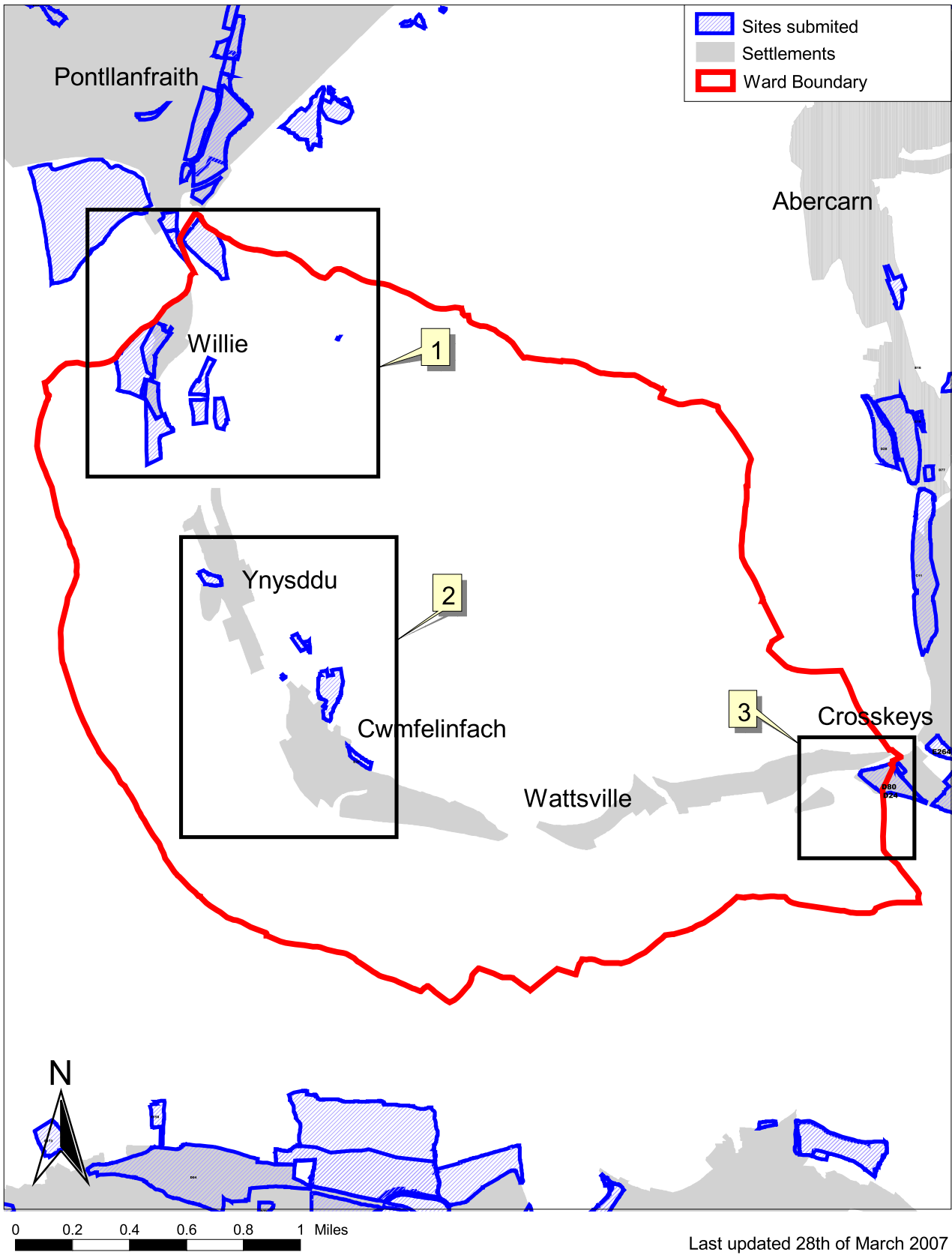


# Caerphilly County Borough Local Development Plan Candidate Sites

## Ynysddu Ward - Overview Plan



Last updated 28th of March 2007

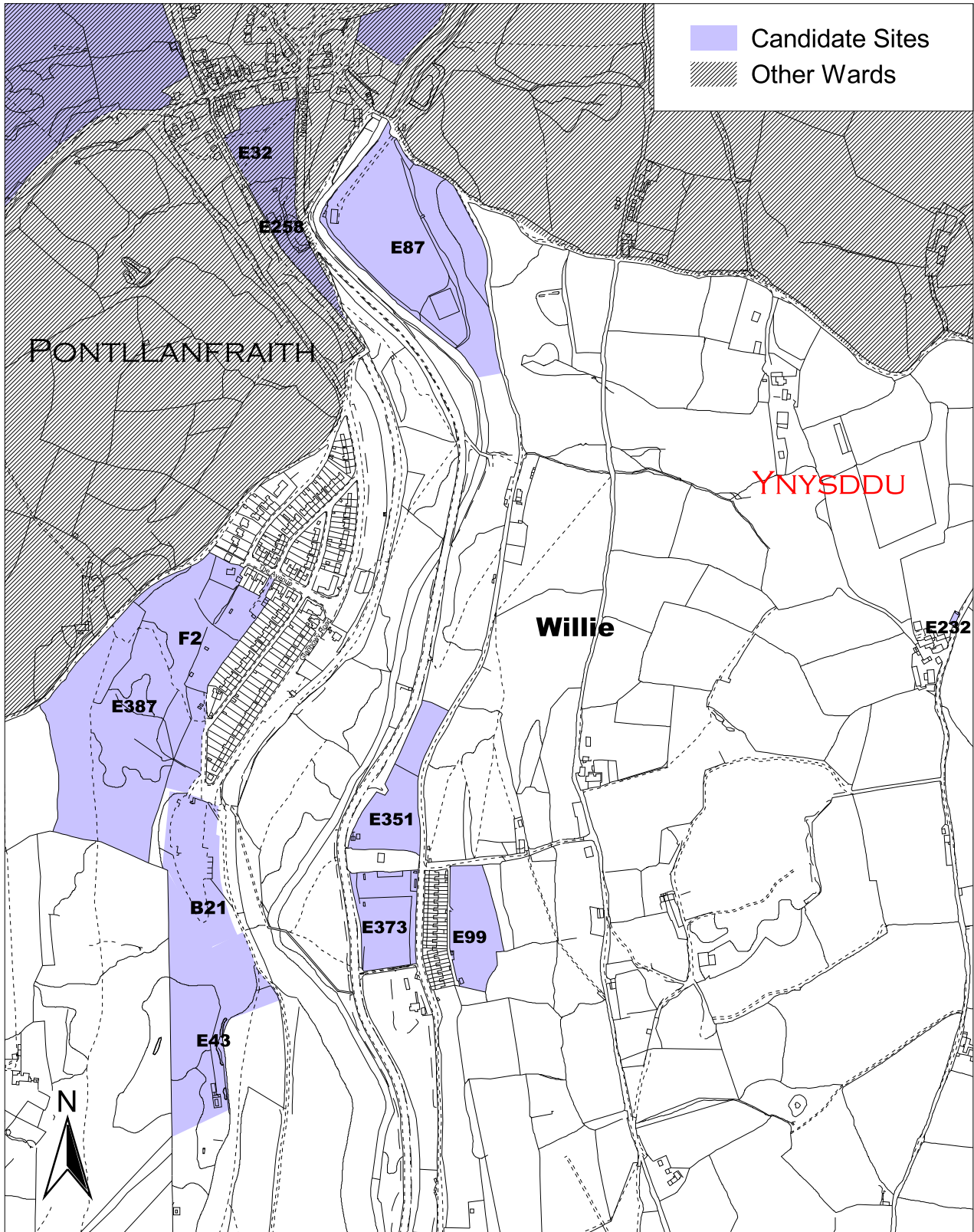
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Atgynhychwyd o fapiad yr Arolwg Ordnans gyda chaniatod rheolwr Llyfrfa ei Mawrhydi hawlfraint y Goron. Mae atgynhyrchu heb awdurdod yn torri hawlfraint y Goron.

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

# Caerphilly County Borough Local Development Plan Candidate Sites

Ynysddu Ward - Plan 1 of 3



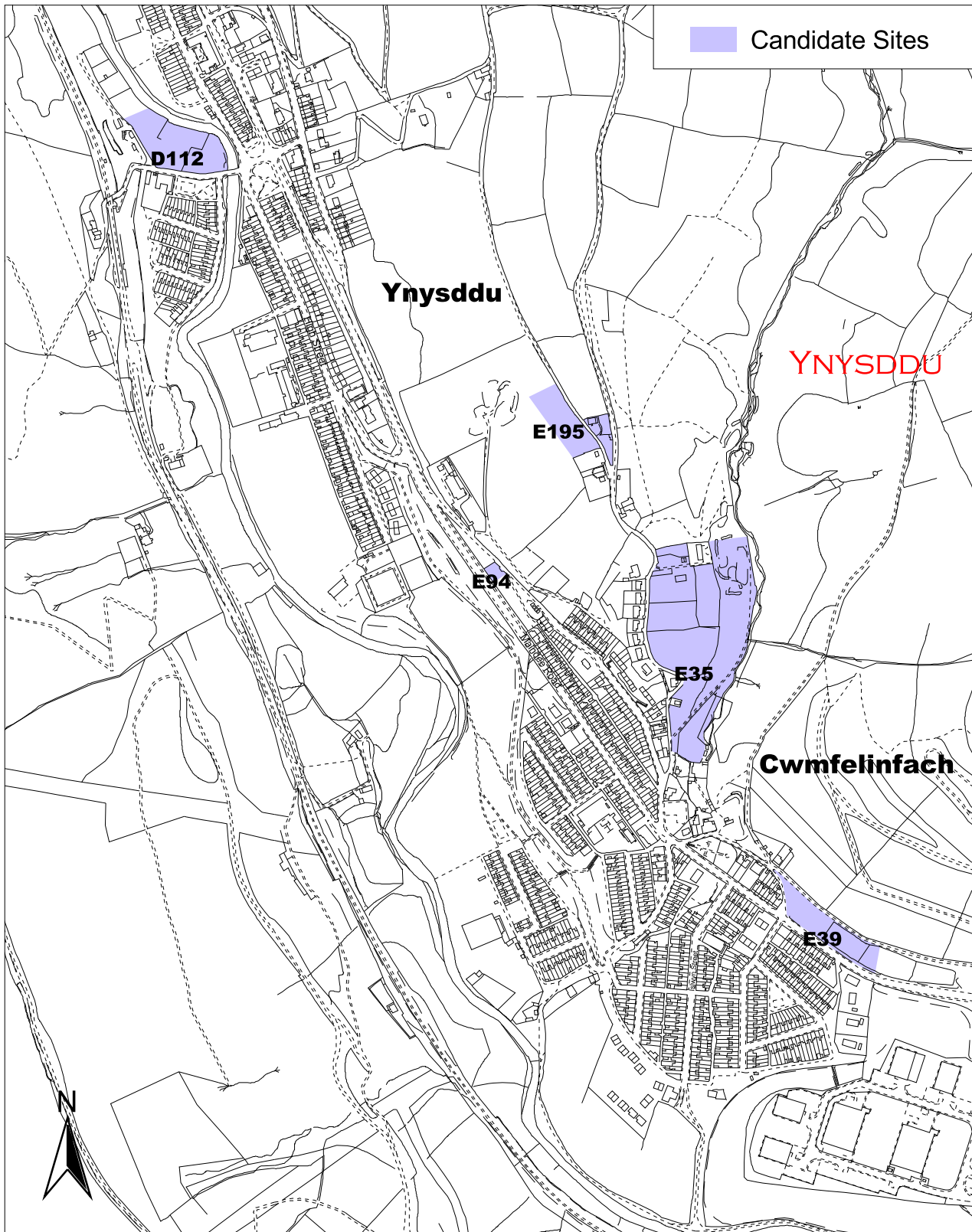
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 Gall hyn arwain at eryniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, LA09004L, 2006.

# Caerphilly County Borough Local Development Plan Candidate Sites

Ynysddu Ward - Plan 2 of 3



0 100 200 300 400 Meters

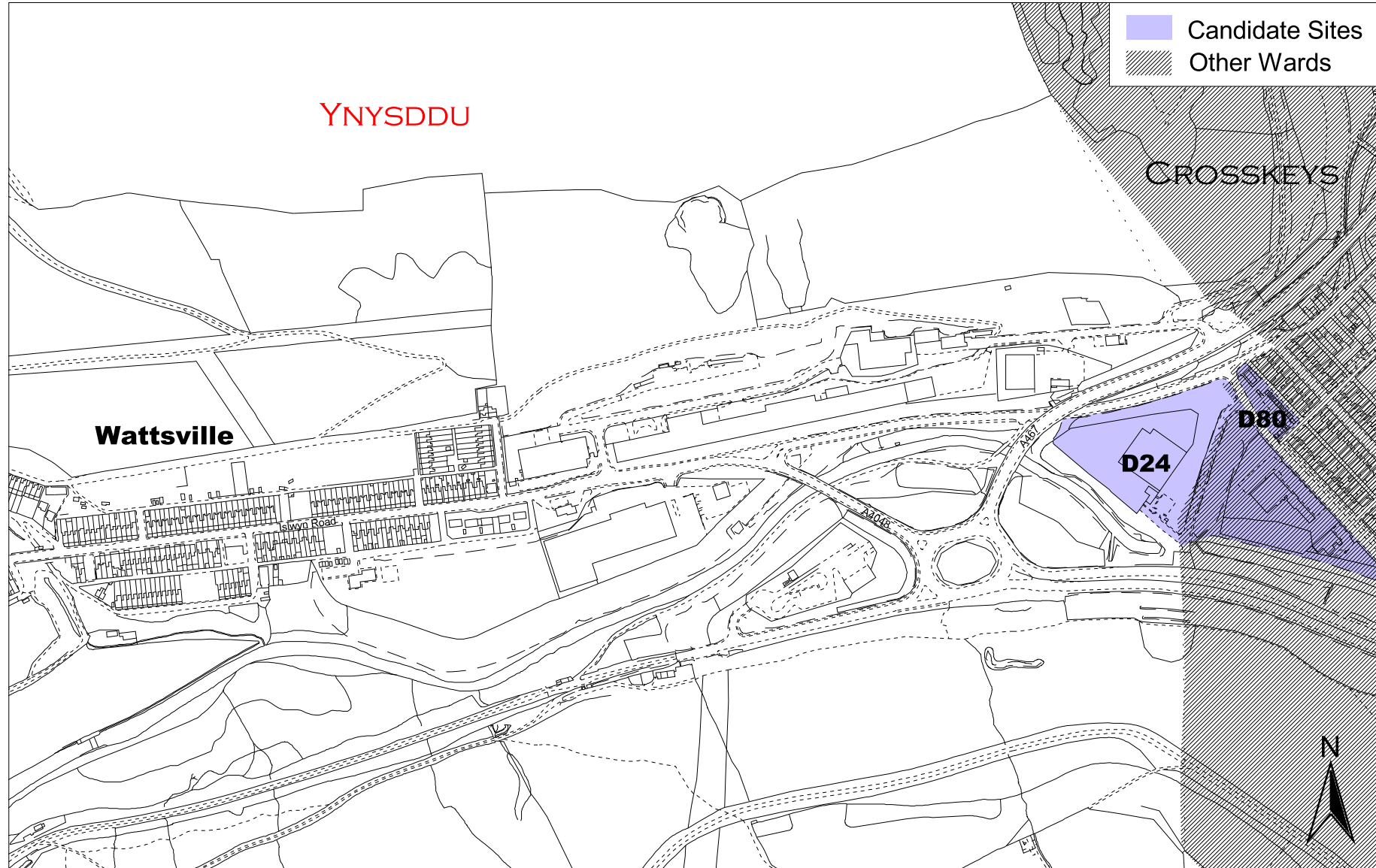
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Gall hyn arwain at eryniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, LA09004L, 2006.

# Caerphilly County Borough Local Development Plan Candidate Sites

Ynysddu Ward - Plan 3 of 3



0 100 200 300 400 Meters

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

# Provisional LDP Candidate Site Assessment Summary

**Site Reference:** B21    **Site Description:** Amber Services

**Settlement:** Wyllie    **Ward:** Ynysddu

**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

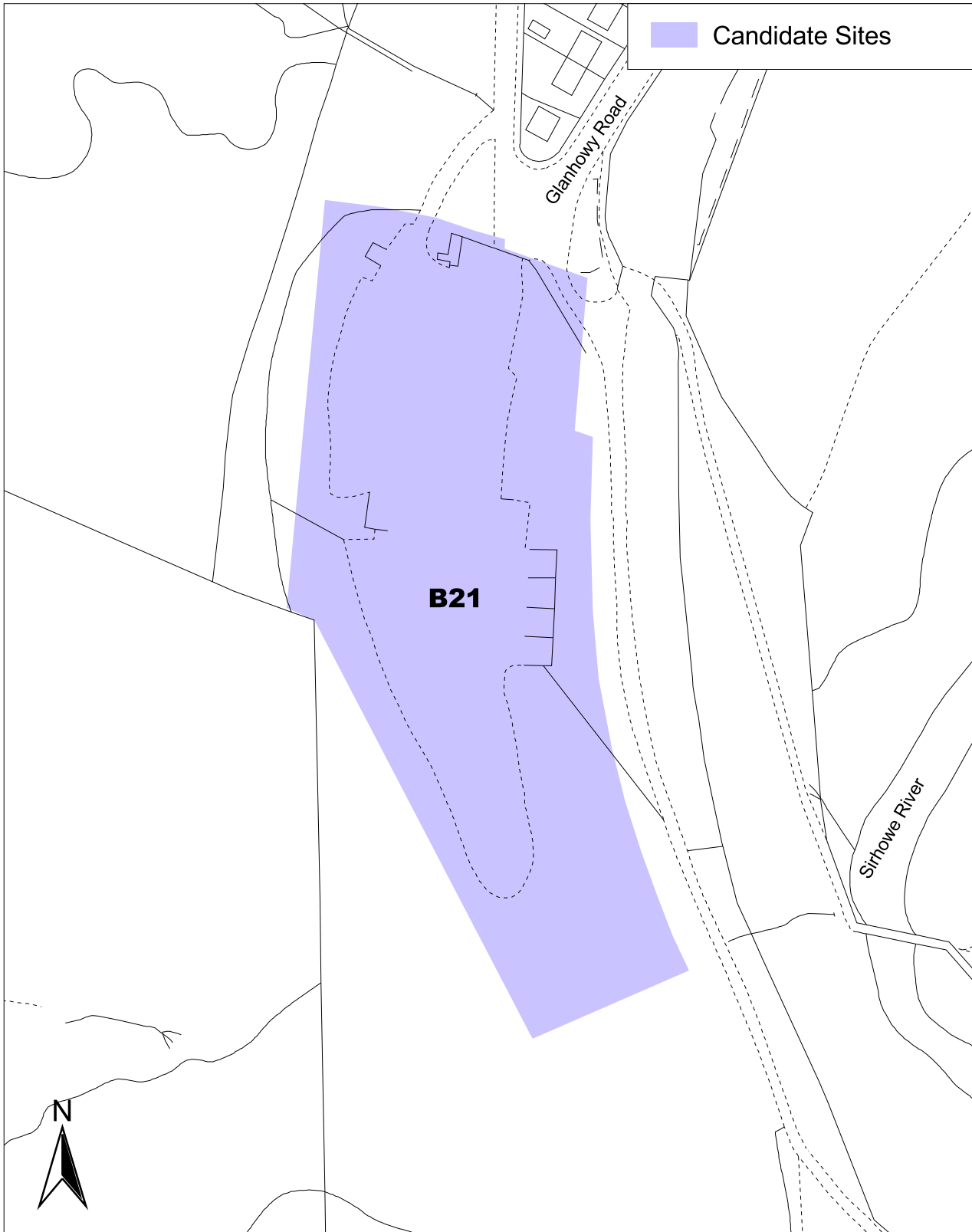
Opportunities     Balanced Future     Exploit     Resource   
North     Provide Community     Brownfield     Efficient   
Provide     Provide Community     Limit Countryside     Settlement   
Infrastructure     Facilities     Impact     Function



# Caerphilly County Borough Local Development Plan Candidate Sites



Ynysddu Ward - Site Reference - B21



0 10 20 30 40 50 60 70 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:** D112 **Site Description:** Land opposite Ynysddu Hotel

**Settlement:** Ynysddu **Ward:** Ynysddu

**Planning Preferred Use:** Sports/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. Boundary should either be amended to exclude river along eastern boundary and woodland towards western boundary, or they should be identified within site allocation as constraints.

### Highways Conclusions

Site suitable. Access could be provided but only for sport and leisure purposes due to flood risk.

### Environmental Health

Site is suitable for intended purpose.

### Additional Comments

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

### Justification

Site would be suitable for thr planning preferred use of sport and leisure due to its location within a C2 Flood Risk zone, if there is a requirement in the area.

### Subject to the results of the following:

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

## Accordance with Strategies

None  UDP  Urban Containment   
Sustainable Growth  Preferred Strategy

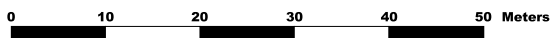
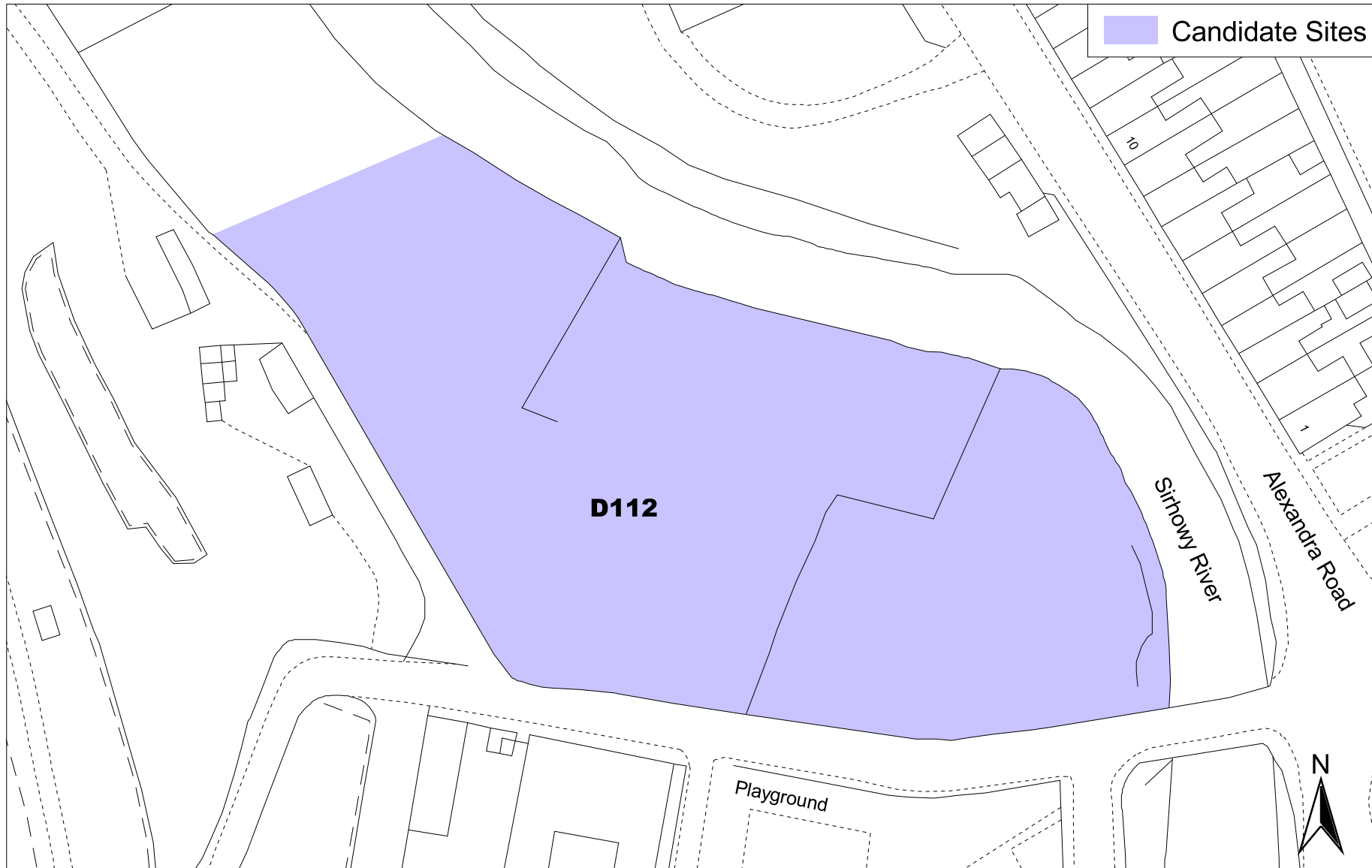
## Conformity with components of preferred strategy

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

# Caerphilly County Borough Local Development Plan Candidate Sites



Ynysddu Ward - Site Reference - D112



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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:** E35    **Site Description:** Land east of Twyn Gwyn Road

**Settlement:** Cwmfelinfach    **Ward:** Ynysddu

**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 - site boundary to exclude wildlife corridor. Trees on east side to be retained.

### Highways Conclusions

Not acceptable - no suitable access available - narrow steep hill with no footways.

### Environmental Health

Site suitable for intended purpose.

### Additional Comments

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

### Justification

Site has too many constraints - access cannot be obtained due to steepness of site and area acceptable in biodiversity terms would limit site considerably.

### 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

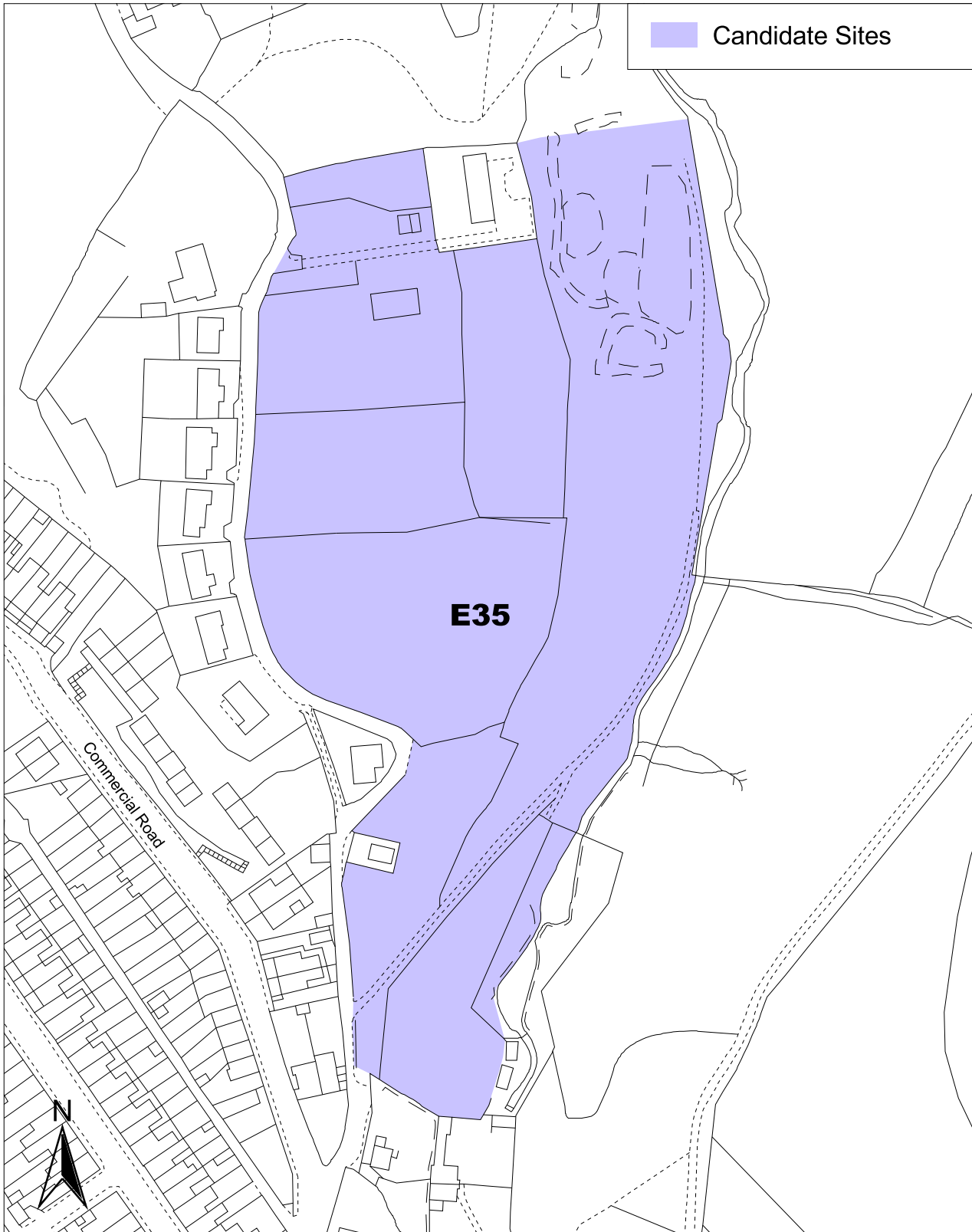
## Conformity with components of preferred strategy

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



Ynysddu Ward - Site Reference - E35



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:** E39    **Site Description:** Land off New Road

**Settlement:** Cwmfelinfach    **Ward:** Ynysddu

**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 - one small area - wildlife corridor to east - riverside vegetation. Trees worthy of TPOs, hedgerows, potentially bats, nesting birds and badgers.

### Highways Conclusions

Not suitable - only way would be new junction on B4251 - not desirable due to relatively small site.

### Environmental Health

Further Information required - TAN 11 and BS4142 noise assessment due to industrial units in close proximity

### Additional Comments

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

### Justification

Site not suitable as access cannot be obtained.

### 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

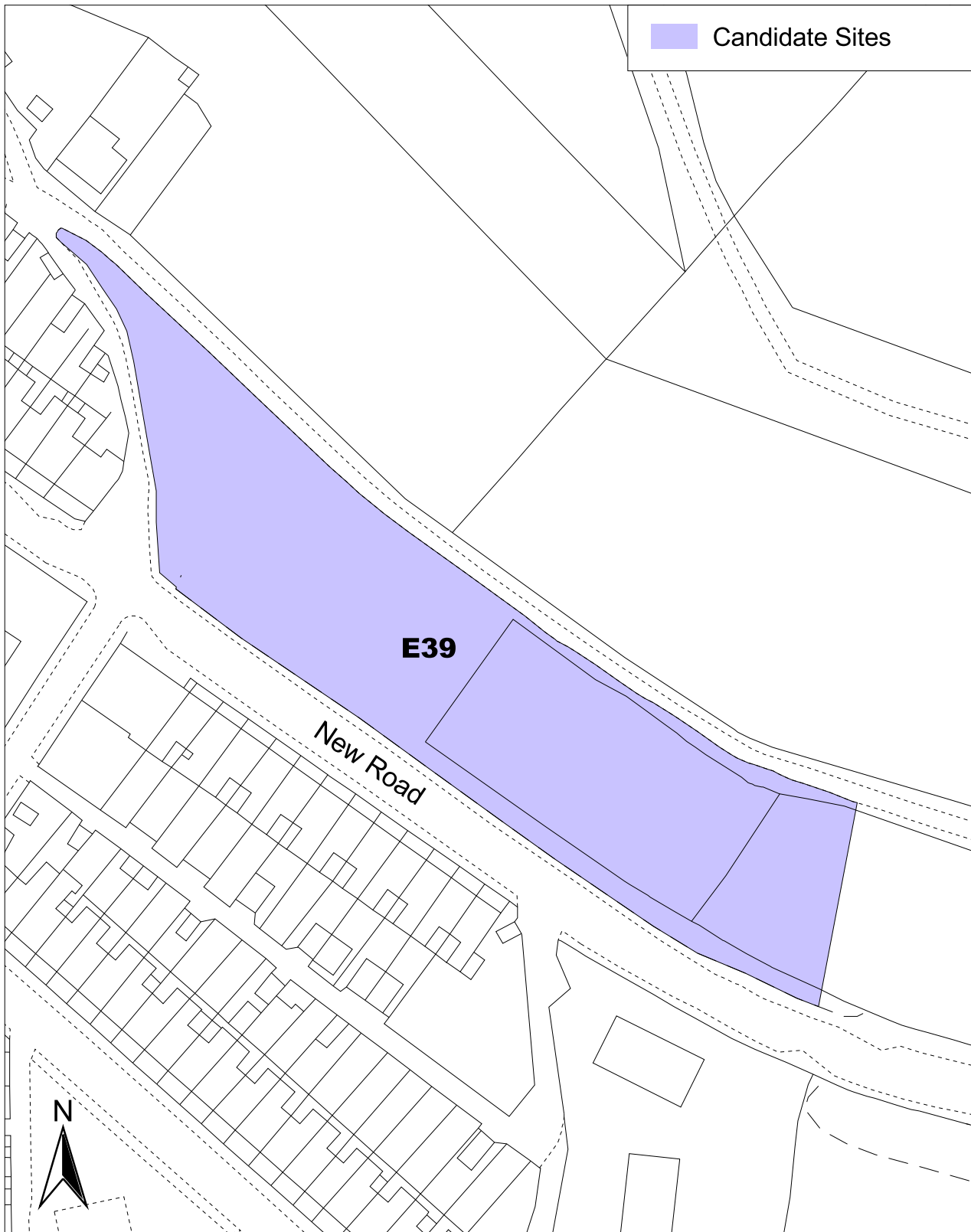
## Conformity with components of preferred strategy

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



Ynysddu Ward - Site Reference - E39



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:** E43    **Site Description:** Land South of residential development on Wyllie Colliery Site

**Settlement:** Wyllie                      **Ward:** Ynysddu

**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 presents an unacceptable extension to the rural settlement of Wyllie, which would change its character in an undesirable manner. Furthermore, the site is constrained by insufficient access and transport options.

## 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

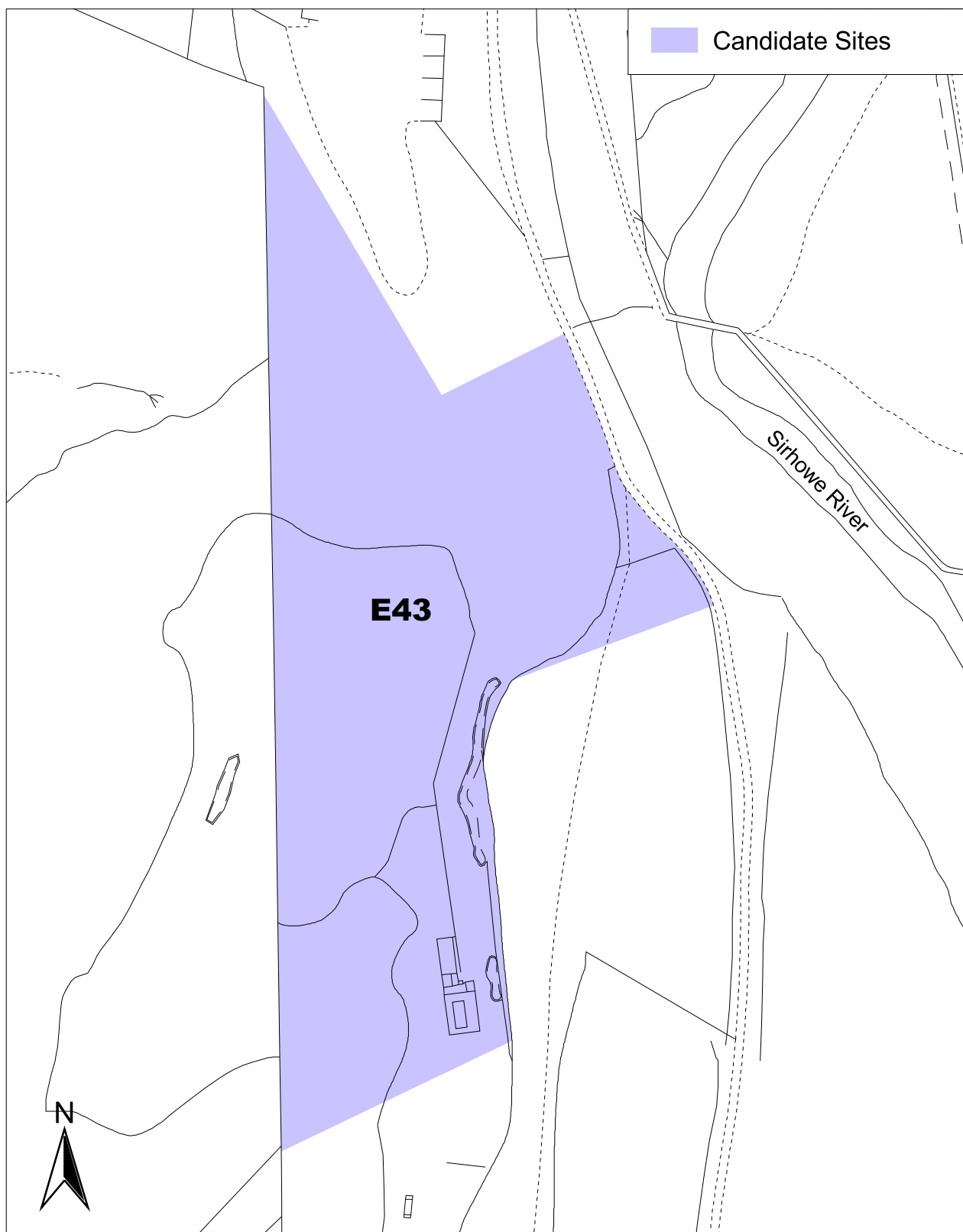
### Conformity with components of preferred strategy

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

# Caerphilly County Borough Local Development Plan Candidate Sites



Ynysddu Ward - Site Reference - E43



Candidate Sites

Sirhowe River

E43

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:** E87    **Site Description:** Former sports field alongside Sirhowy River and Newport Rd and southeast to A472 Blackwood

**Settlement:** Blackwood                      **Ward:** Ynysddu

**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 relates poorly to the existing settlement and is within a C2 Flood risk area.

## 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

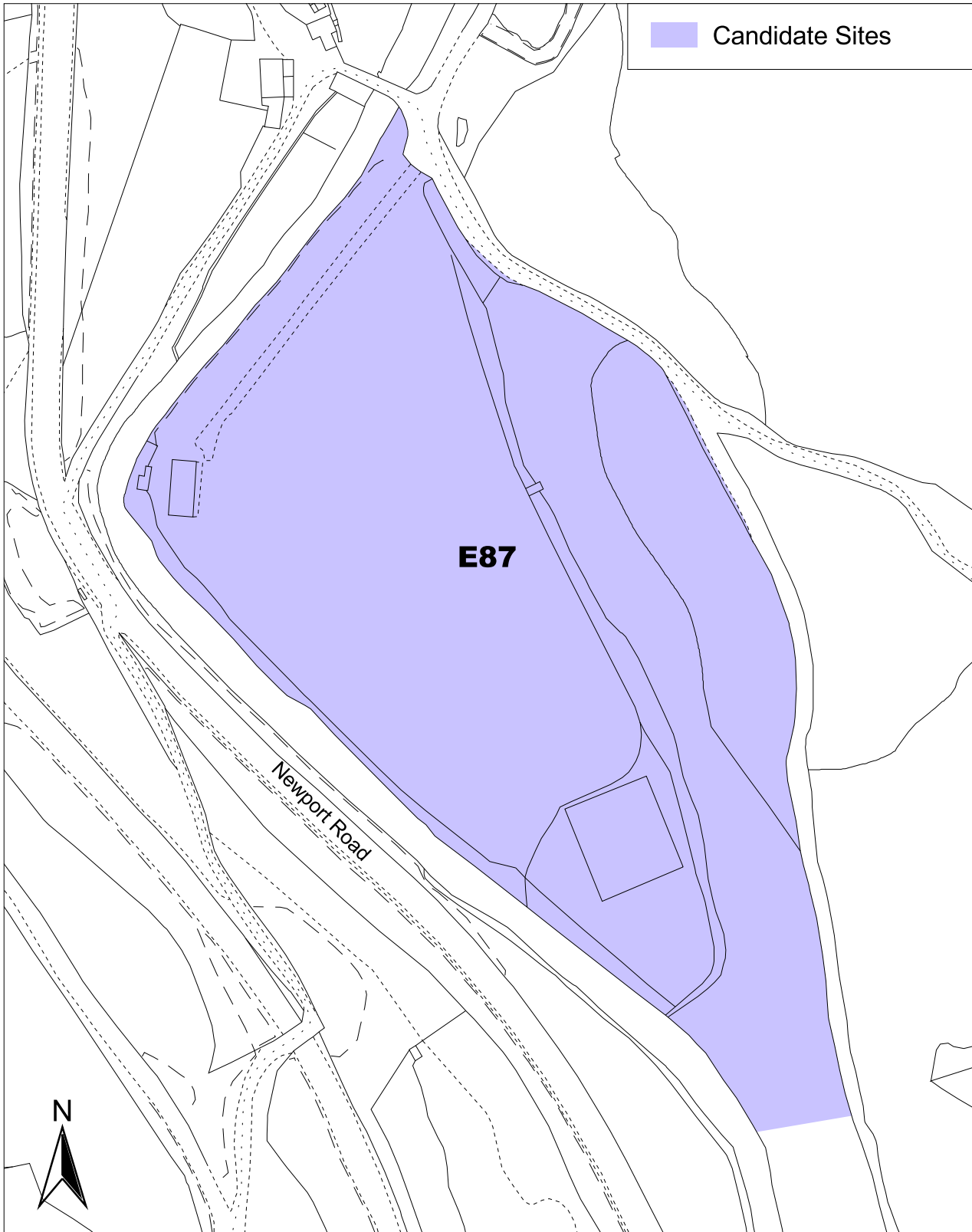
### Conformity with components of preferred strategy

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

# Caerphilly County Borough Local Development Plan Candidate Sites



Ynysddu Ward - Site Reference - E87



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:** E94    **Site Description:** Land at Maindee Road

**Settlement:** Wyllie    **Ward:** Ynysddu

**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

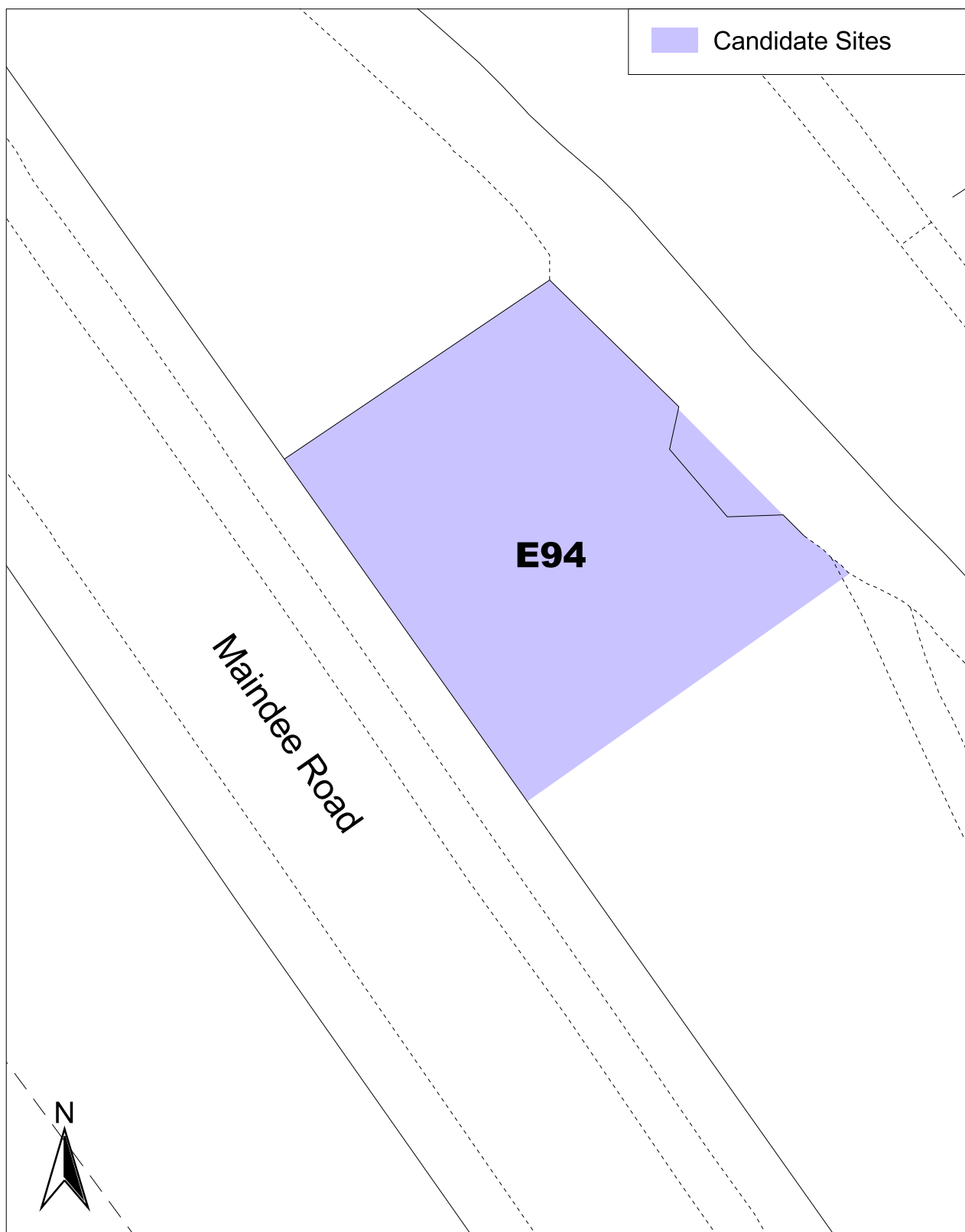
### Conformity with components of preferred strategy

Opportunities 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



Ynysddu Ward - Site Reference - E94



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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:** E99    **Site Description:** Land to the rear of Pontgam Terrace

**Settlement:** Ynysddu                      **Ward:** Ynysddu

**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**

Whilst the site relates well to Pontgam Terrace, it is poorly related to any defined settlement and therefore poorly connected to any facilities.

## 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

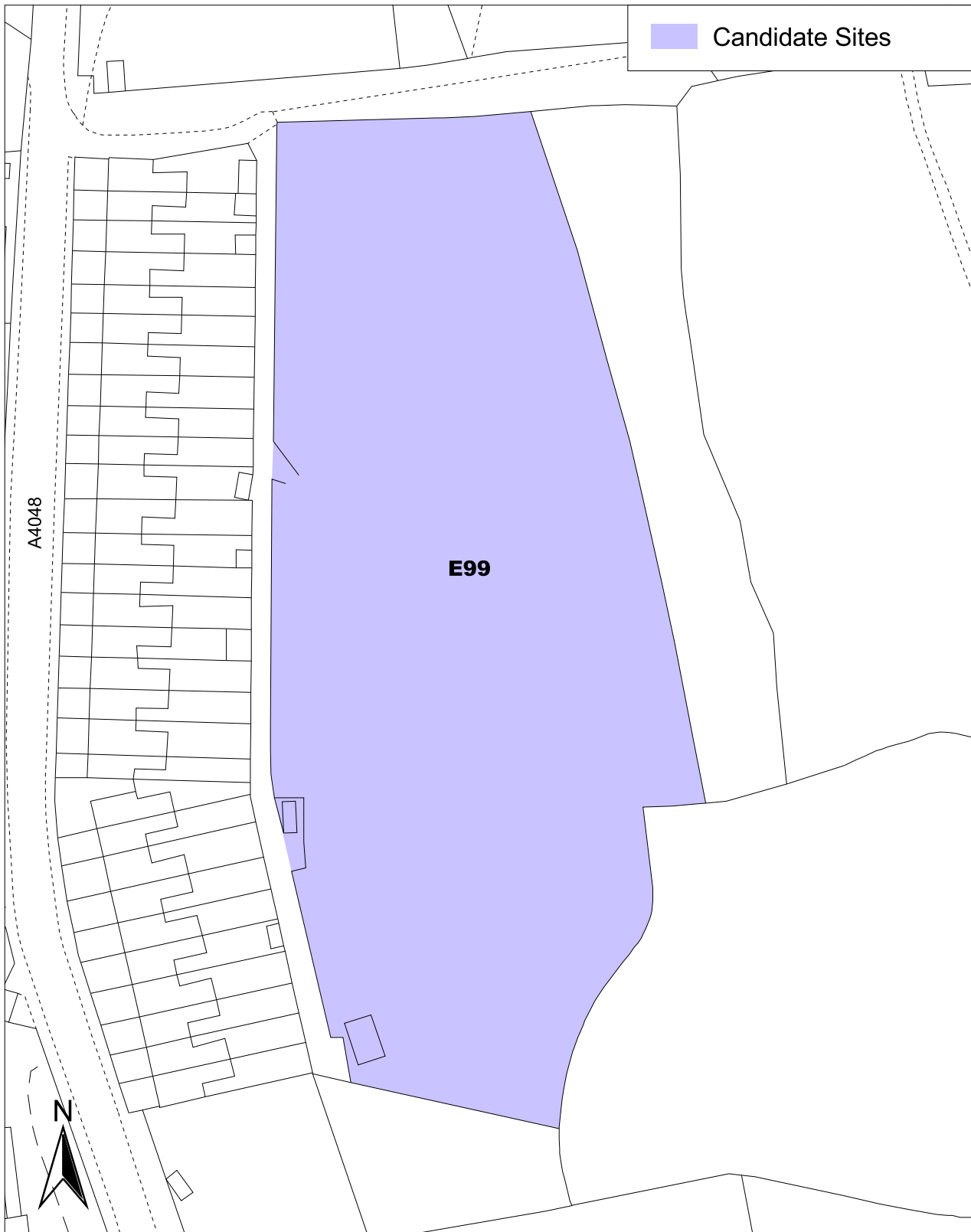
### Conformity with components of preferred strategy

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

# Caerphilly County Borough Local Development Plan Candidate Sites



Ynysddu Ward - Site Reference - E99



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:** E195    **Site Description:** Land opposite Twyn Gwyn Villa

**Settlement:** Cwmfelinfach    **Ward:** Ynysddu

**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 outside and unrelated to the existing settlement of Cwmfelinfach and therefore would be unacceptable.

## 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

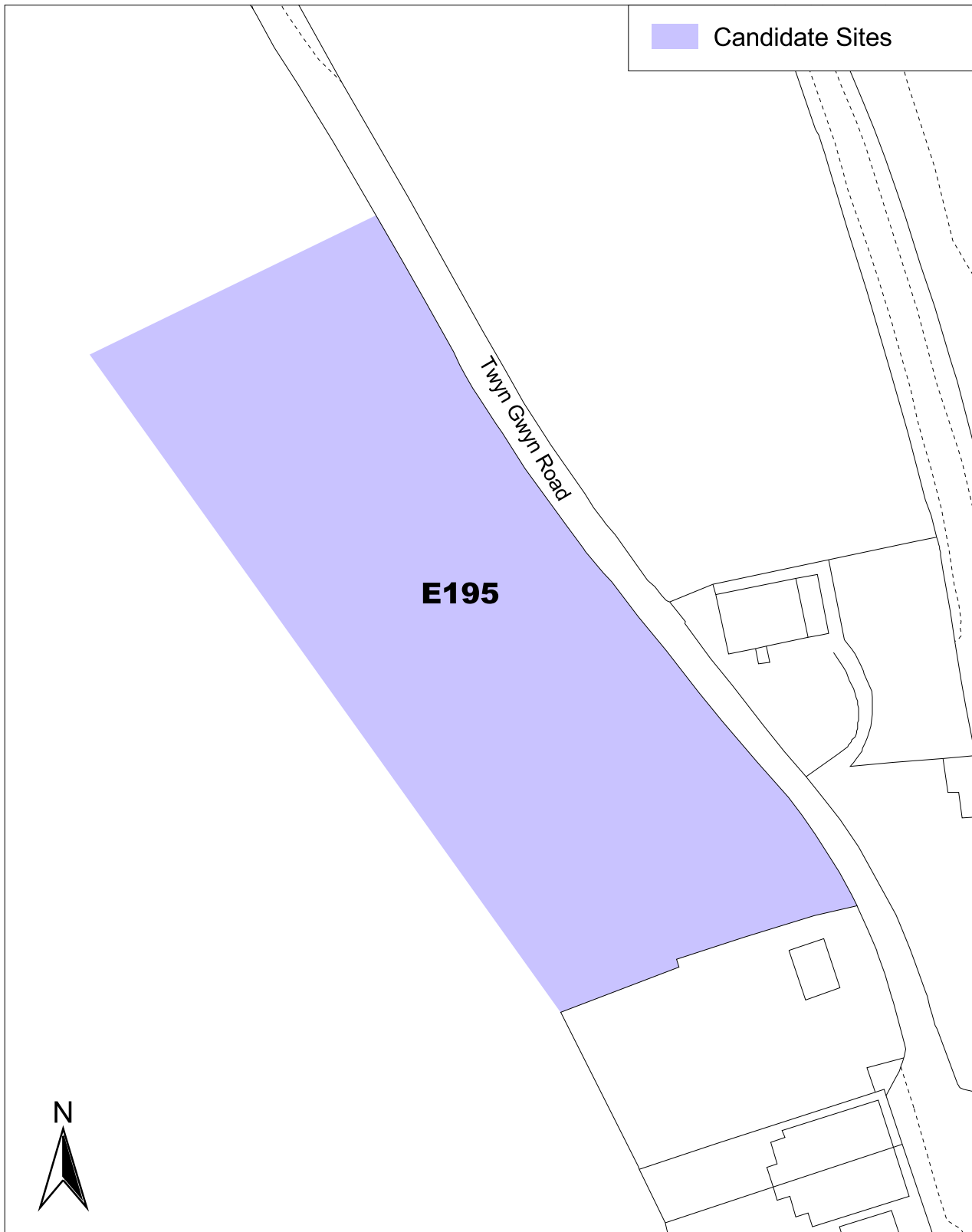
### Conformity with components of preferred strategy

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



Ynysddu Ward - Site Reference - E195



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:** E232    **Site Description:** Land at Cae'r Llwyn Cottages

**Settlement:** Pontllanfraith    **Ward:** Ynysddu

**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

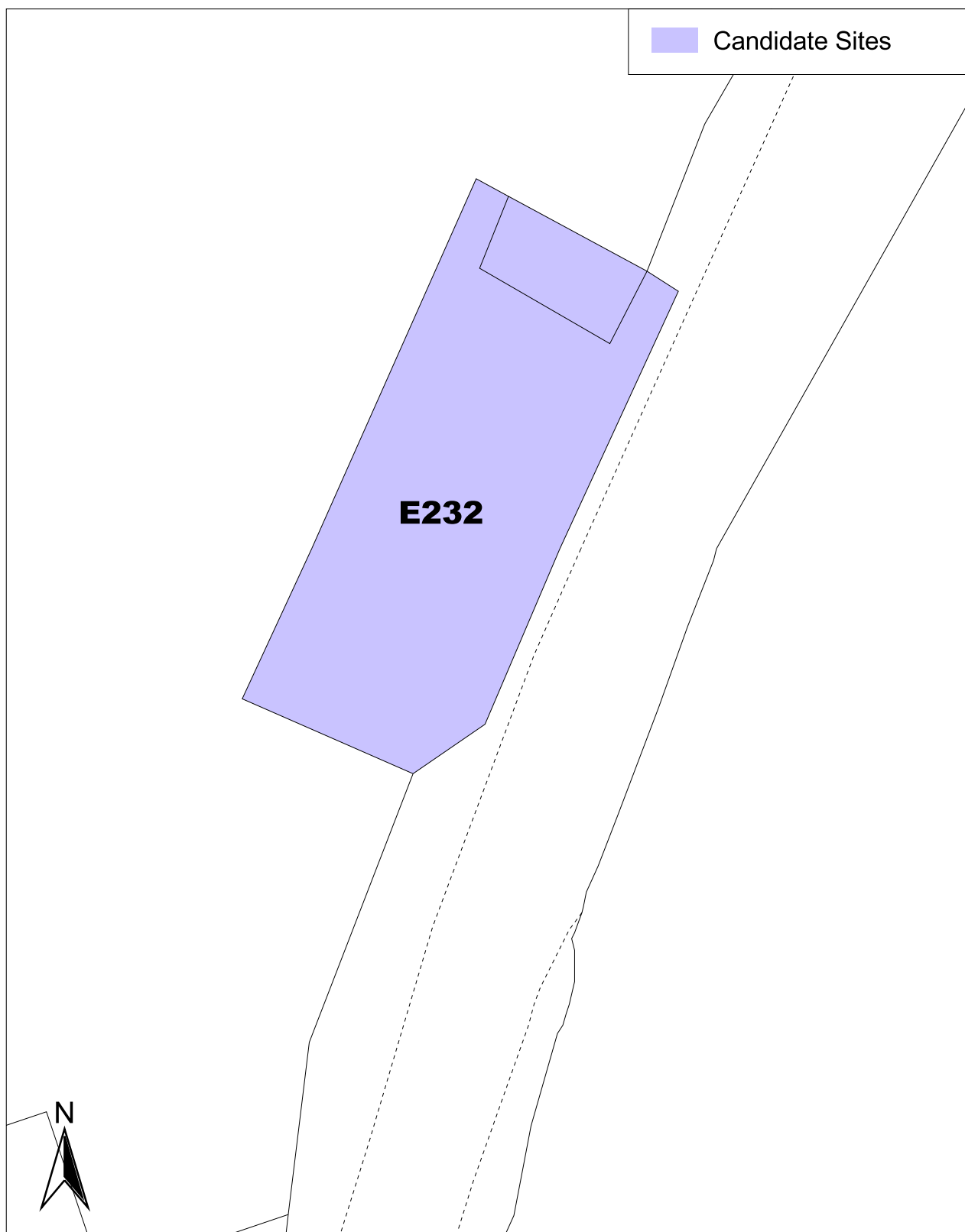
### Conformity with components of preferred strategy

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



Ynysddu Ward - Site Reference - E232



0 2 4 6 8 10 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:** E244    **Site Description:** Twyn Gwyn House, Twyn Gwyn Road

**Settlement:** Cwmfelinfach    **Ward:** Ynysddu

**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

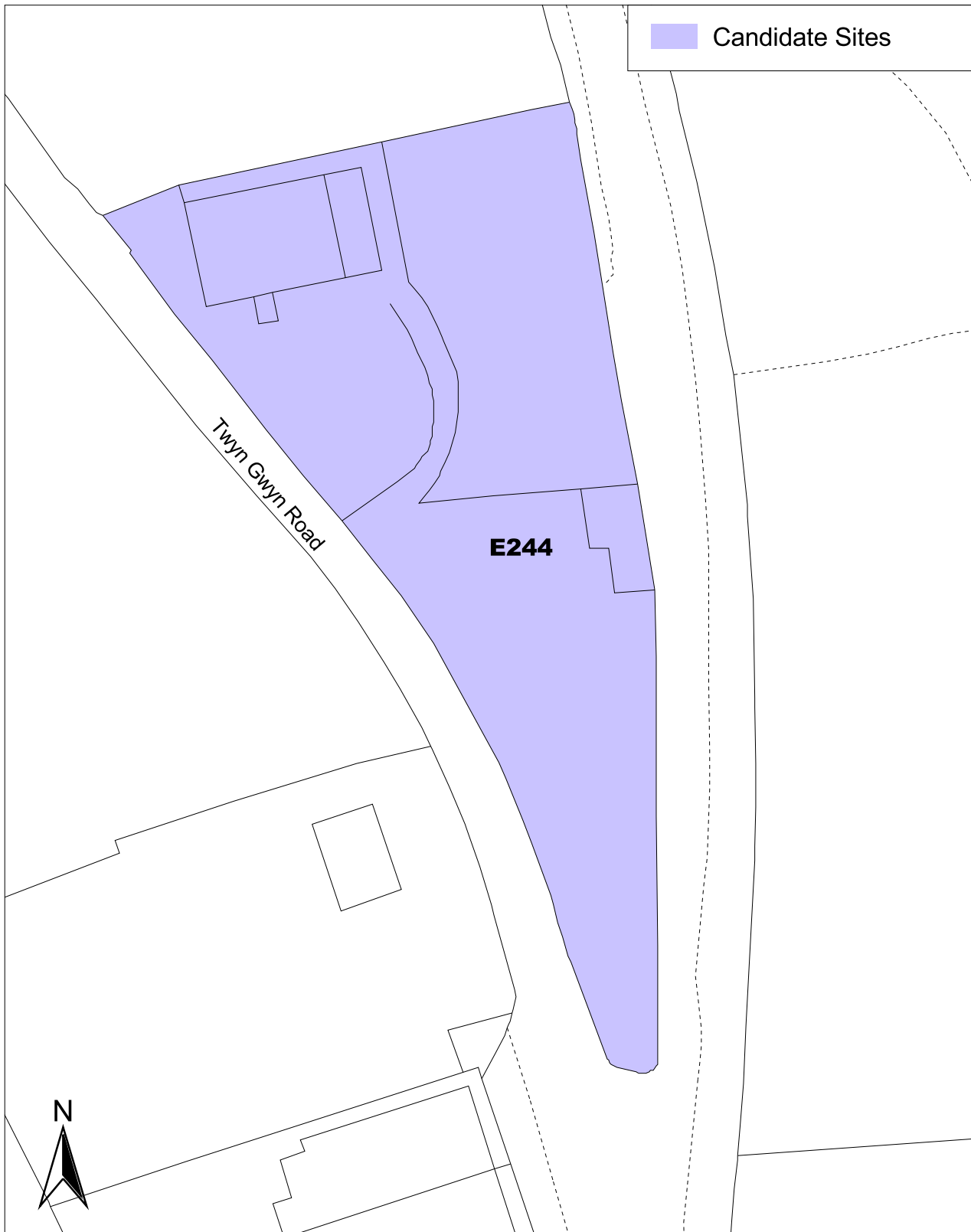
### Conformity with components of preferred strategy

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



Ynysddu Ward - Site Reference - E244



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:** E351    **Site Description:** Land north of Pontgam Terrace

**Settlement:** Ynysddu                      **Ward:** Ynysddu

**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**

Unacceptable development within the Countryside, unconnected to existing settlement and facilities

## 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

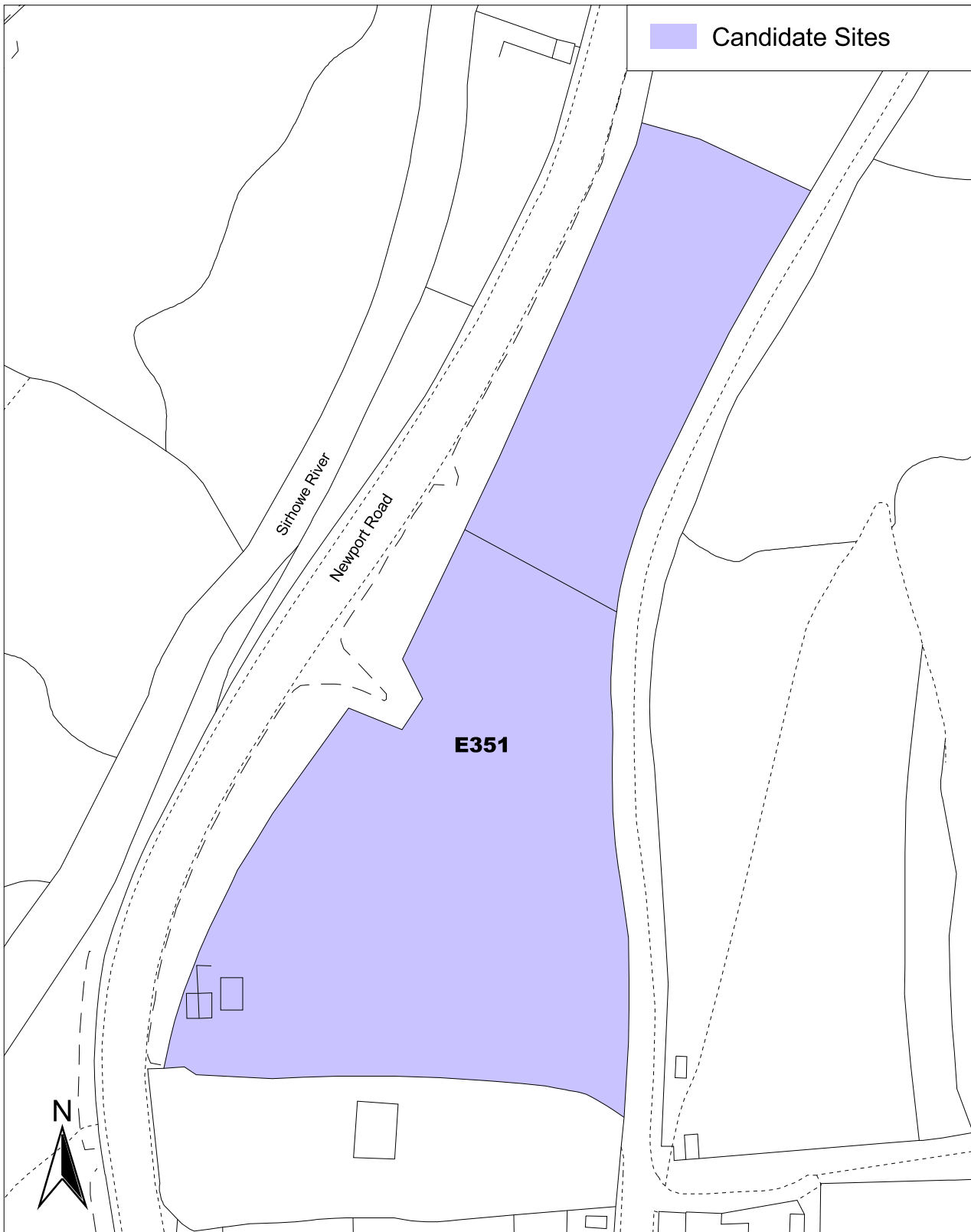
### Conformity with components of preferred strategy

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



Ynysddu Ward - Site Reference - E351



0 20 40 60 Meters

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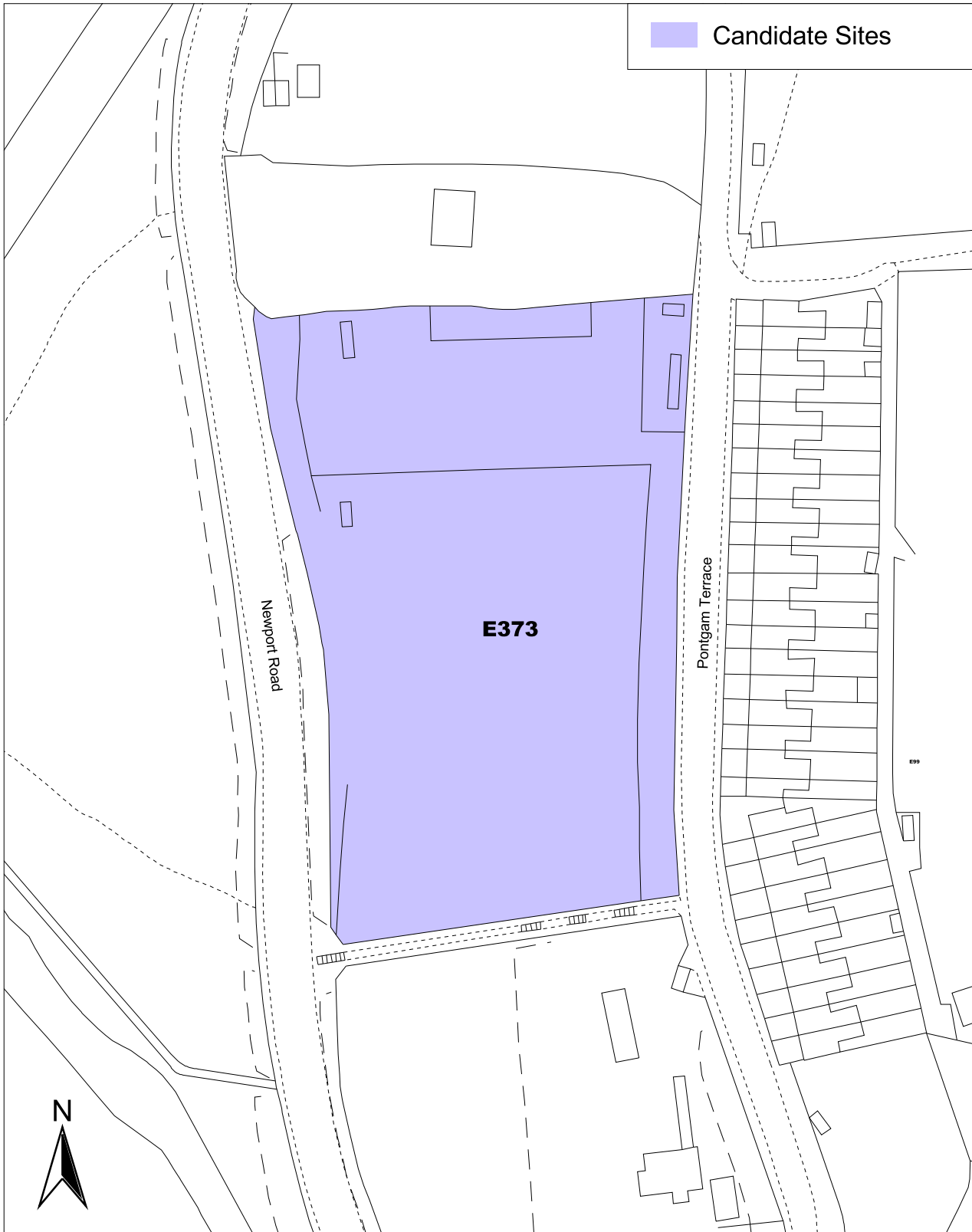
Atgynhychwyd o fapiad yr Arolwg Ordnans gyda chaniatad rheolwr Llyfrfa ei Mawrhydi hawlfraint y Goron. Mae atgynhyrchu heb awdurdod yn torri hawlfraint y Goron.  
Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, 100025372, 2006.



# Caerphilly County Borough Local Development Plan Candidate Sites



Ynysddu Ward - Site Reference - E373



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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:** E387    **Site Description:** Land at Pen-Y-Cwarel Road

**Settlement:** Wyllie    **Ward:** Ynysddu

**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. Contains woodland. Records of UK/Wales priority species/habitats and Caerphilly LBAP species/habitats. Site has high biodiversity value and should be retained.

### Highways Conclusions

(Draft) Site suitable development although it is constrained by the width of Heolddu Road, the steep gradient of the site and land acquisition which would be required.

### Environmental Health

### Additional Comments

\*\*See F2\*\*

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

### Justification

Only a small part of the site - the area directly to the rear of Pen-y-Cwarel Road - would be acceptable subject to land acquisition.

### 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

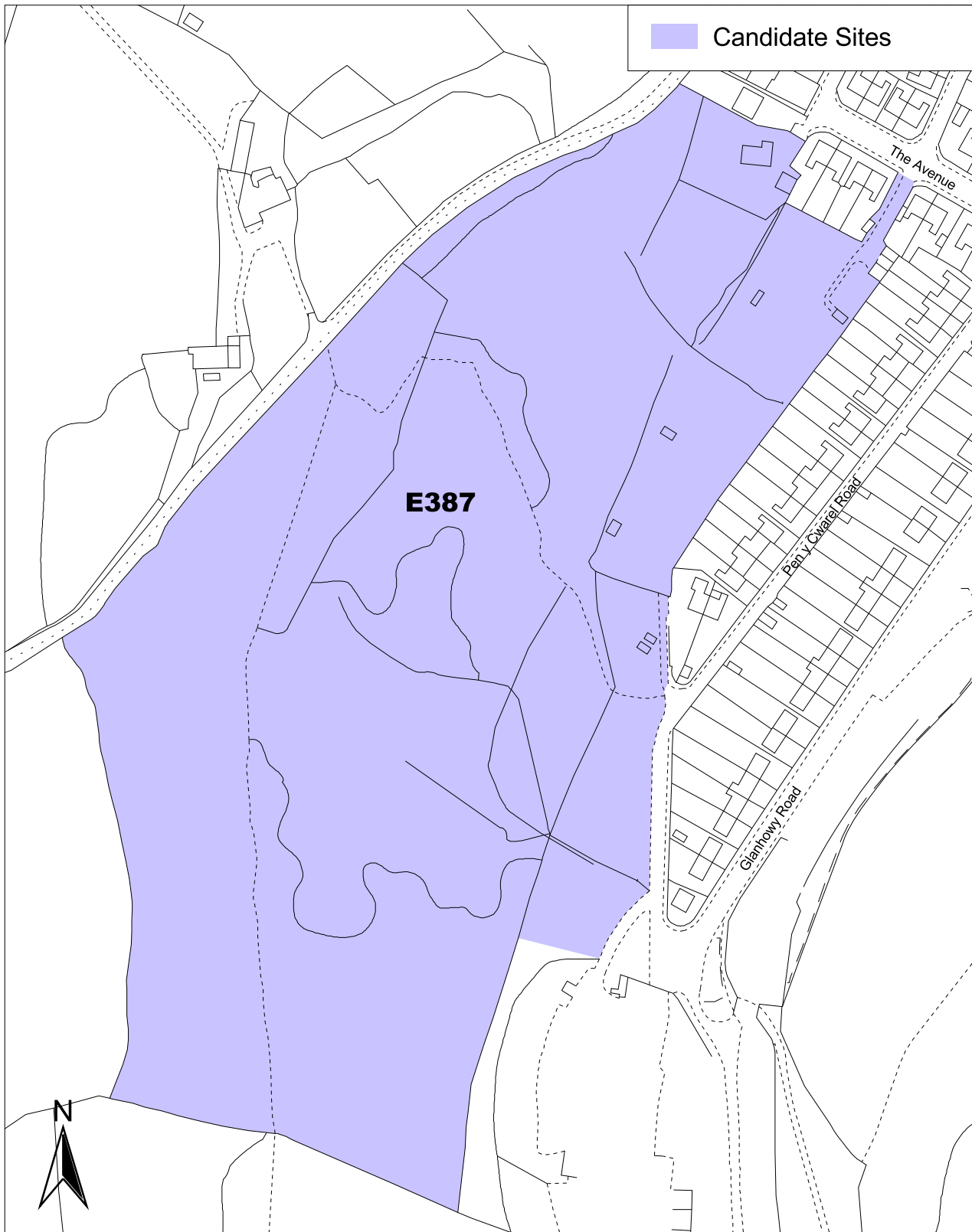
## Conformity with components of preferred strategy

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

# Caerphilly County Borough Local Development Plan Candidate Sites



Ynysddu Ward - Site Reference - E387



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# Provisional LDP Candidate Site Assessment Summary

**Site Reference:** F2    **Site Description:** Land adjacent to Pen-y-Cwarel Road

**Settlement:** Wyllie                      **Ward:** Ynysddu

**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 - western section should be retained due to location of mature trees. Potential species include bats, nesting birds, otters, badgers, dormice and great crested newts.

### Highways Conclusions

Access possible, although there are constraints - Heolddu Road is narrow with a steep gradient. Access points will be suitable subject to land acquisition.

### Environmental Health

### Additional Comments

\*\*See E387\*\* Area of site adjoining existing settlement excluding area of higher biodiversity value would be most acceptable.

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

### Justification

Only the area directly to the rear of Pen-y-Cwarel Road would be acceptable subject to land acquisition.

### 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

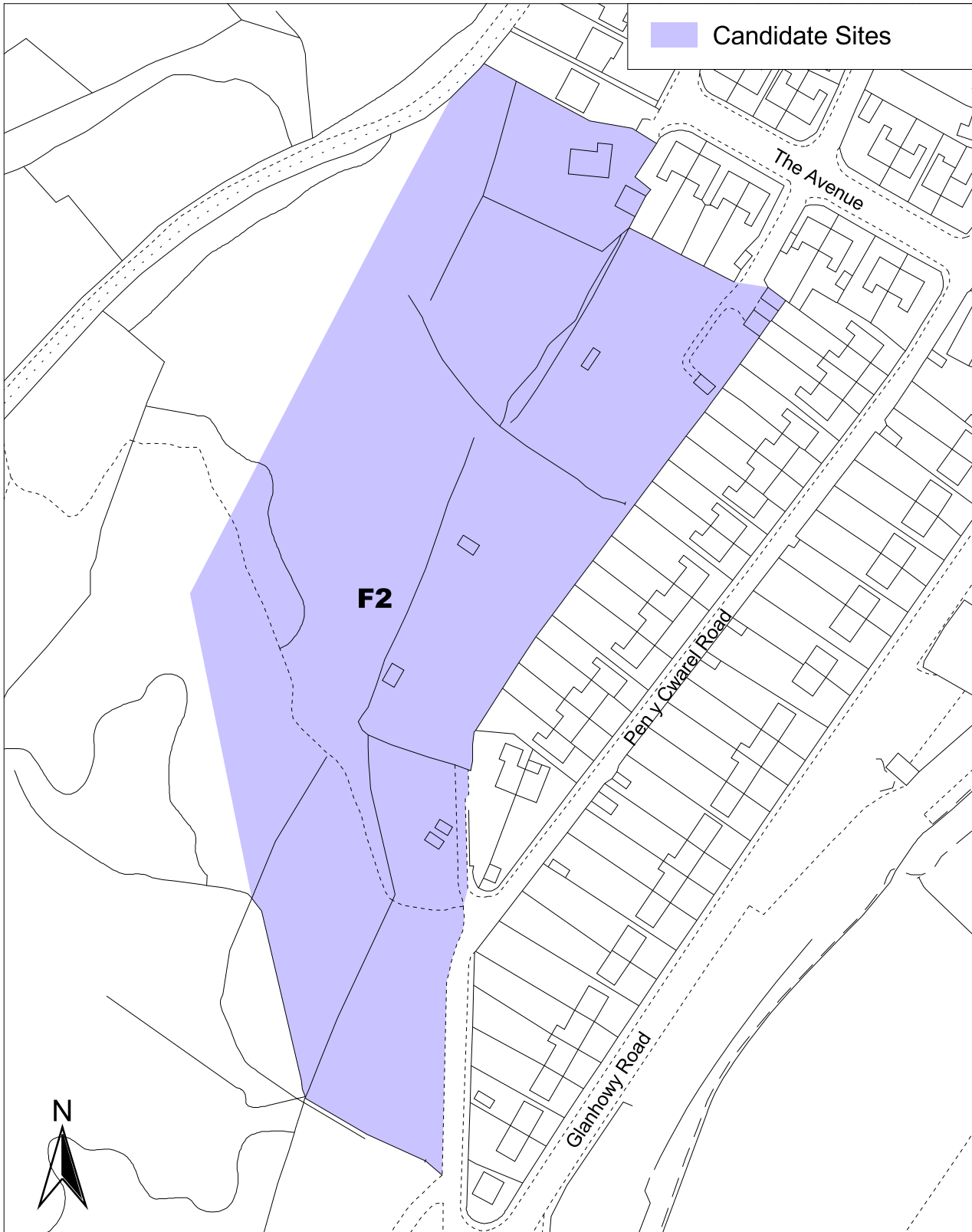
## Conformity with components of preferred strategy

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



Ynysddu Ward - Site Reference - F2



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