



2<sup>nd</sup> Replacement  
Caerphilly County Borough  
Local Development Plan up to 2035

# PS10 Draft Candidate Site Assessment Summary

*October 2022*

Mae'r ddogfen hon ar gael yn Gymraeg, ac mewn  
ieithoedd a fformatau eraill ar gais.

This document is available in Welsh, and in other  
languages and formats on request.

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## 1. Introduction

- 1.1 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 formal call for sites took place for 8 weeks between 1st July 2021 and 31st August 2021. A total of 144 sites were submitted during this period for a range of uses including housing, employment, education, tourism, renewable energy and amendments to the settlement boundary.
- 1.2 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)
  - Mid Valleys (formerly referenced as Greater Blackwood) (GB)
  - Heads of the Valleys (HOV)
  - Lower Ebbw and Sirhowy Valleys (formerly referenced as Risca to Newbridge Corridor) (RNC)
  - Ystrad Mynach (YM)
- 1.3 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 PS8: Candidate Sites Methodology:  
<https://www.caerphilly.gov.uk/CaerphillyDocs/LDP/Candidate-Site-Methodology.aspx>
- 1.4 This Draft Initial Assessment provides a summary of the findings of the assessment process to date and sets out the next stages of the process.

## 2. Results of Stage 1 Assessment

- 2.1 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
- 2.2 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.
- 2.3 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.
- 2.4 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.
- 2.5 Table 1 lists those sites that have not met the stage 1 assessment, and the reasons for this.

**Table 1: Sites ruled out after Stage 1 Assessment**

Reference	Site Name	CS Proposed use	Site Area (Ha)	Reason
<b>CB003</b>	Land at The Oaks, Rudry	Housing	0.37	Below site size threshold. Need to consider as part of the settlement boundary review.
<b>CB007</b>	Land at Starbuck Street, Rudry	Housing	0.24	Below site size threshold. Need to consider as part of the settlement boundary review.
<b>CB008</b>	Land at Ty Nula, Rudry	Housing	1.07	Development in the countryside - does not meet national planning policy.
<b>CB015</b>	Ty Isaf Farmlands (Site 2), Caerphilly	Housing	0.12	Below site size threshold. Need to consider as part of the settlement boundary review.
<b>CB019</b>	Land west of Mill Close, Caerphilly	Housing	0.22	Small site within existing settlement boundary - development in this location acceptable in principle, subject to meeting other planning considerations.
<b>CB021</b>	Land west of Colliery Road, Llanbradach	Housing/tourism	0.31	Below site size threshold. Need to consider as part of the settlement boundary review.
<b>GB005</b>	Land at The Gwrhay, Argoed	Housing	0.50	Development in the countryside - does not meet national planning policy.
<b>GB014</b>	Land off Summerfield Hall Lane, Gellihaf	Housing	0.43	Development in the countryside - does not meet national planning policy.
<b>GB018</b>	Land at St David's Avenue, Blackwood	Housing	0.15	Small site within existing settlement boundary - development in this location acceptable in principle, subject to meeting other planning considerations.

<b>GB020</b>	1 Pentref-Y-Groes Farm, Croespenmaen	Commercial	0.42	Below site size threshold. Need to consider as part of the settlement boundary review.
<b>GB024</b>	Tir Filkins Colliery	Housing	1.80	Development in the countryside - does not meet national planning policy.
<b>GB027</b>	Brierly House, Aberbeeg, Abertillery	Housing	1.19	Development in the countryside - does not meet national planning policy.
<b>HOV001</b>	Land adjacent to McLaren Cottages, Abertysswg	Housing	11.40	Development in the countryside - does not meet national planning policy.
<b>HOV003</b>	Land south of Springfield Terrace, Hollybush	Settlement Boundary amendment	0.08	Site proposer requests site be considered as part of the settlement boundary review.
<b>HOV011</b>	Land to the east of the A4048, Hollybush	Settlement Boundary amendment	0.63	Site proposer requests site be considered as part of the settlement boundary review.
<b>HOV012</b>	Land at Heol Pen Rhiw'r Eglwys, Bedwellty	Housing	1.30	Development in the countryside - does not meet national planning policy.
<b>HOV014</b>	Land south of Hillside Park, Bargoed	Housing	0.59	Below site size threshold. Need to consider as part of the settlement boundary review.
<b>HOV021</b>	Land off Manmoel Road, Manmoel (South of Village Hall)	Housing	0.29	Development in the countryside - does not meet national planning policy.
<b>RNC001</b>	Land adjoining 66 Llanfach Road, Abercarn	Settlement Boundary amendment	0.03	Site proposer requests site be considered as part of the settlement boundary review.
<b>RNC003</b>	Land between Twyn Gwyn Road & Mount Pleasant, Ynysddu	Housing/tourism	0.42	Below site size threshold. Need to consider as part of the settlement boundary review.
<b>RNC007</b>	Land at Inn on the Park, Fields Park, Newbridge	Housing	0.29	Development in the countryside - does not meet national planning policy.
<b>RNC009</b>	Land north of Ramping Road, Cwmcarn	Settlement Boundary amendment	0.85	Site proposer requests site be considered as part of the settlement boundary review.

<b>RNC010</b>	Land north of Tribute Avenue, Cwmcarn	Settlement Boundary amendment	5.70	Site proposer requests site be considered as part of the settlement boundary review.
<b>RNC015</b>	Land at cycle path, Wyllie	Housing	0.02	Below site size threshold. Need to consider as part of the settlement boundary review.
<b>RNC024</b>	Land next to Risca Leisure Centre, Pontymister	Settlement Boundary amendment	8.90	Site proposer requests site be considered as part of the settlement boundary review.
<b>YM004</b>	Land adjacent to 18 Haulwen Road, Pedpedairheol	Housing	0.30	Below site size threshold. Need to consider as part of the settlement boundary review.



### 3. Stage 2 Assessment

- 3.1 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. The methodology and scoring for each question is explained in Evidence Base Paper PS8: Candidate Sites Methodology.
- 3.2 Based on the nature and scale of constraints identified through the assessment, an initial decision has been made as to the suitability of a site to be considered further through the process. There are some sites where the nature of constraints may render part of a site undevelopable, but a smaller extent may be appropriate. In these cases, the site will be considered further, but the actual site boundary may be amended at Deposit stage to exclude any areas of significant constraint. Where a site has been ruled out, the primary reason(s) have been summarised in Table 3.
- 3.3 Sites have also been assessed to determine their compliance with the Preferred Strategy, which seeks to target development towards the 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). Evidence Base Paper PS3 Functional Analysis of Settlement in the County Borough 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.
- 3.4 The majority of sites within the County Borough have been found to be located within a 20-minute cycling distance from a transport node and town centre and are therefore broadly in compliance with these key elements of the strategy. As part of the next stage of the process, those sites deemed suitable for further consideration will be scored to determine which are best related in terms of distance to the town centres and transport nodes and this scoring together with the consideration of the development constraints of each site will be used to help inform the sites that will be allocated in the Deposit Plan.
- 3.5 The Preferred Strategy also identifies that a strategic site should be allocated at Parc Gwernau, Maesycwmmmer. This is the only site that is spatially identified within the Preferred Strategy document.
- 3.6 There are also three sites, all in Caerphilly Basin, where the use proposed by the site promoter was housing, but the assessment of the sites has identified that the sites would be better suited to employment use.
- 3.7 Table 2 sets out those sites that are considered suitable for further consideration **at this stage**. Further information will be required from the promoters of the sites to demonstrate that the sites are viable and deliverable prior to the sites being considered for allocation in the Deposit 2RLDP, as outlined in the next section.

**Table 2: Sites considered suitable for further consideration**

Reference	Site Name	Candidate Site Proposed use	Officer Preferred Use	Site Area (Ha)	Indicative number of dwellings	Other land uses (Ha)
<b>GB022</b>	Land at Parc Gwernau, Maesycwmmer	Mixed use	Strategic site	213.18	2,700 (1,200 in plan period)	
<b>CB006</b>	Gwaun Gledyr, Caerphilly	Housing	Employment	8.89		8.89 Ha
<b>CB010</b>	Welsh Egg Farm, Caerphilly	Housing	Housing	1.00	31	
<b>CB012</b>	Windsor Colliery, Abertridwr	Housing	Housing	5.51	153	
<b>CB017</b>	Land at Pandy Road (phase 2), Bedwas	Housing	Housing	1.65	45	
<b>CB018</b>	Land at Watford Road, Caerphilly	Housing	Housing	1.03	14	
<b>CB023</b>	Land south of Rudry Road, Caerphilly	Housing	Employment	21.88		7.8 Ha
<b>CB025</b>	Land at Nantycalch Farm (Option A), Caerphilly	Housing	Housing	1.47	49	
<b>CB027</b>	Land near Van Mansion, Caerphilly	Housing	Employment	18.68		2.7 Ha
<b>CB028</b>	Land East of Railway Terrace, Caerphilly (Former Ness Tar and Pesci Sites)	Housing and leisure	Housing and leisure	10.36	190	
<b>CB030</b>	Land north of James Street, Trethomas	Housing	Housing	1.08	17	
<b>CB031</b>	Land at Bedwas Colliery, Bedwas	Mixed use (inc. housing)	Mixed use (inc. housing)	24.65	tbc	
<b>GB004</b>	Land west of Seda, Hawtin Park	Education	Education	5.81		5.81 Ha
<b>GB008</b>	Land at Ty Mawr, Croespenmaen	Housing	Housing	2.00	42	
<b>GB010</b>	Land at Nant Gau, Oakdale	Housing	Housing	0.90	20	
<b>GB012</b>	Land at Heol y Cefn, Blackwood	Housing	Housing	9.72	300	

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<b>GB017</b>	Pen Rhiw Fields, North of Central Avenue, Oakdale	Housing	Housing	1.91	100	
<b>GB021</b>	Former Gellideg Industrial Estate, Maesycwmmmer	Housing	Housing	6.02	165	
<b>GB023</b>	Pantysgawen Farm, Croespenmaen	Housing	Housing	1.15	95	
<b>GB028</b>	Former Pontllanfraith School, Pontllanfraith	Housing	Housing	5.40	190	
<b>GB030</b>	Land at Cwmgelli Farm, Blackwood	Housing	Housing	7.69	175	
<b>HOV002</b>	Land at Markham Colliery, Markham	Green Energy	Green Energy	5.18		5.18 Ha
<b>HOV006</b>	Land at Coed-y-Brain House (site 2), Aberbargoed	Housing	Housing	1.80	54	
<b>HOV008</b>	Land to the North of Carno Street, Rhymney	Education	Education	5.7		5.7 Ha
<b>HOV015</b>	Land at Park Estate, Bargoed	Housing	Housing	1.51	53	
<b>HOV016</b>	Land opposite Heolddu Grove, Bargoed	Housing	Housing	1.59	55	
<b>HOV018</b>	Land south of Greensway, Abertysswg	Housing	Housing	1.10	28	
<b>HOV019</b>	Aberbargoed Plateau, Aberbargoed	Housing, leisure and education	Housing, leisure and education	13.97	100	
<b>HOV020</b>	Former Aldi Site, Rhymney	Housing	Housing	1.05	23	
<b>RNC004</b>	Land at Sofrydd Road, Hafodyrynys	Housing	Housing	1.15	36	
<b>RNC005</b>	Former Cwmcarn High School., Cwmcarn	Education	Education	9.22		9.22 Ha
<b>RNC008</b>	Land west of Albertina Road, Newbridge	Housing	Housing	7.95	130	

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<b>RNC011</b>	Penyfan Farm, Risca Road, Risca	Housing	Housing	6.28	186	
<b>RNC018</b>	Land North of Holly Road, Penrhiw, Risca	Housing	Housing	1.69	50	
<b>RNC023</b>	Council Service Site, Brookland Road, Risca	Housing	Housing	0.53	29	
<b>RNC025</b>	Land at Elm Drive, Pontymister	Housing	Housing	4.29	132	
<b>RNC028</b>	Land at Pen-y-Cwarel Road, Wyllie	Housing	Housing	0.76	10	
<b>YM005</b>	DCWW Depot, Pentwyn Road, Nelson	Housing	Housing	3.60	126	
<b>YM009</b>	Land off Twyn Road, Ystrad Mynach	Mixed use (A3/B1/C1/SG)	Mixed use (excluding housing)	0.81		0.81 Ha
<b>YM011</b>	Land north of A472, Tredomen	Employment	Employment	4.25		4.25 Ha
<b>YM012</b>	Land south of A472, Tredomen	Mixed use (emp/housing)	Housing	16.30	400	
<b>YM013</b>	Land at Glyngaer Road, Penpedairheol	Housing	Housing	2.00	38	
<b>YM015</b>	Land to north and east of Cefn Hengoed, Cefn Hengoed	Housing	Housing	7.82	205	
<b>YM017</b>	Land at Cefn Llwynau Farm, Penallta Road, Penybryn	Housing	Housing	9.34	200	
<b>YM020</b>	Land at Myrtle Grove, Hengoed	Housing	Housing	0.51	17	
<b>YM023</b>	Land South of Kestrel View, Hengoed	Housing	Housing	0.53	18	
<b>YM026</b>	Land at Ty Du Farm, Nelson	Commercial and housing	Commercial and housing	6.02	150	
<b>YM027</b>	Land adjacent to Tir y Berth Farm, Hengoed Road, Penpedairheol, Hengoed	Housing	Housing	3.59	130	

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<b>YM028</b>	Land at Tir Jack Farm, Penpedairheol	Housing	Housing	1.49	45	
<b>YM029</b>	Partmart Automotive Recycling, Sparesworld and Kalen Bungalow, Cardiff Road, Tiryberth	Housing	Housing	3.88	150	

- 3.8 To avoid double counting of units, several sites have been identified as not being suitable for the candidate site assessment process because they already have the benefit of planning permission and are included in the committed supply. These sites are identified in Table 3. Where more than one submission has been made for the same site, often with different boundaries, only one of the sites has been identified as being suitable for further consideration, to avoid duplication.
- 3.9 Table 3 sets out the sites that are not considered suitable for further consideration at this stage and a summary of the reason(s) for this. A more detailed summary of the scores for each question is included in Appendix 1. A detailed proforma for each site, which provides further information justifying the scores for each site and the overall conclusion has been prepared and is available on request.



**Table 3: Sites not suitable for further consideration**

<b>Reference</b>	<b>Site Name</b>	<b>Candidate Site Proposed use</b>	<b>Site Area</b>	<b>Justification for no further consideration</b>
<b>CB001</b>	Land south of Cefn Ilan, Abertridwr	Housing	1.97	Access, ecology
<b>CB002</b>	Ness Tar, Caerphilly	Housing/mixed-use	6.60	Duplicate site - See CB028
<b>CB004</b>	Land at Energlyn, Caerphilly	Housing	1.67	Ecology
<b>CB005</b>	Catnic, Caerphilly	Housing	4.77	Already included in committed supply
<b>CB009</b>	Land at Lower Brynhyfryd Terrace, Senghenydd	Housing	0.40	Ecology
<b>CB011</b>	Land at Colliery Road, Llanbradach	Housing	2.28	Poor relationship to settlement, access, ecology
<b>CB013</b>	Land at Pandy Mawr Road. Bedwas	Housing	1.22	Access (Planning permission recently refused)
<b>CB014</b>	Ty Isaf Farmlands (Site 1), Caerphilly	Housing	0.60	Ecology
<b>CB016</b>	Former Tinworks, Waterloo	Housing	4.01	Ecology, TPO, flood risk (part)
<b>CB020</b>	Land at Watford Park, Caerphilly	Housing/tourism	3.37	Ecology, landscape
<b>CB022</b>	Gwern y Domen, Caerphilly	Housing	28.20	Ecology, landscape
<b>CB024</b>	Land at Porset Row, Caerphilly	Housing	1.63	Ecology
<b>CB026</b>	Land at Garth View, Bedwas	Housing	0.68	Ecology, access
<b>CB029</b>	Land East of School Street, Llanbradach	Housing	1.34	Access
<b>CB032</b>	Land at Nantycalch Farm (Option B), Caerphilly	Housing	5.59	Ecology
<b>CB033</b>	Land at Nantycalch Farm (Option C), Caerphilly	Housing	14.47	Ecology

<b>CB034</b>	Gelli Wastad Farm, Machen	Mixed (housing and sustainable hydro power)	1.78	Flood risk. Ecology, TPO
<b>CB035</b>	Land to the south of Sunnybank Terrace, Machen	Housing	0.92	Impact on potential reinstatement of railway line
<b>GB001</b>	Land and garage buildings north of Main Road, Maesycwmmmer	Housing	1.30	Access, green wedge
<b>GB002</b>	Land adjoining Old Junction House, Commercial Street, Pontllanfraith	Housing	0.79	Ecology
<b>GB003</b>	Trinant Sports & Social Club, Trinant	Housing	1.20	Ecology (SINC)
<b>GB006</b>	Land at Oakdale Terrace, Oakdale	Housing	6.50	Access, ecology
<b>GB009</b>	Land at Gellideg, Maesycwmmmer	Housing	6.00	Duplicate site - consider as part of GB022
<b>GB011</b>	Land at Gellideg Heights, Maesycwmmmer	Housing	2.80	Duplicate site - consider as part of GB022
<b>GB013</b>	Land east of Oakdale Golf Club, Oakdale	Housing	17.64	Ecology
<b>GB015</b>	Trelyn Scrapyard, Blackwood	Housing/recycling	2.74	Ecology (SINC, TPO)
<b>GB016</b>	Land at Parkway, Penyfan, Croespenmaen	Housing	0.92	Planning permission recently refused, noise, requirement for employment
<b>GB019</b>	1 Pentref-Y-Groes Farm, Croespenmaen	Commercial	8.13	Ecology
<b>GB025</b>	Land South of Heol Y Dderwen, Blackwood, Caerphilly	Housing	1.16	Ecology, green wedge
<b>GB026</b>	Land East of Heol Y Dderwen, Blackwood, Caerphilly	Housing	0.98	Ecology
<b>GB029</b>	Former Oakdale Comprehensive	Housing	4.05	Already included in committed supply
<b>GB031</b>	Land off Woodfield Park Lane, Woodfieldside	Housing	0.82	Ecology (SINC)
<b>GB032</b>	Land at Penrhiw Bengi Lane, Oakdale	Housing	2.19	Ecology (SINC)
<b>GB033</b>	Land at Pencoed Fawr Farm, off Beaumaris Way, Blackwood	Housing	24.37	Landscape, historic environment, part ecology
<b>HOV004</b>	Land at Coed-y-Brain House, Aberbargoed	Housing	5.90	Ecology (consider smaller site HOV006)

<b>HOV005</b>	Land at 60 Abernant Road, Markham	Housing/tourism	0.95	Consider smaller site through settlement boundary review
<b>HOV007</b>	Land at Coed-y-Brain House (site 3), Aberbargoed	Housing	2.00	Illogical boundary - use HOV006 boundary
<b>HOV009</b>	Land at former Station House, Rhymney	Authorised gypsy site	0.33	Awaiting appeal decision
<b>HOV010</b>	Land at Abernant Road, Markham	Housing	2.60	Ecology (SINC)
<b>HOV013</b>	Land at Gelliwen Farm, Markham	Campsite	4.27	Proposal for campsite, landscape concerns, address through application process
<b>HOV017</b>	Land East of Brynhyfryd, Pontlottyn	Housing	0.99	Ecology
<b>RNC002</b>	Land at Gelli-Unig Place, Pontywaun	Housing	2.21	Access, Ecology
<b>RNC006</b>	Former allotments, Wattsville	Housing	0.80	TPOs, Access
<b>RNC012</b>	Penyfan Farm (site 2), Risca Road, Risca	Housing	3.98	Duplicate site (see RNC011)
<b>RNC013</b>	Glanhowy Road, Wyllie	Housing	0.81	Ecology (woodland)
<b>RNC014</b>	Land south of the Glade, Wyllie	Housing	1.18	Ecology (woodland, part of Country Park)
<b>RNC016</b>	Land west of Pen y Cwarel Road, Wyllie	Housing	5.91	Ecology, landscape, access
<b>RNC017</b>	Land at Snowdon Close, Ty Melyn, Risca	Housing	1.38	Ecology (wildlife corridor)
<b>RNC019</b>	Land south of Holly Road (West), Risca	Housing	0.87	Important area of open space
<b>RNC020</b>	Land south of Holly Road (East), Risca	Housing	0.84	Important area of open space
<b>RNC021</b>	Land at Tynewydd Park, Risca	Housing	3.38	Ecology (SINC)
<b>RNC022</b>	Land at Ty Darren, Risca	Housing	0.68	Already included in committed supply
<b>RNC026</b>	Twyn Gwyn Farm, Newbridge	Renewable Energy/Housing	29.59	Only Renewable energy considered - impact on SINC
<b>RNC027</b>	Land rear of Holly Road flats, Risca	Housing	2.16	Already within settlement boundary, ecology
<b>YM001</b>	Land north of Cae Ysbugar, Cefn Hengoed	Housing	3.78	Ecology
<b>YM002</b>	Land North of Brooklands, Nelson	Housing	0.83	Already included in committed supply
<b>YM003</b>	Land West of Bwl Road, Nelson	Housing	0.95	Access, ecology
<b>YM006</b>	Land at Caerphilly Road, Tredomen	Employment	4.32	Ecology
<b>YM007</b>	Land south of Gelligaer Court, Penpedairheol	Housing	0.84	Ecology, landscape, lack of footways

<b>YM008</b>	Land at Mountain Way, Nelson	Housing	4.56	Access
<b>YM010</b>	Land at Rhos Farm, Penpedairheol	Housing	13.90	Historic landscape
<b>YM014</b>	Gelligaer Uchaf Farm, Gelligaer	Waste and recycling site with renewable energy generation	12.30	Visual impact
<b>YM016</b>	Gelligaer Uchaf Farm, Gelligaer (Site 2)	Quarry	29.88	Landscape
<b>YM018</b>	Land at Forest Avenue, Cefn Hengoed	Housing	1.71	Ecology (SINC)
<b>YM019</b>	Land at Hengoed Avenue, Cefn Hengoed	Housing	10.35	Ecology (SINC)
<b>YM021</b>	Land East of Maes-y-Onen, Maes Mafon Estate, Nelson	Housing	0.89	Drainage, important public open space
<b>YM022</b>	Land south of Gwaun Fro, Penpedairheol	Housing	10.35	Historic landscape
<b>YM024</b>	Land West of West Road, Penallta	Housing	3.29	Ecology
<b>YM025</b>	Land east of Penybryn Tce, Penybryn	Housing	0.62	Ecology

## 4. Next stages of assessment

- 4.1 Where any of the questions in the assessment summary have scored grey, further information will be required before a final decision on the suitability of the site can be made. A full list of the information required will be provided to the candidate site proposer. The requirements will be site specific but include additional information such as noise surveys, Site of Importance for Nature Conservation (SINC) surveys, Transport Assessments, Coal Mining Risk Assessments or Agricultural Land Classification Surveys. Site promoters will also be advised of what information would be required to support a planning application, should the site be allocated in the future. The responsibility of undertaking relevant technical work to support the inclusion of a site in the plan, including financial costs, resides with the site promoter.
- 4.2 Site promoters will also be required to submit a Viability Assessment in order to demonstrate that they are viable and deliverable. Site promoters should refer to the Viability Guidance Note, which explains the process.
- 4.3 If the additional information requested, including the Viability Assessment, is not provided, it will not be possible to demonstrate the site is deliverable and **the site will not be considered further in the process.**
- 4.4 As part of the next stage of the process (Stage 2B), the Council will consult with statutory agencies such as Dwr Cymru/Welsh Water, Natural Resources Wales, The Coal Authority, Glamorgan Gwent Archaeological Trust, Western Power and National Grid on those sites that are deemed suitable for further consideration following the Stage 2A detailed assessment.
- 4.5 Infrastructure providers will be asked to assess the sites and identify any potential issues and what mitigation measures are likely to be necessary in order to overcome these issues. If the infrastructure issue cannot be addressed, or the cost of addressing it would significantly impact on the viability and deliverability of a site, **then the site will not be considered further.**
- 4.6 In accordance with the Development Plans Manual, sites allocated in the Deposit 2RLDP will be those that can be demonstrated to be viable and deliverable. Site selection will follow the search sequence identified in Planning Policy Wales, which identifies that previously developed land and/or underutilised sites should be prioritised. Site selection will also take account of the Preferred Strategy focus which seeks to direct development to those sites closest in distance to transports nodes and town centres, reflecting Future Wales policy priorities, and the scale of development proposed in each settlement will be dependent upon their position in the settlement hierarchy as informed by Future Wales and the Functional Analysis.

## **5. Submission of additional Candidate Sites**

5.1 In accordance with the Candidate Site Methodology Paper, there is an opportunity for new candidate sites to be submitted as part of the consultation on the Preferred Strategy. Any new sites submitted will be required to complete the site submission form in full and provide the following key information as a minimum:

- An assessment for the potential of the site to qualify wholly or in part, as a Site of Importance for Nature Conservation (SINC) using the 'Guidelines for the Selection of Wildlife Sites in South East Wales'.
- A Viability Assessment prepared in accordance with the Viability Guidance Note

5.2 If there are any known constraints that may impact on the deliverability of the site (for example, access, trees, amenity issues due to adjoining land uses, coal mining legacy risk etc), site promoters are advised to submit the relevant information to demonstrate that these constraints can be mitigated as part of their candidate site submission, as only sites that can demonstrate deliverability can be taken forward.