



**1 Existing Site Plan**  
1 : 1000

**Strengths:**

- Community Feel – There is a strong community feel, with the site located in close proximity to a Primary School and Community Centre.
- Sustainable Location – The area benefits from good transport links into the Town Centre.
- EPC A homes – The aim is to deliver EPC A homes in line with Welsh Government guidance.

**Weaknesses:**

- Existing trees – A number of existing trees on the site are of low/poor quality. We will aim to retain where appropriate/possible.

**Opportunities:**

- Opportunities to reintegrate the site – New homes and placemaking opportunities will reintegrate the site back into its immediate context
- New landscaping – There will be opportunities to introduce a new soft landscape strategy into the site
- Develop a street scene – The introduction of new homes will help develop a strong and diverse street scene along Heol Aneurin.

**Threats:**

- Topography – Caledfryn Way increases in levels and therefore our site may need to introduce localised retaining walls where required.

Notes:

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Revision Schedule				
Revision Number	Date	By	CHK	Revision Description

Client Castell Group	Project Residential Development Heol Aneurin, Caerphilly	Drawing Title SWOT Analysis
Status PRELIMINARY	Drawn By   Checked   Date   Scale MY   AB   29/05/24   1 : 1000	Job Number   Drawing Code   Drawing Number   Status   Rev. 105532   -HLN-BP-XX-DR-A-1104   P
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