

Caerphilly County Borough
2nd Replacement Local Development Plan 2020-2035

EB47: Candidate Site Assessment Summary

October 2026



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Introduction

As part of the 2nd Replacement Local Development Plan (LDP) process, the Council invited interested parties (developers and landowners) to identify sites for potential inclusion as allocations within the plan. This process is known as the call for candidate sites. The candidate site submission forms, guidance notes and the candidate sites methodology paper were published in January 2021. However, the formal call for candidate sites did not commence until 1st July 2021, following the approval of the Delivery Agreement by Welsh Government.

The first formal call for candidate sites took place between 1 July 2021 and 31 August 2021.

The second formal call for candidate sites took place between 19 October 2022 and 30 November 2022

The third formal call for candidate sites took place between 15 January 2025 and 26 February 2025.

A total of 236 sites have been registered for a range of uses including housing, employment, education, tourism, renewable energy and amendments to the settlement boundary.

Following the completion of the call for sites, a Candidate Sites Register was published, which categorised the sites into one of five Masterplan areas:

- Caerphilly Basin (CB)
- Greater Blackwood (GB)
- Heads of the Valleys (HOV)
- Lower Ebbw and Sirhowy Valleys (formerly referenced as Risca to Newbridge Corridor) (RNC)
- Ystrad Mynach (YM)

The sites listed in the Candidate Sites Register have been subject to a detailed assessment, following the procedure set out within the Evidence Base Paper EB8: Candidate Sites Methodology.

The Candidate Site Assessment Summary provides a summary of the findings of the assessment process. Individual Candidate Site Assessments are available on request.

Stage 1 Assessment

The first stage of the candidate site assessment process was an initial filtering exercise, which considered:

- The size of site;
- Relationship to existing settlement; and
- Conflict with national planning policy – flood risk or internationally or nationally important areas for biodiversity

In accordance with the Candidate Site Assessment Methodology, small sites (under 0.5 Ha for housing or 1 Ha for other land uses) have been assessed to determine how they relate to the existing settlement. If a small site is within the existing settlement, the principle of development would be acceptable, subject to the site meeting all other planning considerations, and no further assessment has been undertaken.

If a site is small but is adjoining an existing settlement, this site will be considered as part of the settlement boundary review, which will be undertaken as part of the evidence base for the Deposit 2RLDP.

Sites that are over the site size threshold but are located in areas defined as open countryside that are not adjoining defined settlements have been ruled out at this stage. National planning policy, as set out in Planning Policy Wales (PPW, Edition 11) is clear that development in the countryside away from existing settlements should be strictly controlled, and that such development should be located within, and adjoining, those settlements where it can best be accommodated in terms of infrastructure, access and habitat and landscape conservation. Sites classed as ‘development in the countryside’ will not be considered further.

Stage 2 Assessment

Sites that passed Stage 1 of the assessment were subject to a detailed assessment, through consultation with various internal Council departments. The site assessment uses a traffic light scoring system, with a green, amber or red score being applied in respect of each question depending on the level of constraint. Evidence Base Paper EB8: Candidate Sites Methodology contains the methodology and scoring.

Based on the nature and scale of constraints identified through the assessment, a decision has been made as to the suitability of a site to be considered further through the process.

Stage 3 Assessment

The remaining sites have been considered for their suitability for allocation.

Sites have been assessed to determine their compliance with National Policy considerations as well as their compliance with the 2RLDP Development Strategy, and in the case of proposed housing sites, their ability to deliver affordable homes to align with the Local Housing Market Assessment (LHMA).

National Planning Policy Considerations

- **Prioritising Previously Developed Land (Brownfield sites).**

The assessment establishes that there are insufficient suitable brownfield sites within the county borough to provide enough homes to meet the identified housing and employment need. Therefore, it is necessary to consider sustainable greenfield sites on the edge of settlements.

- **The step-wise approach**

The step-wise approach is a core policy requirement under Planning Policy Wales (PPW) Chapter 6. It governs how developers and planning authorities must protect, maintain, and enhance biodiversity and ecosystem resilience.

The 2RLDP Development Strategy

The Strategy seeks to locate development in the most sustainable locations. The 2RLDP sets out two key elements for the location of development, seeking to focus development close to Metro rail and bus stations throughout the County Borough (Future Wales Policies 12 and 36), and towards the Principal and Local Centres (Future Wales Policy 6).

Transport For Wales data has been used to establish whether a site is within a reasonable walking and cycling journey time of Metro rail and bus stations and Principal and Local Centres.

Whilst distances may be expressed in terms of miles/metres, the assessment has measured estimated journey times in minutes, as this better reflects local routes and topography.

- **Walking journey times**

It is recognised that walking speed may be slower for some users than others. However, both PPW and Active Travel Guidance reference 'walkable neighbourhoods' that are characterised by having a range of facilities within 20 minutes walking distance.

Therefore, the Stage 3 Assessment identifies which sites are located within a 20-minute walk of Metro rail and bus stations and Principal and Local Centres.

- **Cycling journey times**

It is recognised that fitness and age are important factors when considering traditional cycle use. However, electric cycles (e-cycles) can greatly reduce the effort required to travel up gradients and increase acceptable distances, in comparison to a conventional cycle. This means e-cycles can significantly extend the distance that can reasonably be expected to be made by cycle and e-cycles offer opportunities to introduce new user groups to cycling.

Active Travel Guidance includes typical distance ranges for each mode of travel and suggests that many users would cycle/e-cycle up to 5 miles for a utility journey (trips with a purpose rather than purely for leisure, for example work, school, shopping journeys).

Acknowledging that this is not descriptive of all users, and that travel distances may be dependent on topography of suitability of route, a 10-minute cycle journey (roughly 2.5 to 3 miles) realistically indicates a high potential for active travel.

Therefore, the Stage 3 Assessment identifies which sites are located within a 10-minute cycle of Metro rail and bus stations and Principal and Local Centres.

- **Settlement Hierarchy**

The 2RLDP includes a Settlement Hierarchy comprising five tiers of settlement. The strategy seeks to target growth and new development towards the Tier 1 and 2 Settlements in the first instance; then towards the Tier 3 Settlements. Tier 4 and 5 Settlements can only accommodate small-scale infill and logical rounding-off development where it accords with the role and function of the settlement.

Evidence Base Paper EB2: Sustainable Settlements Analysis sets out the methodology for assessing locational sustainability and service provision and identifies which settlements are best located to meet these elements of the strategy.

The settlement hierarchy comprises:

Growth and new development will be targeted to Tier 1 and Tier 2 settlements in the first instance, and then towards tier 3 settlements. The Stage 3 Assessment identifies which settlement tier each site falls within.

Aligning new housing development with the Local Housing Market Assessment (LHMA).

The LHMA includes 20 housing market areas and defines affordable housing need within these areas.

The Stage 3 Assessment identifies whether a site can help meet identified need by the provision of appropriate size, tenure and number of affordable homes within each housing market area, and where there may be little or no need, whether the site can provide for need in a neighbouring housing market area.

Conclusion

It has been necessary to balance the 2RLDP housing requirement and housing provision, the suitability of sites, and the amount of potential growth in each settlement.

Appendix 1 identifies all candidate sites, and how they have performed under each stage of assessment.

Next steps

The candidate sites that are considered suitable for allocation, will be further progressed and supporting information will be updated as required to demonstrate continued viability and deliverability.

Submission of additional candidate sites

Any new sites proposed at Deposit stage will be required to submit all supporting information, including a Sustainability Assessment, with their site submission.

The Consultation Report following Deposit will explain how representations regarding new or amended sites have been considered.

Appendix 1: Deposit Stage Candidate Site Assessment Summary

Caerphilly Basin

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CB024	Land at Porset Row, Caerphilly	✓	x											Ecology.
CB025	Land at Nantycalch Farm (Option A), Caerphilly	✓	✓	partly	✓	✓	✓	✓	✓	1	✓	✓	HO1.12	Site is suitable for allocation.
CB026	Land at Garth View, Bedwas	✓	x											Ecology, access.
CB027	Land near Van Mansion, Caerphilly	✓	x											Divorced from settlement, drainage, BMV land.
CB028	Land East of Railway Terrace, Caerphilly (Former Ness Tar and Pesci Sites)	✓	✓	✓	✓	✓	✓	✓	✓	1	✓	✓	HO2.6	Identified as a Housing-led Regeneration Opportunity as unable to demonstrate deliverability and viability.
CB029	Land East of School Street, Llanbradach	✓	x											Access, land ownership.
CB030	Land north of James Street, Trethomas	x												Already included in committed supply.
CB031	Land at Bedwas Colliery, Bedwas	✓	x											Insufficient supporting information.
CB032	Land at Nantycalch Farm (Option B), Caerphilly	✓	x											Ecology, SLA.
CB033	Land at Nantycalch Farm (Option C), Caerphilly	✓	x											Ecology, SLA.
CB034	Gelli Wastad Farm, Machen	✓	x											Ecology, TPO, flood risk (part).
CB035	Land to the south of Sunnybank Terrace, Machen	✓	x											Impact on potential reinstatement of railway line.
CB101	Land at former Water Treatment Works, Garth Place	x												Below site size threshold. Development in the countryside - does not meet national planning policy.
CB102	Land to the south of Sunnybank Terrace, Machen	✓	x											Impact on potential reinstatement of railway line.
CB103	Land at Gwaun Gledyr, Caerphilly	✓	x											Ecology.
CB104	Land off Colliery Road Bedwas Caerphilly CF83 8FG	✓	x											Risk from previous coal mining. Concerns over access. Topography and engineering works required.
CB105	Land off Colliery Road (site 2)	x												Below site size threshold. Need to consider as part of the settlement boundary review.
CB106	Land near Van Mansion (southern field only)	✓	x											Ecology.
CB201	Land West of Gwaun Gledyr, Caerphilly, Penyrheol	✓	x											Development in the countryside. Insufficient supporting information to consider renewable energy proposal.
CB202	Ty Draw, Machen	x												Development in the countryside - does not meet national planning policy.
CB203	Ysgubor Stables, Machen	x												The proposal does not meet the 1 ha threshold for sites proposed for uses other than housing.
CB204	Gwaun Gledyr, Caerphilly	✓	x											Development in the countryside. Insufficient supporting information to consider renewable energy proposal.
CB205	Land at Alexander Court, Caerphilly	x												Small site within existing settlement boundary - development in this location acceptable in principle, subject to meeting other planning considerations.
CB206	Land at Attlee Court, Caerphilly	x												Small site within existing settlement boundary - development in this location acceptable in principle, subject to meeting other planning considerations.

CB207	Land at Buxton Court, Caerphilly	x												Small site within existing settlement boundary - development in this location acceptable in principle, subject to meeting other planning considerations.
CB208	Land at Haldane Court, Caerphilly	x												Small site within existing settlement boundary - development in this location acceptable in principle, subject to meeting other planning considerations.
CB209	Land at Hartshorne Court, Caerphilly	x												Small site within existing settlement boundary - development in this location acceptable in principle, subject to meeting other planning considerations.
CB210	Land at Wedgewood Court, Caerphilly	x												Small site within existing settlement boundary - development in this location acceptable in principle, subject to meeting other planning considerations.
CB211	Land at Graham Court, Caerphilly	x												Small site within existing settlement boundary - development in this location acceptable in principle, subject to meeting other planning considerations.
CB212	Land at Snowden Court, Caerphilly	x												Small site within existing settlement boundary - development in this location acceptable in principle, subject to meeting other planning considerations.
CB213	Former Tinworks, Waterloo	✓	x											Ecology, trees, flood.
CB214	Ty Fry, Nantgarw	✓	x											Development in the countryside. Insufficient supporting information to consider renewable energy proposal.
CB215	Mill Road, Caerphilly	x												Small site within existing settlement boundary - development in this location acceptable in principle, subject to meeting other planning considerations.
CB216	Ty Llwyd, Groeswen Road, Caerphilly	✓	x											Development in the countryside. Insufficient supporting information to consider renewable energy proposal.
CB217	Land at Ysguborwen, Groeswen Road, Caerphilly	✓	x											Development in the countryside. Insufficient supporting information to consider renewable energy proposal.
CB218	Crown Building, Claude Road, Caerphilly	x												Small site within existing settlement boundary - development in this location acceptable in principle, subject to meeting other planning considerations.
CB219	Land to the Rear of Morgan Street, Llanbradach	✓	x	✓	✓	✓	✓	x	x	2	✓	✓	HO2.5	Identified as a Housing-led Regeneration Opportunity as unable to demonstrate deliverability and viability.
CB220	Caerphilly Park and Ride, Caerphilly	✓	x											Insufficient supporting information.
CB221	Twyn Car Park, Caerphilly	x												Small site within existing settlement boundary - development in this location acceptable in principle, subject to meeting other planning considerations.
CB222	Former Virginia Park Golf Club	x												Already included in committed supply.
CB223	6-10 Cardiff Road, Caerphilly	x												Small site within existing settlement boundary - development in this location acceptable in principle, subject to meeting other planning considerations.
CB224	Castle Court, Caerphilly	✓	x											Insufficient supporting information.

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Greater Blackwood

Cand Site Ref	Site Description	CSA Stage		National Planning Policy Considerations		2RLDP Strategy					Meet LHMA need?	CSA Stage 3 - Allocation	Allocation Reference	Justification
						Metro		Town Centre		Settlement Hierarchy Tier				
		1	2	Brownfield	Step-wise approach	20 min walk	10 min cycle	20 min walk	10 min cycle					
GB001	Land and Garages Buildings North of Main Road, Maesycwmmmer	✓	x											Access, green wedge.
GB002	Land Adjoining Old Junction House, Pontllanfraith	✓	x											Ecology, access.
GB003	Trinant Sports and Social Club, Crumlin	✓	x											Already included in committed supply.
GB004	Land west of Seda, Hawtin Park	✓	✓	✓	✓	x	✓	✓	✓	1	n/a	x		Allocation for submitted education use no longer required.
GB005	Land at The Gwrhay, Argoed	x												Development in the countryside, does not meet national planning policy.
GB006	Land at Oakdale Terrace	✓	x											Access, ecology.
GB008	Land at Ty Mawr, Croespenmaen	✓	x											Ecology.
GB009	Land at Gellideg, Maesycwmmmer	✓	x											Ecology, TPO, in isolation, the site represents an illogical extension to settlement.
GB010	Land at Nant Gau, Oakdale	✓	✓	x	✓	x	✓	x	✓	2	✓	✓	HO1.17	Suitable for allocation.
GB011	Land at Gellideg Heights, Maesycwmmmer	✓	x											Insufficient information submitted to consider site in isolation.
GB012	Land at Heol y Cefn, Blackwood	✓	✓	x	✓	x	✓	✓	✓	1	✓	✓	HO1.7	Suitable for allocation.
GB013	Land east of Oakdale Golf Club, Oakdale	✓	✓	x	✓	x	✓	x	✓	2	✓	✓	HO1.18	Suitable for allocation.
GB014	Land off Summerfield Hall Lane, Gellihaf	x												Development in the countryside, does not meet national planning policy.
GB015	Trelyn Scrapyard	✓	x											Access, contamination, ecology (SINC, TPO), location
GB016	Land at Parkway, Penyfan	✓	x											Planning permission recently refused, noise, requirement for employment
GB017	Pen Rhiw Fields, North of Central Avenue, Oakdale	✓	x											Ecology
GB018	Land at St David's Avenue, Blackwood	x												Small site within existing settlement boundary - development in this location acceptable in principle, subject to meeting other planning considerations.
GB019	1 Pentref-Y-Groes Farm, Croespenmaen, NP11 3BT	✓	x											Ecology, visual impact.
GB020	1 Pentref-Y-Groes Farm, Croespenmaen, NP11 3BT	x												Small site to be considered (for employment purposes) as part of the settlement boundary review.
GB021	Former Gellideg Industrial Estate, Maesycwmmmer	✓	✓	✓	✓	✓	✓	x	✓	2	✓	x		Partly within settlement, partly an allocated site with planning permission. Unable to demonstrate deliverability and viability, consider as part of settlement boundary review.

GB022	Land at Parc Gwernau, Maesycwmmmer	✓	x											Welsh Government objection to strategic site.
GB023	Pantysgawen Farm, Croespenmaen	✓	✓	x	✓	x	✓	x	✓	2	✓	✓	HO1.19	Suitable for allocation when including health provision.
GB024	Tir Filkins Colliery	x												Development in the countryside - does not meet national planning policy.
GB025	Land South of Heol Y Dderwen, Blackwood	✓	x											Ecology, green wedge.
GB026	Land East of Heol Y Dderwen, Blackwood	✓	x											Ecology.
GB027	Brierly House, Aberbeeg, Abertillery	x												Not a sustainable location and not in a settlement with a settlement boundary.
GB028	Former Pontllanfraith School, Pontllanfraith	✓	✓	✓	✓	✓	✓	✓	✓	1	✓	✓	HO2.4	Identified as a Housing-led Regeneration Opportunity as unable to demonstrate deliverability and viability.
GB029	Former Oakdale Comprehensive	✓	x											Already included in committed supply.
GB030	Land at Cwmgelli Farm, Blackwood	✓	✓	x	✓	✓	✓	✓	✓	1	✓	✓	HO1.8	Suitable for allocation.
GB031	Land off Woodfield Park Lane, Woodfieldside	✓	x											Ecology (SINC).
GB032	Land at Penrhiw Bengi Lane, Oakdale	✓	x											Ecology (SINC), access.
GB033	Land at Pencoed Fawr Farm, off Beaumaris Way, Blackwood	✓	x											Insufficient supporting information.
GB101	Lower Lodge, Woodfield Park, Penmaen	x												Largely within a SINC, edge of settlement. Small site to be considered as part of the settlement boundary review.
GB102	Land East of Heol Y Dderwen, Blackwood	x												Consider as part of settlement boundary review.
GB103	Tyllwyd Quarries, Cwm-Nant-Yr-Odyn, Pontllanfraith	x												No assessment as considered as a small site.
GB201	Pentref Y Groes Farm, Croespenmaen, Crumlin	x												Development in the countryside, does not meet national planning policy.
GB202	Land North of Brynheulog Cottages, Pontllanfraith													Development in the countryside, does not meet national planning policy.
GB203	Bryn Meadows Golf Club, Maesycwmmmer	✓	✓	✓	✓	✓	✓	x	✓	2	✓	✓	HO1.16	Suitable for allocation.
GB204	Former Stagecoach Depot, Penmaen, Pontllanfraith	x												Planning permission 25/0494/FULL granted.
GB205	Land North of Blackwood, Blackwood	x												Below site size threshold. Need to consider as part of the settlement boundary review.
GB206	Land at A472, Maesycwmmmer	✓	x											Considered as part of GB021, Unable to demonstrate deliverability and viability, consider as part of settlement boundary review.
GB207	The Boot Field, Maesycwmmmer	✓	x											Insufficient supporting information.
GB208	Land at the Crown Roundabout, Pontllanfraith	✓	x											Insufficient supporting information.
GB209	Land at Rhiw Fields, Oakdale, Penmaen	✓	x											Ecology
GB210	Land South of Maesycwmmmer, Maesycwmmmer	✓	x											Insufficient supporting information.

Heads of the Valleys

						Metro		Town Centre		Settlement Hierarchy Tier				
		1	2	Brownfield	Step-wise approach	20 min walk	10 min cycle	20 min walk	10 min cycle					
HOV001	Land Adjacent to McLaren Cottages, Abertysswg	x												Development in the countryside, does not meet national planning policy.
HOV002	Land at Markham Colliery, Argoed	✓	✓	✓	✓	n/a	n/a	n/a	n/a	n/a	n/a	✓	LE6.1	Suitable for allocation as a mixed-use scheme incorporating leisure, renewable energy and rural skills uses.
HOV003	Land South of Springfield Terrace, Argoed	x												Small site to be considered as part of the settlement boundary review.
HOV004	Land at Coed-Y-Brain House, Aberbargoed	✓	✓	x	✓	✓	✓	✓	✓	2	✓	✓	HO1.15	Suitable for allocation (with additional land).
HOV005	Land at 60 Abernant Road, Argoed	✓	x											Consider smaller site through settlement boundary review.
HOV006	Land at Coed-Y-Brain House (Site 2), Aberbargoed	✓	x											Considered as a part of HOV004.
HOV007	Land at Coed-Y-Brain House (Site 3), Aberbargoed	✓	x											Considered as a part of HOV004.
HOV008	Land North of Glan-Y-Nant, Rhymney	✓	✓	x	✓	✓	✓	✓	✓	1	n/a	✓	CF1.1	Suitable for allocation for Education.
HOV009	Land at Former Station House, Rhymney	✓	✓	x	✓	x	x	x	x	4	n/a	✓	HO8.1	Suitable for allocation for Gypsy and Traveller Accommodation, extension to existing site for provision of a total of 12 pitches.
HOV010	Land at Abernant Road, Argoed		x											Ecology (SINC).
HOV011	Land East of the A4048, Argoed	x												Small site to be considered as part of the settlement boundary review.
HOV012	Land at Heol Pen Rhiw, Eglwys, Argoed	x												Development in the countryside, does not meet national planning policy.
HOV013	Land at Gelliwen Farm, New Tredegar	✓	x											Proposal for campsite, landscape concerns, address through application process.
HOV014	Land South of Hillside Park, Gilfach	x												To be considered as part of the settlement boundary review.
HOV015	Land at Park Estate, Bargoed	x												Already included in committed supply.
HOV016	Land Opposite Heolddu Grove, Bargoed	✓	✓	x	✓	✓	✓	✓	✓	1	✓	✓	HO1.2	Suitable for allocation.
HOV017	Land east of Brynhyfryd, Pontlottyn	✓	x											Access, ecology.
HOV018	Land South of Greensway, Abertysswg	✓	✓	✓	✓	x	x	x	x	2	✓	x		Unable to demonstrate deliverability and does not meet strategy. However, site is within existing settlement boundary - development acceptable in principle, subject to meeting other planning considerations.

HOV019	Aberbargoed Plateau, Aberbargoed	✓	✓	✓	✓	✓	✓	✓	✓	2	✓	✓	HO2.1	Identified as a Housing-led Regeneration Opportunity as unable to demonstrate deliverability and viability.
HOV020	Former Aldi, Rhymney	✓	x											Already included in committed supply.
HOV021	Land off Manmoel Road, Argoed	x												Manmoel is a settlement without boundary, not suitable for extension other than small scale infill development.
HOV101	Land West of Carn Y Tyla Terrace, Abertysswg	✓	x											Insufficient supporting information.
HOV102	Maerdy Crossing, Rhymney	✓	x											Insufficient supporting information.
HOV103	Land at Heol Fargoed, Bargoed	✓	x											Insufficient supporting information.
HOV104	Land East of John Street, Argoed	✓	x											Insufficient supporting information.
HOV105	Argoed Fawr Farm, The Rock, Argoed	✓	✓	x	✓	x	✓	x	✓	4	✓	x		Does not comply with Strategy - significant growth proposed in a Tier 4 settlement. Whilst adjacent to a Tier 1 settlement, there are alternative sites within the Tier 1 settlement are better positioned to accommodate development. The site should only be considered as a potential reserve site.
HOV106	Land Adjacent to Ty Rhosyn, Graig Y Bedw, New Tredegar	x												Below site size threshold. Consider as part of the settlement boundary review.
HOV107	Land South of Heol Pen-Rhiw'r Eglwys, Argoed	x												Development in the countryside, does not meet national planning policy.
HOV108	Land Southeast of Sunny View, Pontlottyn	x												Edge of settlement, consider as part of settlement boundary review.
HOV109	Heolddu Comprehensive School, Mountain Road, Bargoed	✓	✓	✓	✓	✓	✓	✓	✓	1	n/a	✓	CF1.2	Suitable for allocation for Education/Leisure.
HOV110	Land at Coed-Y-Brain, Aberbargoed													Withdrawn.
HOV201	Land at Bryn Oer Patch, Rhymney	✓	x											Insufficient supporting information.
HOV202	Green Meadow Farm (Site 1), Rhymney	✓	x											Insufficient supporting information to consider renewable energy proposal.
HOV203	Green Meadow Farm (Site 2), Rhymney	✓	x											Insufficient supporting information.
HOV204	Land East of War Memorial Park, Rhymney	x												Below site size threshold. Need to consider as part of the settlement boundary review.
HOV205	Land South of Evans Road, Markham, Argoed	✓	x											Ecology (SINC)
HOV206	Land at 60 Abernant Road, Markham, Argoed	x												Below site size threshold. Consider as part of the settlement boundary review.
HOV207	Bedwellty Greyhound Track, Bedwellty	x												Development in the countryside, does not meet national planning policy.
HOV208	Castle Fields, Rhymney (Site 1), Rhymney	✓	x											Not suitable for proposed commercial development.
HOV209	Castle Fields, Rhymney (Site 2), Rhymney	✓	✓	x	✓	✓	✓	✓	✓	1	✓	✓	HO1.1	Suitable for allocation.

Lower Ebbw and Sirhowy Valley

Cand Site Ref	Site Description	CSA Stage		National Planning Policy Considerations		2RLDP Strategy					Meet LHM A need ?	CSA Stage 3 - Allocation	Allocation Reference	Justification
						Metro		Town Centre		Settlement Hierarchy Tier				
		1	2	Brownfield	Step- wise approac h	20 min walk	10 min cycle	20 min walk	10 min cycle					
RNC001	Land at 66 Llanfach Road, Abercarn	x												Below site size threshold. Consider as part of the settlement boundary review.
RNC002	Land at Gelli-Unig Place, Crosskeys	✓	x											Access, ecology.
RNC003	Land Between Twyn Gwyn Road and Mount Pleasant, Ynysddu	x												Below site size threshold. Consider as part of the settlement boundary review.
RNC004	Land at Sofrydd Road, Crumlin	✓	✓	x	✓	x	x	x	x	4	✓	x		Does not comply with Strategy. However, small-scale rounding off development could be accommodated. The site should only be considered as a reserve site.
RNC005	Former Cwmcarn High School, Abercarn	x												School permitted. Remainder of site to be considered as part of settlement boundary review.
RNC006	Former Allotments, Ynysddu	✓	x											TPOs, access, ecology.
RNC007	Land at Inn on the Park, Fields Park, Newbridge	x												Below site size threshold. Development in the countryside, does not meet national planning policy.
RNC008	Land West of Albertina Road, Crumlin	✓	x											Insufficient supporting information.
RNC009	Land North of Ramping Road, Abercarn	x												Only five dwellings proposed. Consider as part of settlement boundary review.
RNC010	Land North of Tribute Avenue, Abercarn	x												Developable area for site already within settlement boundary. Remainder of site covered by a SINC. Consider as part of settlement boundary review.
RNC011	Penyfan Farm, Risca Road (Site 1), Risca East	✓	x											Insufficient supporting information.
RNC012	Penyfan Farm, Risca Road (Site 2), Risca East	✓	x											Considered as a part of RNC011.
RNC013	Glanhowy Road, Ynysddu	✓	x											Ecology (woodland).
RNC014	Land South of the Glade, Ynysddu	✓	x											Ecology, woodland, part of Country Park. Consider smaller site area as part of settlement boundary review, to reflect existing built development.
RNC015	Land at Cycle Path, Ynysddu	x												Small site partly within settlement boundary. Consider as part of settlement boundary review.
RNC016	Land West of Pen Y Cwarel Road, Ynysddu	✓	x											Ecology, landscape, access.

RNC017	Land at Snowdon Close, Ty Melyn, Risca	✓	x											Unable to demonstrate deliverability and viability, consider as part of settlement boundary review.
RNC018	Land North of Holly Road, Risca	✓	x											Unable to demonstrate deliverability and viability, consider as part of settlement boundary review.
RNC019	Land South of Holly Road (west), Risca	✓	x											Important area of open space.
RNC020	Land South of Holly Road (East), Risca	✓	x											Important area of open space.
RNC021	Land at Tynewydd Park, Risca	✓	x											Ecology (SINC), heritage (SAM).
RNC022	Land at Ty Darren, Risca	x												Already included in committed supply.
RNC023	Council Service Site, Brookland Road, Risca	x												Already included in committed supply.
RNC024	Land Next to Risca Leisure Centre, Risca	x												Consider as part of the settlement boundary review.
RNC025	Land at Elm Drive, Pontymister, Risca	✓	✓	x	✓	x	✓	✓	✓	1	✓	✓	HO1.9	Suitable for allocation.
RNC026	Twyn Gwyn Farm, Crumlin	✓	x											Development in the countryside. Insufficient supporting information to consider renewable energy proposal.
RNC027	Land to the Rear of Holly Road Flats, Risca	✓	x											Site is within existing settlement boundary. Development acceptable in principle, subject to meeting other planning considerations.
RNC028	Land at Pen Y Cwarel Road, Ynysddu	✓	✓	x	✓	x	x	x	x	4	✓	x		Does not meet strategy. However, site is within site within existing settlement boundary - development acceptable in principle, subject to meeting other planning considerations.
RNC101	Commercial Street, Ynysddu	✓	x											Ancient woodland.
RNC102	Land Adjacent to 1 Pontgam Terrace, Ynysddu	x												Below site size threshold. Development in the countryside (site is next to a terrace with no settlement boundary) - does not meet national planning policy.
RNC104	Land at Homeleigh, Newbridge	x												Below site size threshold. Consider as part of the settlement boundary review.
RNC105	Land to the South of Commercial Street, Risca	x												Mix of commercial, employment and industrial uses - small site, within settlement, within Flood Zone C1.
RNC106	Land South of Chapel Farm Ind Est, Abercarn	x												Below site size threshold. Consider as part of the settlement boundary review.

RNC107	Upper Mount Pleasant Farm, Rogerstone, Risca	x												Site overlaps with candidate site RNC024, which is next to the defined settlement of Risca, and which will be assessed in a settlement-boundary review. The site should be considered as part of the settlement boundary review, along with site RNC024.
RNC201	Land South of Ty Glyn, Risca, Risca	x												Small site within existing settlement boundary, development in this location acceptable in principle, subject to meeting other planning considerations.
RNC202	Ty Glyn, Commercial Street, Ynysddu	✓	x											Ecology, landscape, trees
RNC203	Land at Darran Road, Risca, Risca	x												Below site size threshold. Development in the countryside - does not meet national planning policy.
RNC204	Land off Commercial Street, Pontymister, Risca	✓	x											Access, flood. Site is within existing settlement boundary, no need for allocation.
RNC205	Land North of Eppnty Close, Risca	x												Below site size threshold. Consider as part of the settlement boundary review.
RNC206	Land South of GLJ Recycling, Cwmcarn (Site 1), Abercarn	x												The site has been submitted for a proposed settlement boundary amendment, therefore, should be considered as part of the settlement boundary review.
RNC207	Commercial Street, Risca, Risca	✓	x											Site is within existing settlement boundary and within a defined town centre, no need for allocation.
RNC208	Land South of the Glade, Wyllie, Ynysddu	x												The site has been submitted for a proposed settlement boundary amendment, therefore, should be considered as part of the settlement boundary review.
RNC209	Land East of Glanhowy Road, Wyllie, Ynysddu	x												The site has been submitted for a proposed settlement boundary amendment, therefore, should be considered as part of the settlement boundary review.
RNC210	Land to the South of GLJ Recycling, Cwmcarn (Site 2), Abercarn	x												Below site size threshold. Need to consider as part of the settlement boundary review.

Ystrad Mynach

[illegible]

YM017	Land at Cefn Llwynau Farm, Ystrad Mynach	✓	✓	x	✓	x	✓	x	✓	1	✓	✓	HO1.3	Suitable for allocation.
YM018	Land at Fforest Avenue, Hengoed	✓	x											Ecology.
YM019	Land at Hengoed Avenue, Hengoed	✓	x											Ecology.
YM020	Land at Myrtle Grove, Hengoed	✓	x											Visual impact (topography, engineering works, retaining structures).
YM021	Land East of Maes-Y-Onen, Maes Mafon, Nelson	✓	x											Drainage, important public open space.
YM022	Land South of Gwaun Fro, Penpedairheol	✓	x											Historic landscape.
YM023	Land South of Kestrel View, Hengoed	✓	✓	x	✓	✓	✓	✓	✓	2	✓	x		The site is of value as open space. As within existing settlement boundary - development in this location acceptable in principle, subject to meeting other planning considerations.
YM024	Land West of West Road, Penallta, Ystrad Mynach	✓	x											Ecology, green wedge, visual impact, drainage, developable area of site.
YM025	Land East of Penybryn Terrace	✓	x											Ecology, green wedge, visual impact, drainage, developable area of site.
YM026	Land at Ty Du Farm, Nelson	✓	✓	x	✓	✓	✓	✓	✓	1	✓	✓	HO1.6	
YM027	Land Adjacent to Tir Y Berth Farm, Cefn Hengoed	✓	✓	x	✓	x	✓	x	✓	3	✓	x		Alternative sites within the settlement are better positioned to accommodate development. The site should be considered as a potential reserve site.
YM028	Land at Tir Jack Farm, Penpedairheol	✓	x											Insufficient supporting information.
YM029	Partmart Automotive Recycling, Sparesworld and Kalen Bungalow, Tiryberth	✓	x											Insufficient supporting information.
YM101	Ty Du, Nelson	x												Already included in committed supply.
YM201	Land off Pengam Road, Penpedairheol	✓	✓	x	✓	✓	✓	x	✓	3	✓	✓	HO1.20	Suitable for allocation.
YM202	Land North of Bryncoed Terrace, Penpedairheol	✓	✓	x	✓	✓	✓	x	✓	3	✓	x		Alternative sites within the settlement are better positioned to accommodate development. The site should be considered as a potential reserve site.
YM203	Land West of Penallta Road, Penallta, Ystrad Mynach	✓	x											Insufficient supporting information.
YM204	Land West of Penybryn Football Ground, Penybryn,	✓	x											Insufficient supporting information.
YM205	Land South of Penallta Road, Ystrad Mynach	✓	✓	x	✓	x	✓	x	✓	1	✓	✓	HO1.3	Suitable for allocation, with YM017, as part of HO1.3