House

Settlement: Rhymney **Ward:** Twyn Carno

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. Records of Caerphilly LBAP Species/Habitats - wildlife corridor. Western section of site should be retained due to its proximity to river and embankment, which constitute important landscape features.

Highways Conclusions

The site is not suitable for its intended purpose, as access is only possible via third party land.

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 as part of a wider scheme with E326, which may offer access opportunities.

Subject to the results of the following:

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

Accordance with Strategies

None UDP Urban Containment
Sustainable Growth Preferred Strategy

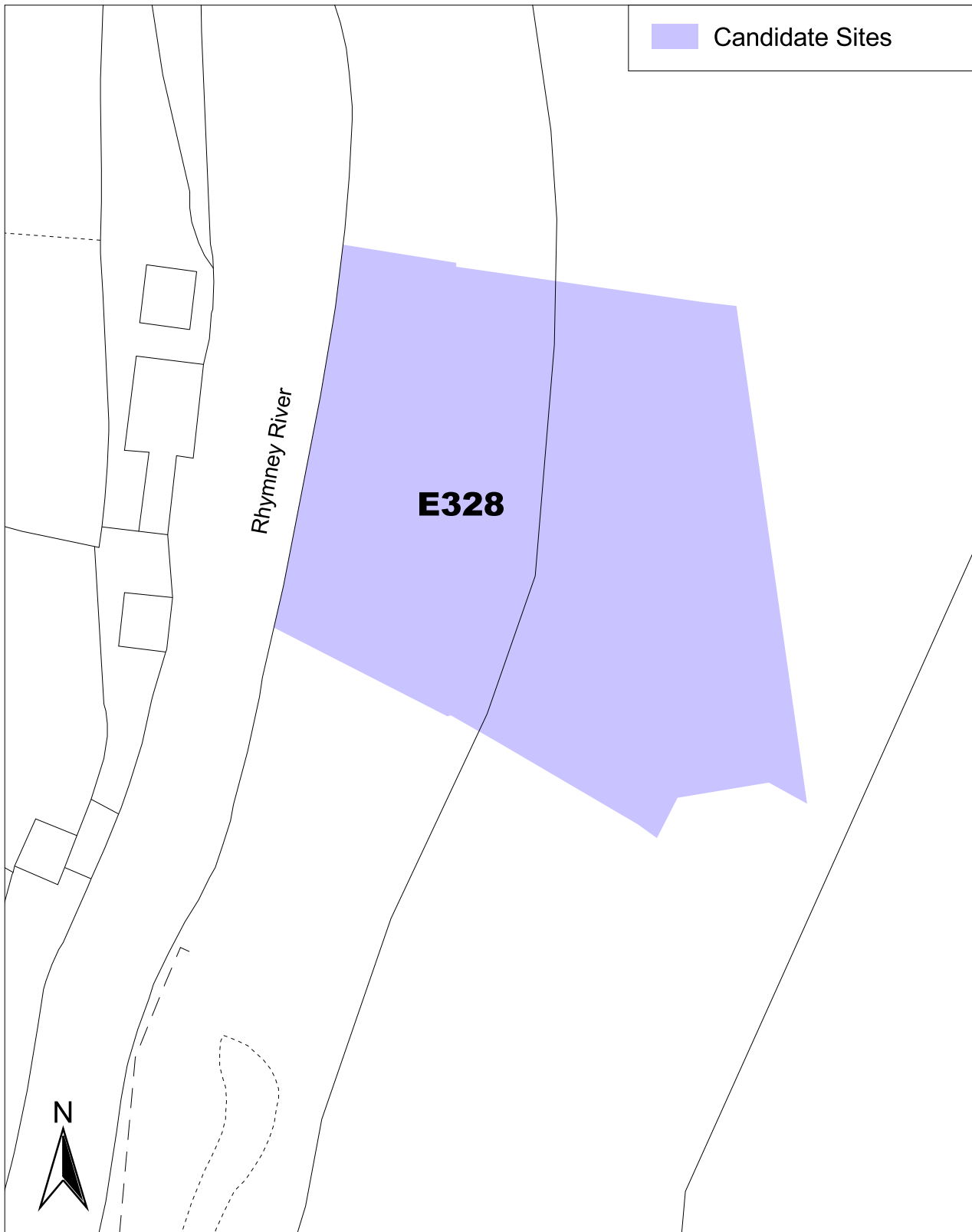
Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites



Twyn Carno Ward - Site Reference - E328



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: E329 **Site Description:** Land south of Carno Old Houses

Settlement: Rhymney **Ward:** Twyn Carno

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 the site acceptable, part to be retained as part of river corridor - although this will impact on proposed access. C2 Flood zone on area to be retained.

Highways Conclusions

Not suitable - access not possible except by third party land and further acquisition required to achieve visibility.

Environmental Health

Further information required - ground contamination investigation

Additional Comments

On its own, it's a small site, but should be considered alongside E326 and E328.

Is the site acceptable for further consideration? Yes

Justification

Site may be suitable as part of a wider scheme incorporating E326 and E328

Subject to the results of the following:

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

Accordance with Strategies

None UDP Urban Containment
Sustainable Growth Preferred Strategy

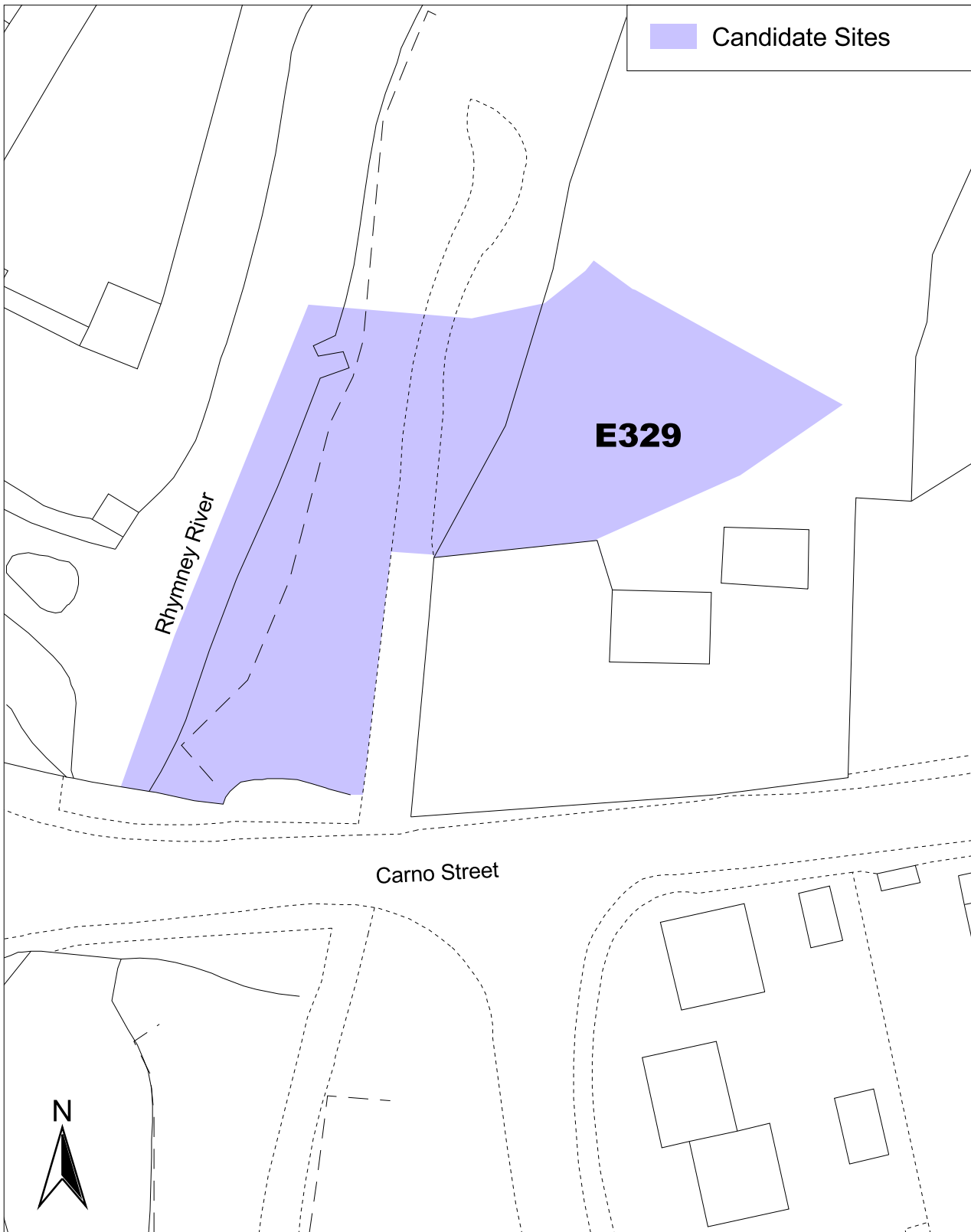
Conformity with components of preferred strategy

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



Twyn Carno Ward - Site Reference - E329



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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: E330 **Site Description:** Land west of Glan Elyrch

Settlement: Rhymney **Ward:** Twyn Carno

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

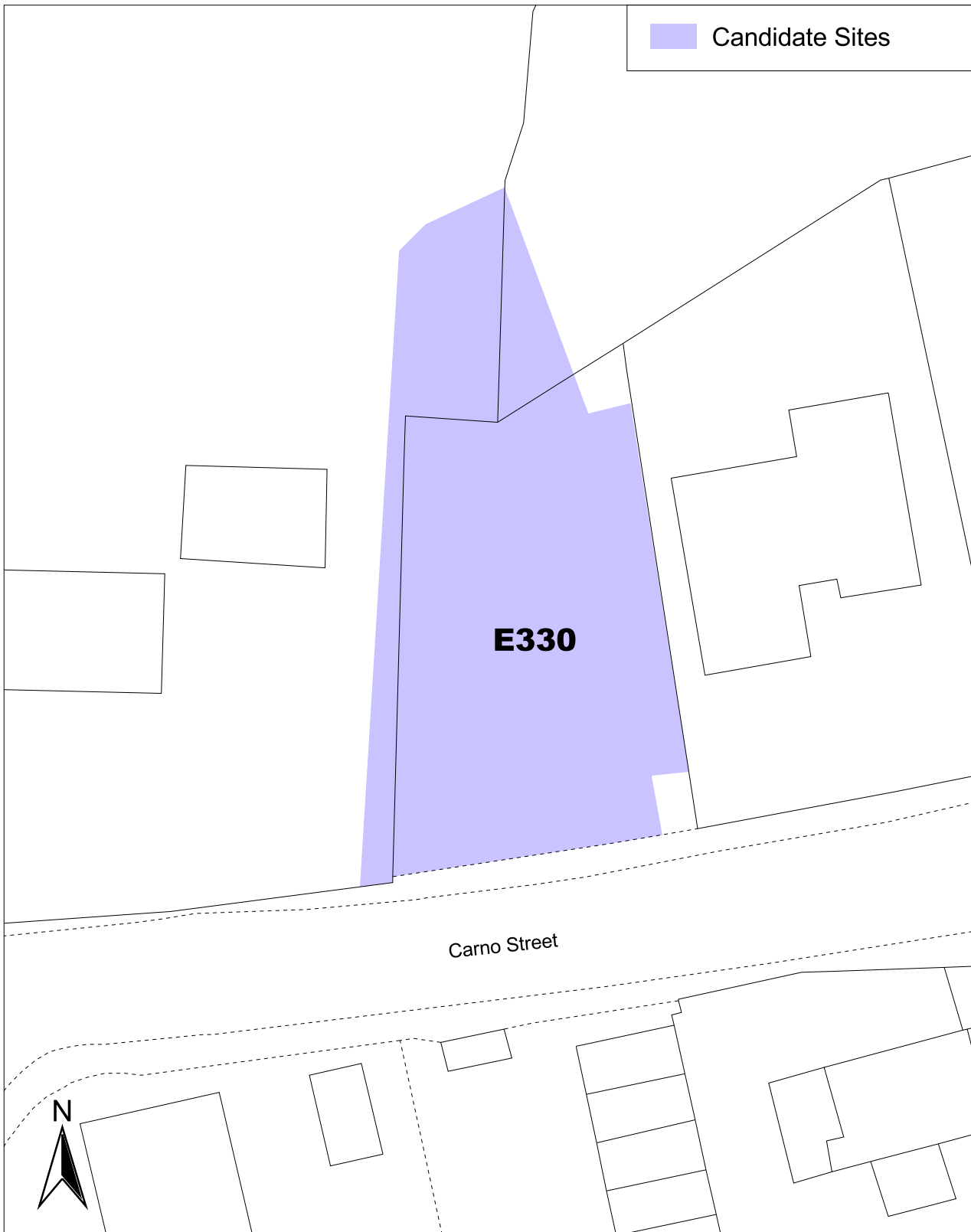
Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites



Twyn Carno Ward - Site Reference - E330



0 5 10 15 Meters

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