

# Findings of the Candidate Site Assessments

## Canfyddiadau'r Aseidiadau o Safleoedd Ymgeisiol



Replacement Local Development Plan 2018-2033  
Cynllun Datblygu Lleol Newydd 2018 - 2033

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## 1.0 Introduction

1.1 As part of the Blaenau Gwent Replacement Local Development Plan (RLDP) candidate site process, the Council invited landowners, developers and the public to put forward candidate sites to be considered for development, redevelopment or protection for a 10 week period from 15<sup>th</sup> November 2018 until 24<sup>th</sup> January 2019. A total of **107** candidate sites were submitted during this period. Prior to the commencement of the Preferred Strategy consultation we accepted 7 more sites bringing the total number of candidate sites received to **114**.

1.2 It is acknowledged that further candidate sites (including settlement boundary amendments) have been submitted since December 2019. These sites have not been assessed to date but will be assessed as part of the second call assessment process which will follow the same process as set out in below and in the Methodology Paper.

1.3 All 114 sites have been published in a [Candidate Site Register](#). The register is for information purposes only and is simply a log of all of the candidate sites submitted. The register is published on the website and can be accessed via this link:

<https://www.blaenau-gwent.gov.uk/en/resident/planning/local-development-plan/candidate-site-register/>.

A hard copy of the register is available for public inspection at General Offices, Ebbw Vale and all local libraries (apart from Blaina Library which is currently not open) by appointment only.

## 2.0 Candidate site consultation

2.1 To accord with statutory regulations and the Development Plans Manual Edition 3 (March 2020), interested parties, members of the public, landowners and developers etc. are invited to submit comments in respect of the candidate sites contained within the Register. The following sections of this document and appendices specifically, set out the findings of the assessments undertaken thus far. A comment form entitled Candidate Site Register and Findings of Candidate Sites should be completed for each site and can be accessed via this link: <https://www.blaenau-gwent.gov.uk/en/resident/planning/local-development-plan/local-development-plan-2018-2033/candidate-sites/>.

2.2 To propose a new candidate site, a comment form entitled Second Call for Candidate Site can be accessed via this link:

<https://www.blaenau-gwent.gov.uk/en/resident/planning/local-development-plan/local-development-plan-2018-2033/candidate-sites/>. All questions need to be answered.

2.3 Please submit all comments on the findings and any new candidate sites by Tuesday 2<sup>nd</sup> February 2021.

## 3.0 Assessment of Candidate Sites

3.1 The Council has undertaken detailed assessment work of each site to ensure the land is suitable for development and sought to identify whether the candidate site is compatible against the location of future growth set out in the Preferred Strategy. A Methodology Paper has been prepared which sets out the candidate site assessment process in greater

detail. The document can be viewed and downloaded via this link: <https://www.blaenau-gwent.gov.uk/en/resident/planning/local-development-plan/local-development-plan-2018-2033/candidate-sites/>

3.2 In summary, the candidate site assessment comprises of a 3 stage process:

Stage	Completed
<p><b>Initial Filtering of Site</b></p> <ol style="list-style-type: none"> <li>1. Consider the <b>size of the site</b> and whether it should be categorised as a strategic site; large site; or a settlement boundary change. This determined the assessment process to be undertaken.</li> <li>2. Consider the <b>acceptability of the location of the site</b>. Development in the countryside is strictly controlled. Residential development in particular which is remote from urban areas is unlikely to be carried forward.</li> <li>3. <b>Insurmountable constraints</b> such as such as C2 flood risk.</li> <li>4. <b>Sites suggested for protection</b> will be assessed via the open space and green infrastructure assessment.</li> </ol> <p>Any sites that fail this initial assessment are filtered out and are not pursued any further. Those sites that satisfy this initial assessment are taken forward to the detailed assessment officer level.</p> <p>Table 1 shows the sites that have been <b>rejected at this stage and those that are being considered as part of the settlement boundary review. All other sites have progressed to the next stage.</b></p>	<p>✓</p>
<p><b>Detailed Assessment at Officer Level</b></p> <p>This stage involved a detailed assessment of candidate sites at an officer level using a ‘traffic light’ coding system. Assessments were undertaken by Council internal departments such as Planning Policy, Highways, Green Infrastructure, Environmental Health, and Drainage.</p> <p>This stage also involved an assessment of the site’s compatibility with the emerging Preferred Strategy.</p> <p><b>Table 2 shows the results of the strategic site assessments and Table 3 the results of the large sites. Appendix 1 provides a summary of the assessment results for each strategic site and Appendix 3 for each of the large sites.</b></p>	<p>✓</p>
<p><b>Consultation with Infrastructure Providers</b></p> <p>This stage involved consultation with external providers such as NRW, Welsh Water, Glamorgan Gwent Archaeological Trust (GGAT), Western Power and The Coal Authority to identify any potential issues and what mitigation measures are likely to be necessary in order to overcome these issues.</p> <p><b>Strategic Sites that have successfully made it through the detailed assessment stage and scored green were sent to external infrastructure providers - Appendix 2 shows the findings. There are no findings available for the large sites as this work has not yet been completed.</b></p>	<p>In part</p>

## 4.0 Initial Filtering of Sites

4.1 Table 1 below shows the sites that have been rejected at this stage or shows those that are being considered as part of the settlement boundary review. It can be assumed that all other sites not shown in this table have progressed to the next stage and results can be found in the following Tables 2 and 3.

**Table 1: Initial Filtering of Sites: Rejected with Reasons**

Candidate Site Number	Site Name and Location	Proposed Use	Reason for Rejection
<b>Ebbw Vale</b>			
EV002	Land at Beaufort Wells	Residential	The site comprises of 0.2 ha and is therefore too small to meet the minimum site size threshold for an allocation. <b>The site will be considered as part of the settlement boundary review.</b>
EV003	Carno Cottage, Reservoir Road	Residential	The majority of the site is located in C2 flood risk and its development for residential development would be contrary to national planning policy (Planning Policy Wales (PPW), Edition 10, 2018). <b>The site has therefore been rejected.</b>
EV010	Formerly Unit 19 Cwm Draw Industrial Estate	Residential	The site comprises of 0.2 ha and is therefore too small to meet the minimum site size threshold for an allocation. The site could be considered as a windfall site. However it is dependent upon the review of the employment protection areas particularly at Cwm Draw Industrial Estate. <b>The site has therefore not been taken further in the candidate site process but will be considered as part of the employment evidence base.</b>
EV011	Land adjoining Wells Farm	Residential	The site comprises of 0.2 ha and is therefore too small to meet the minimum site size threshold for an allocation. <b>The site will be considered as part of the settlement boundary review.</b>
EV012	Wauoris Farm, Big Lane – Site 2	Residential	The site comprises of 0.1 ha and is therefore too small to meet the minimum site size threshold for an

Candidate Site Number	Site Name and Location	Proposed Use	Reason for Rejection
			allocation. <b>The site will be considered as part of the settlement boundary review.</b>
EV013	Wanoris Farm, Big Lane – Site 3	Residential	The site comprises of 0.11 ha and is therefore too small to meet the minimum site size threshold for an allocation. <b>The site will be considered as part of the settlement boundary review.</b>
EV028	Reservoir Road, Beaufort	Residential	Although the site meets the size threshold in terms of site area, the applicant is only proposing 2 dwellings on the land. <b>The site will be considered as part of the settlement boundary review.</b>
EV030	Former Cwm Primary School	Residential	The site is subject to extensive C2 flood risk and its development for residential development would be contrary to national planning policy (PPW, Edition 10, 2018). <b>The site has therefore been rejected.</b>
<b>Tredegar</b>			
T012	Ty Trist, near Heathfield Bridge	Residential	The site is positioned in the open countryside and is located out of settlement. <b>The site has therefore been rejected.</b>
T013	Fountain Inn Farm	Residential	The site is positioned in the open countryside and is located out of settlement. A very small section of the site on the western boundary is located in the C2 flood risk and its development for residential would be contrary to national policy (PPW, Edition 10, 2018). <b>The site has therefore been rejected.</b>
T014	Land adjacent to Brynhyfryd Bungalow	Residential	The site comprises of 0.2 ha and is therefore too small to meet the minimum site size threshold for an allocation. The site is located within the settlement boundary and could be considered as a windfall site. <b>The site has therefore not been taken further in the candidate site process</b>
T015	48 Larch Lane	Garden	The site comprises of 0.08 ha and is

Candidate Site Number	Site Name and Location	Proposed Use	Reason for Rejection
		extension	therefore too small to meet the minimum site size threshold for an allocation. <b>The site will be considered a part of the settlement boundary review.</b>
T016	Brompton Stables , Brompton Place	Community Facility – nursery	The site comprises of 0.1 ha and is therefore too small to meet the minimum site size threshold for an allocation. <b>The site will be considered as part of the settlement boundary review.</b>
T030	Land opposite Sirhowy Woodlands – Site 1	Settlement Boundary Change	Although the site meets the size threshold in terms of site area, the applicant is seeking a settlement boundary change. <b>The site will be considered as part of the settlement boundary review.</b>
T031	Land opposite Sirhowy Woodlands – Site 2	Settlement Boundary Change	Although the site meets the size threshold in terms of site area, the applicant is seeking a settlement boundary change. <b>The site will be considered as part of the settlement boundary review.</b>
<b>Upper Ebbw Fach</b>			
UEF001	Land at Brynawelon	Residential	The site is positioned in the open countryside and is located out of settlement. <b>The site has therefore been rejected.</b>
UEF002	Three Corner Field, Golf Road	Residential	The site is positioned in the open countryside and is located out of settlement. <b>The site has therefore been rejected.</b>
UEF012	Old Dol y Garn Farm, Cwmcelyn – Site 2	Residential	The site comprises of 0.23 ha and is therefore too small to meet the minimum site size threshold for an allocation. <b>The site will be considered a part of the settlement boundary review.</b>
UEF026	Land adjacent to 93 Cwmcelyn Road	Settlement Boundary Change	The site comprises of 0.07 ha and is therefore too small to meet the minimum site size threshold for an allocation. <b>The site will be considered as part of the settlement boundary review.</b>

Candidate Site Number	Site Name and Location	Proposed Use	Reason for Rejection
<b>Lower Ebbw Fach</b>			
LEF003	Coed Cae Du	Residential	Although the site meets the size threshold in terms of site area, the applicant is only proposing 3 dwellings on the land. <b>The site will be considered as part of the settlement boundary review.</b>
LEF018	Land North of Brondeg Lane, Aberbeeg	Residential/ Tourism	The site comprises of 0.2 ha and is therefore too small to meet the minimum site size threshold for an allocation. <b>The site will be considered as part of the settlement boundary review.</b>
LEF019	Old Brondeg Filling Station	Residential	The site comprises 0.12 ha and is therefore too small to meet the minimum site size threshold for an allocation. The site is located within the settlement boundary and could be considered as a windfall site. <b>The site has therefore not been taken further in the candidate site process</b>

## 5.0 Strategic Sites

5.1 The initial filtering stage identified 14 strategic sites. The Blaenau Gwent RLDP defines strategic sites as sites that can accommodate 100+ dwellings. Table 2 is a list of sites that have been categorised as strategic sites. All of the strategic sites have been subject to detailed internal assessments. [Appendix 1](#) sets out the findings of the detailed internal assessments for each strategic site. Table 2 provides two site scores, one relating to the results of the detailed internal assessments and whether the site is developable. The second relates to the site's compatibility with the Preferred Strategy. The scoring matrix is set out in Figure 2 below.

**Figure 1: Scoring Matrix for Strategic and Large Sites**

	Detailed Internal Assessments	Preferred Strategy Assessment
	Sites scored as green have been identified as suitable for development. The sites will be taken forward for further consideration. Further information will be required for the sites.	Sites scored as green are compatible with the Preferred Strategy.
	Sites which scored as amber have been identified to have some issues which may prevent development. The sites will require further information before	Sites scored as amber mean that there are some compatibility issues with the Preferred Strategy.

	they can be taken forward	
	The sites identified as red mean that significant development issues have been identified.	Sites scored as red mean that the site is not compatible with the Preferred Strategy.

**Table 2: Results of the Strategic Site Assessments**

Candidate Site Number	Site Name and Location	Proposed Use	Detailed Internal Assessment Score	Preferred Strategy Assessment Score	Proceed to Next Stage?	Appendix 1 Page Number
<b>Ebbw Vale</b>						
<a href="#">EV007</a>	Nant y Croft	Residential			Yes	13
<a href="#">EV015</a>	Land South of Darby Crescent	Residential			Yes	14
<a href="#">EV023</a>	Bryn Serth	Mixed Use			Yes	15
<a href="#">EV025</a>	Land to the North of A4281	Residential			No	16
<a href="#">EV027</a>	Bottcher UK Ltd, Cwm Draw Industrial Estate	Residential			No	17
<a href="#">EV031</a>	The Works	Mixed Use			Yes	18
<a href="#">EV032</a>	Ebbw Vale Northern Corridor	Mixed Use			Yes	19
<b>Tredegar</b>						
<a href="#">T001</a>	Twyn Glas Farm, Western Crescent	Residential			No	20
<a href="#">T004</a>	Jesmondene Stadium	Residential			No	21
<a href="#">T017</a>	Land opposite Hunts Lodge	Residential			No	22
<b>Upper Ebbw Fach</b>						
<a href="#">UEF019</a>	Former Nantyglo Comprehensive School	Mixed Use			Yes	23
<a href="#">UEF023</a>	Ffoesmaen Road, Upper Coed Cae	Residential			No	24
<a href="#">UEF025</a>	Land south of Warwick Road and North of Waunheulog	Residential			Yes	25
<b>Lower Ebbw Fach</b>						
<a href="#">LEF005</a>	Land off Arrael View	Residential			No	26

5.2 Strategic Sites that have successfully made it through the detailed internal assessment stage were sent to external infrastructure providers. [Appendix 2](#) identifies the potential issues identified by the infrastructure providers and what mitigation measures are likely to be necessary in order to overcome these issues.

## 6.0 Large Sites

6.1 The initial filtering stage identified 80 large sites. The Blaenau Gwent RLDP defines large sites as sites that can accommodate 10 to 99 dwellings or are 0.3ha -3ha in site area. Table 3 is a list of sites that have been categorised as large sites. All of the large sites have been subject to detailed internal assessments. [Appendix 3](#) sets out the findings of the detailed internal assessments for each site. Table 3 provides two site scores. The first relates

to the results of the detailed internal assessments and whether the site is developable, has some issues which may prevent development or has significant development issues. The second relates to the site's compatibility with the Preferred Strategy. The scoring matrix is set out in Figure 1 on page 6. The table also provides an indication if the site will proceed to the next stage.

**Table 3: Results of the Large Sites Assessments**

Candidate Site Number	Site Name and Location	Proposed Use	Detailed Internal Assessment Score	Preferred Strategy Assessment Score	Proceed to Next Stage?	Appendix 3 Page Number
<b>Ebbw Vale</b>						
<a href="#">EV001</a>	Land south side of Pant y Fforest	Residential			Yes	37
<a href="#">EV004</a>	Land at Waun y Pound Industrial Estate	Employment			Yes	38
<a href="#">EV005</a>	Land off Twyncyngordy Lane, Beaufort	Residential			No	39
<a href="#">EV006</a>	Land at Hall Street	Residential			No	40
<a href="#">EV008</a>	Waunoris Farm, Big Lane - Site 1	Residential			No	41
<a href="#">EV009</a>	Land adjacent to Unit G Cwmdraw Industrial Estate	Residential			No	42
<a href="#">EV014</a>	Land off Moorland Road, Hilltop	Residential			Yes	43
<a href="#">EV016</a>	The Wrekin, Cwm Road	Residential			No	44
<a href="#">EV017</a>	Land to the rear of Big Lane & Little Lane, Beaufort	Renewable Energy			Yes	45
<a href="#">EV018</a>	Silent Valley, Cwm	Renewable Energy			Yes	46
<a href="#">EV019</a>	Brentwood Place	Residential			Yes	47
<a href="#">EV020</a>	Unit G Cwmdraw Industrial Estate	Residential			No	48
<a href="#">EV021</a>	Former Willowtown School	Residential			Yes	49
		Car Park			Yes	50
<a href="#">EV022</a>	Land at Bryn Gwynt Road	Residential			No	51
<a href="#">EV024</a>	Land at Marine Colliery	Employment			Yes	52
<a href="#">EV026</a>	Cwm Quarry and Marine Railhead	Quarry, railhead and associated transport links and development			Yes	53
<a href="#">EV029</a>	Land at Garnlydan Primary School	Residential			Yes	54
<a href="#">EV033</a>	Land at Festival Park	Employment			Yes	55
<a href="#">EV034</a>	Land at Waun y Pound Industrial Estate	Employment			Yes	56
<a href="#">EV035</a>	Rassau Platform A	Employment			Yes	57
<a href="#">EV036</a>	Rassau Platform B	Employment			Yes	58

Candidate Site Number	Site Name and Location	Proposed Use	Detailed Internal Assessment Score	Preferred Strategy Assessment Score	Proceed to Next Stage?	Appendix 3 Page Number
<b>Tredegar</b>						
<a href="#">T002</a>	Western Crescent	Residential			No	59
<a href="#">T003</a>	Jesmondene, Gainsborough Road	Residential			No	60
<a href="#">T005</a>	Land at Crown Avenue	Residential			Yes	61
<a href="#">T006</a>	Land off Cripps Avenue, Cefn Golau	Residential			No	62
<a href="#">T007</a>	Land off Walter Conway Avenue and Gainsborough Road	Residential			Yes	63
<a href="#">T008</a>	Land at Waundeg	Residential			Yes	64
<a href="#">T009</a>	Land off Chartist Way	Residential			Yes	65
<a href="#">T010</a>	Land off Ty Newydd, Waundeg	Residential			No	66
<a href="#">T011</a>	Old Glanrhyd Farm – Site 1	Residential			No	67
<a href="#">T012</a>	Ty Trist, near Heathfield Bridge	Renewable Energy			Yes	68
<a href="#">T013</a>	Fountain Inn Farm	Renewable Energy			Yes	69
<a href="#">T018</a>	Trefil Quarry	Extension to Trefil Quarry			Yes	70
<a href="#">T019</a>	Old Glanrhyd Farm – Site 2	Residential			No	71
<a href="#">T020</a>	Parc Bryn Bach	Tourism and leisure			Yes	72
<a href="#">T021</a>	Land at Ty Newydd, Trefil	Residential			No	73
<a href="#">T022</a>	BKF Plastics and Gwent Way	Residential			Yes	74
<a href="#">T023</a>	Land at Georgetown	Tourism and leisure			Yes	75
<a href="#">T024</a>	Land at Crown Business Park Platform A	Employment			Yes	76
<a href="#">T025</a>	Land at Tredegar Business Park	Employment			Yes	77
<a href="#">T026</a>	Land south of Parc Bryn Bach	Tourism and leisure			Yes	78
<a href="#">T027</a>	Land at Crown Business Park Platform B	Employment			Yes	79
<a href="#">T028</a>	Hirgan Farm Site 1	Residential			No	80
<a href="#">T029</a>	Hirgan Farm Site 3	Residential			No	81
<a href="#">T032</a>	BKF Plastics	Residential			Yes	82
<b>Upper Ebbw Fach</b>						
<a href="#">UEF003</a>	Land at Tanglewood Drive	Residential			No	84
<a href="#">UEF004</a>	Land west of Attlee Road, Coed Cae	Residential			Yes	85
<a href="#">UEF005</a>	Land north of east Pentwyn, Blaina	Residential			No	86

Candidate Site Number	Site Name and Location	Proposed Use	Detailed Internal Assessment Score	Preferred Strategy Assessment Score	Proceed to Next Stage?	Appendix 3 Page Number
<a href="#">UEF006</a>	Land off Maes Hafod	Residential			Yes	87
<a href="#">UEF007</a>	Land south of East Pentwyn	Residential			Yes	88
<a href="#">UEF008</a>	Land east and west of Pant View, Coed Cae	Residential			Yes	89
<a href="#">UEF009</a>	The Crescent, Coed Cae	Residential			Yes	90
<a href="#">UEF010</a>	Land off Waunheulog, Nantyglo	Residential			No	91
<a href="#">UEF011</a>	Old Dol y Garn Farm, Cwmcelyn – Site 1	Residential			No	92
<a href="#">UEF013</a>	Land to the east of Blaina Road	Retail			Yes	93
<a href="#">UEF014</a>	Former Brynmawr Infants School	Residential			Yes	94
<a href="#">UEF015</a>	Former Garnfach School Site	Residential			Yes	95
<a href="#">UEF016</a>	Land opposite Waunheulog Housing Estate	Residential			Yes	96
<a href="#">UEF017</a>	Former Glan yr Afon School site	Residential			No	97
<a href="#">UEF018</a>	Land at Gwaelodd y Gelli Farm, Glan Ebbw	Residential			No	98
<a href="#">UEF020</a>	Former NMC Factory and Bus Depot	Mixed use			Yes	99
<a href="#">UEF021</a>	Land at Cwmcraehen	Gypsy and Travellers site			Yes	100
<a href="#">UEF022</a>	Land on Rising Sun Industrial Estate	Employment			Yes	101
<a href="#">UEF024</a>	Land at Pond Road	Residential			Yes	102
<b>Lower Ebbw Fach</b>						
<a href="#">LEF001</a>	Land at Warm Turn	Mixed Use			Yes	103
<a href="#">LEF002</a>	Ty Pwdr Farm	Residential			No	104
<a href="#">LEF004</a>	Former Mount Pleasant Court, Brynithel	Residential			Yes	105
<a href="#">LEF006</a>	Land off Gordon Avenue	Residential			No	106
<a href="#">LEF007</a>	Mount Pleasant Estate, Brynithel	Residential			Yes	107
<a href="#">LEF008</a>	Disused Quarry, Cwm Farm Road	Residential			Yes	108
<a href="#">LEF009</a>	Vivian Park	Mixed Use			Yes	109
<a href="#">LEF010</a>	Former Roseheyworth Comprehensive School	Residential			Yes	110
<a href="#">LEF011</a>	Millenium Wood, Cwmtillery	Mixed Use			Yes	111
<a href="#">LEF012</a>	Jim Owen Pavillion & Surroundings, Cwmtillery	Mixed Use			Yes	112
<a href="#">LEF013</a>	Abertillery Bowls Site	Residential			Yes	113
<a href="#">LEF014</a>	Ty Cecil Bourneville Road	Residential			No	114
<a href="#">LEF015</a>	Hillcrest View	Residential			Yes	115

Candidate Site Number	Site Name and Location	Proposed Use	Detailed Internal Assessment Score	Preferred Strategy Assessment Score	Proceed to Next Stage?	Appendix 3 Page Number
<a href="#">LEF016</a>	Six Bells Colliery Site – Upper Plateau	Residential			Yes	116
<a href="#">LEF017</a>	Land on Roseheyworth Business Park	Employment			Yes	117
<a href="#">LEF020</a>	Land adjacent to Tesco Store, Castle Street	New Rail Station			Yes	118

6.2 Consultation with external providers is not yet complete for all large sites therefore there are no results to share at this stage.

## 7.0 Settlement Boundary Review

7.1 One component of the initial filtering stage identified in paragraph 3.2 was the size of the site. The Methodology Paper sets out that candidate sites for residential development less than 0.3 ha or for less than 10 dwellings and that require a settlement boundary change will be considered as part of the Settlement Boundary Review.

7.2 The methodology employed for the Settlement Boundary Review required consideration of the relationship between the small site and the existing urban area. The issues assessed included the current use and condition of the site, its topography, and its relationship with adjacent land uses, access and other possible constraints that would prevent any development of the site.

7.3 Table 4: Settlement Boundary Review shows the results of the settlement boundary assessments undertaken and is based on the scoring matrix set out in Figure 3 below. The table also provides an indication if the site will remain in the process. [Appendix 4](#) shows the results of the assessments in greater detail.

**Figure 2: Scoring Matrix for the Settlement Boundary Review**

	Sites which scored as green have been identified as developable. The sites will be taken forward for further consideration.
	Sites which scored as amber have been identified to have some issues. The sites will require further assessment and information before they can be taken forward.
	The sites identified in red do not move forward for consideration as part of the Deposit RLDP as there are significant development issues identified.

**Table 4: Results of the Settlement Boundary Review**

Candidate Site Number	Site Name and Location	Assessment Score	Remain in the Process?	Appendix 4 Page Number
<b>Ebbw Vale</b>				
<a href="#">EV002</a>	Land at Beaufort Wells		Yes	117
<a href="#">EV011</a>	Land adjoining Wells Farm		Yes	118

<a href="#">EV012</a>	Waunoris Farm, Big Lane – Site 2		<b>Yes</b>	119
<a href="#">EV013</a>	Waunoris Farm, Big Lane – Site 3		<b>Yes</b>	120
<a href="#">EV028</a>	Reservoir Road		<b>Yes</b>	121
<b>Tredegar</b>				
<a href="#">T015</a>	48 Larch Lane		<b>Yes</b>	122
<a href="#">T016</a>	Brompton Stables , Brompton Place		<b>Yes</b>	123
<a href="#">T030</a>	Land opposite Sirhowy Woodlands – Site 1		<b>Yes</b>	124
<a href="#">T031</a>	Land opposite Sirhowy Woodlands – Site 2		<b>Yes</b>	125
<b>Upper Ebbw Fach</b>				
<a href="#">UEF012</a>	Old Dol y Garn Farm, Cwmcelyn – Site 2		<b>Yes</b>	126
<a href="#">UEF026</a>	Land adjacent to 93 Cwmcelyn Road		<b>Yes</b>	127
<b>Lower Ebbw Fach</b>				
<a href="#">LEF003</a>	Coed Cae Du		<b>No</b>	128
<a href="#">LEF018</a>	Land North of Brondeg Lane, Aberbeeg		<b>No</b>	129

## 8.0 Assessment against the SA/SEA Framework

8.1 The Council have employed AECOM planning consultants to under the SA/SEA work in relation to the RLDP. All candidate sites that have successfully made it through the detailed assessment stage have been sent to the consultants to be assessed against the Council's SA/SEA framework as set out in the Council's Sustainability Appraisal Scoping Report. Candidate sites will need to be assessed against these objectives in terms of whether they contribute positively or negatively. This work is not yet complete and will be made available as part of the evidence base of the draft Deposit Plan.

## 9.0 What Happens Next?

9.1 All comments received on the candidate sites as part of this consultation will be entered into a database and will be considered when finalising the sites to be included in the deposit plan. A summary of the comments will also be reported as part of the Initial Consultation Report.

9.2 As part of this consultation process, the Council is seeking further information on sites. If you are the landowner or agent who submitted the candidate site you will receive a letter setting out what is required in order for the site to be considered further in the process. Failure to provide this information by the close of the consultation period may result in your site not being taken forward in the process and hence allocation in the deposit plan.

9.3 The inclusion of sites in the deposit plan will depend on the outcomes of this process and the housing, employment and other requirements identified.

9.4 In preparation for the examination the LPA should have a prioritised list of potential reserve sites which it considers could be substituted as alternatives and added to the plan, should additional sites be required following consideration of the plan through the formal hearing sessions.

## 10.0 Contact Details

If you should have any queries regarding this document or or any other matter regarding the Replacement Local Development Plan please do not hesitate to contact the team on 01495 354740 or email [planningpolicy@blaenau-gwent.gov.uk](mailto:planningpolicy@blaenau-gwent.gov.uk)

## Appendix 1: Results of Strategic Site Assessments

The following table is the 'traffic light' coding system that has been used when scoring the results of the detailed internal assessments (extract taken from the Candidate Site Methodology Paper):

<b>Impact</b>	
Proposed site is expected to have significant positive impacts	Green
Proposed site is expected to have some positive impacts	Light Green
Proposed site is expected to have a neutral impact	Blue
Proposed site is expected to have some negative impacts	Yellow
Proposed site is expected to have significant negative impacts	Red
The impact of the proposed site cannot be predicted at this stage	

Appendix 1: Results of Strategic Site Assessments

Site Number: EV007		Site Name: Nant y Croft	
Proposed Use: Residential		Gross Site Area (ha): 3.9	
Criteria	Comments		Impact
Land	Greenfield site.	Red	Yellow
	Located within the settlement boundary.	Green	
Accessibility	Located approximately within 800m of public transport point.	Yellow	Yellow
	Located approximately within 800m of post office/general store on Rassau Road.	Yellow	
	Located approximately within 100m of an active travel route.	Green	
Historical and Cultural Landscape	No known impact on SAM/Listed building/Conservation Area.	Green	Green
	No known impact on registered historic park/garden or historic landscape.	Green	
	The cultural landscape value is moderate (Landmap). The historic landscape value is high (Landmap).	White	
Environmental	Part of the site (Land adjacent to The Castle Public House) is designated as a Site of Importance for Nature Conservation (Policy ENV3.36).	Yellow	Yellow
	Potential for impact on protected species.	Yellow	
	Landscape sensitivity is moderate.	Yellow	
	Potential impact on trees that are protected by a tree preservation order.	Yellow	
Physical	Not in a flood risk area from rivers and seas.	Green	Green
	No topographical constraints identified.	Green	
	Not located within a mineral safeguarding area.	Green	
	Part of the site is located near to the Heads of the Valleys Road and Rassau Industrial Estate.	Yellow	
	No known risk of contamination.	Green	
Economic and Other Benefits	The economic and other benefits are unknown at the stage.	White	White
	An appropriate junction design is required that takes into account speed of the A4281 and visibility splays.	White	
Availability and Deliverability	The existing highway network can accommodate the development proposal.	Green	Yellow
	The site is located in a Development Low Risk Area on the coalfield.	Green	
	Viability unknown – further information required.	Yellow	
	The site is in multiple ownership.	Yellow	
	Part of the site (the former quarry) has outline planning permission for residential development.	White	
<b>Detailed Internal Assessment Overall Score:</b>			Yellow
<b>Preferred Strategy Assessment Score:</b>	The proposed site aligns with some elements of the Preferred Strategy.		Yellow
<b>Proceed with Site to Next Stage:</b>			Yes

Appendix 1: Results of Strategic Site Assessments

Site Number: EV015		Site Name: Land south of Darby Crescent	
Proposed Use: Residential		Gross Site Area (ha): 3.0	
Criteria	Comments		Impact
Land	Greenfield site.	Red	Yellow
	Located within the settlement boundary.	Green	
Accessibility	Located approximately within 400m of a public transport point.	Green	Yellow
	Located approximately within 800m of two or more local facilities.	Yellow	
	Located approximately within 800m of an active travel route.	Yellow	
Historical and Cultural Landscape	No known impact on SAM/Listed building/Conservation Area.	Green	Green
	No known impact on registered historic park/garden or historic landscape.	Green	
	The cultural landscape value is low (Landmap). The historic landscape value is high (Landmap).	White	
Environmental	No identified impact on environmental designations.	Green	Red
	Potential impact on protected species.	Yellow	
	Landscape sensitivity is moderate.	Yellow	
	Extensive young woodland cover across the site which was planted as a community woodland initiative.	Red	
	Accessible green space for local communities.	Red	
Physical	Not in a flood risk area from rivers and seas.	Green	Green
	No topographical constraints identified.	Green	
	Not located within a mineral safeguarding area.	Green	
	No known issues identified in terms of bad neighbours.	1	
	Risk of contamination as the site is partially overlain with made ground associated with historic Industrial activities.	Yellow	
Economic and Other Benefits	The economic and other benefits are unknown at this stage.	White	White
	The access road is not adopted public highway and would require upgrading.	White	
Availability and Deliverability	The existing highway network can accommodate the development proposal.	Green	Yellow
	Half of the site is located in a Development High Risk Area on the coalfield.	Yellow	
	Viability unknown – further information required.	Yellow	
	No known ownership issues identified.	Green	
<b>Detailed Internal Assessment Score:</b>			Yellow
<b>Preferred Strategy Assessment Score:</b>	The proposed site aligns with some elements of the Preferred Strategy.		Yellow
<b>Proceed with Site to Next Stage:</b>			Yes

Appendix 1: Results of Strategic Site Assessments

Site Number: EV023		Site Name: Bryn Serth	
Proposed Use: Employment / Commercial		Gross Site Area (ha): 19.2	
Criteria	Comments		Impact
Land	Brownfield site.		Green
	Located within the settlement boundary.		
Accessibility	Located approximately within 400m of public transport point.		Green
	Located approximately within 400m of two or more local facilities.		
	Located approximately within 100m of an active travel route.		
Historical and Cultural Landscape	No known impact on SAM/Listed building/Conservation Area.		Green
	No known impact on registered historic park/garden or historic landscape.		
	The cultural landscape is outstanding (Landmap). The historic landscape is low (Landmap).		
Environmental	Designated as a Site of Importance for Nature Conservation (Policy ENV3.2 – Bryn Serth).	Red	Red
	Potential impact on protected species.	Yellow	
	Landscape sensitivity is moderate.	Yellow	
	Potential impact on trees.	Yellow	
Physical	Not in a flood risk area from rivers and seas.		Green
	The land is undulating and increases in height to the north-west.	Yellow	
	Not located in a minerals safeguarding area.		
	No known issues identified in terms of bad neighbours.		
	No known risk of contamination identified.		
Economic and Other Benefits	The economic and other benefits are unknown at this stage.		White
	No highway improvements identified at this stage.		
Availability and Deliverability	The existing highway network can accommodate the development proposal.	Green	Yellow
	The site is located in a Development High Risk Area on the coalfield.	Red	
	Viability unknown – further information required	Yellow	
	No known ownership issues identified.	Green	
	The landowners are working on a masterplan for the site.		
<b>Detailed Internal Assessment Score:</b>			Green
<b>Preferred Strategy Assessment Score:</b>	The proposed site aligns with the Preferred Strategy.		Green
<b>Proceed with Site to Next Stage:</b>			Yes

Appendix 1: Results of Strategic Site Assessments

Site Number: EV025		Site Name: Land to north of A4281	
Proposed Use: Residential		Gross Site Area (ha): 3.4	
Criteria	Comments		Impact
<b>Land</b>	Greenfield site.	Red	Yellow
	Located within the settlement boundary.	Green	
<b>Accessibility</b>	Located approximately within 800m of a public transport point.	Yellow	Yellow
	Located approximately within 800m of two or more local facilities.	Yellow	
	Located approximately within 100m of an active travel route.	Green	
<b>Historical and Cultural Landscape</b>	No known impact on SAM/Listed building/Conservation Area.	Green	Green
	No known impact on registered historic park/garden or historic landscape.	Green	
	The cultural landscape value is moderate (Landmap). The historic landscape value is high (Landmap).	White	
<b>Environmental</b>	Part of the site is designated as a SINC (Policy ENV3.19 Land to the rear of Glyndwr Road). Development of the land would result in overdevelopment of the A4281 corridor and loss of green space.	Red	Red
	Potential impact on protected species.	Yellow	
	Landscape sensitivity is high.	Red	
	Potential impact on trees.	Yellow	
<b>Physical</b>	Not in a flood risk area from rivers and seas.	Green	Light Green
	The site is elevated and in a visually prominent position.	Yellow	
	Not located in a mineral safeguarding area.	Green	
	Rassau Industrial Estate is located in close proximity to the site.	Yellow	
	No known risk of contamination identified.	Green	
<b>Economic and Other Benefits</b>	The economic and other benefits are unknown at this stage.	White	White
	No highway improvements identified at this stage.	White	
<b>Availability and Deliverability</b>	The existing highway network can accommodate the development proposal subject to the upgrading of the access point onto the A4281 to comply with minimum visibility splays and junction type.	Yellow	Yellow
	The site is located in a Development High Risk Area on the coalfield.	Green	
	Viability unknown – further information required.	Yellow	
	The site is in joint ownership.	Yellow	
<b>Detailed Internal Assessment Score:</b>			Red
<b>Preferred Strategy Assessment Score:</b>		The proposed site aligns with some elements of the Preferred Strategy.	
<b>Proceed with Site to Next Stage:</b>			No

Appendix 1: Results of Strategic Site Assessments

Site Number: EV027		Site Name: Bottcher UK	
Proposed Use: Residential		Gross Site Area (ha): 5.2	
Criteria	Comments		Impact
Land	Part brownfield (approximately 1.3 ha) and part greenfield site (approximately 3.9 ha).	Yellow	Green
	Located within the settlement boundary.	Green	
Accessibility	There are no public transport points within 800m of the site.	Red	Red
	There are no local facilities within 800m of the site.	Red	
	There are no active travel routes within 800m of the site.	Red	
Historical and Cultural Landscape	No known impact on SAM/Listed building/Conservation Area.	Green	Green
	No known impact on registered historic park/garden or historic landscape.	Green	
	The cultural landscape value is outstanding (Landmap). The historic landscape value is high (Landmap).	White	
Environmental	No identified impact on environmental designations. However the site is part of the Carn y Cefn landscape area. There is also a hydrological risk to the east edge of the site.	Yellow	Red
	Potential impact on protected species.	Yellow	
	Landscape sensitivity is high.	Red	
	Potential impact on trees and hedgerows.	Yellow	
Physical	Not in a flood risk area from rivers and seas.	Green	Yellow
	No topographical constraints identified.	Green	
	Not located in a mineral safeguarding area.	Green	
	Cwm Draw Ind Est is below the site – incompatibility of adjoining land uses and residential development.	Yellow	
	Risk of contamination due to site partially overlain with made ground associated with historic Industrial activities.	Yellow	
Economic and Other Benefits	The economic and other benefits are unknown at this stage.	White	White
	No highway improvements identified at this stage.	White	
Availability and Deliverability	The existing highway network can accommodate the development proposal.	Green	Yellow
	The majority of the site is located in a Development High Risk Area on the coalfield.	Red	
	Viability unknown – further information required.	Yellow	
	No known ownership issues identified.	Green	
<b>Detailed Internal Assessment Score:</b>			Red
<b>Preferred Strategy Assessment Score:</b>	The proposed site aligns with the Preferred Strategy.		Green
<b>Proceed with Site to Next Stage:</b>			No

Appendix 1: Results of Strategic Site Assessments

Site Number: EV031		Site Name: The Works (Former Steelworks Site)	
Proposed Use: Mixed Use		Gross Site Area (ha): 77.8	
Criteria	Comments		Impact
Land	Brownfield site.		Green
	Located within the settlement boundary.		
Accessibility	Located approximately within 400m of a public transport point.		Green
	Located approximately within 400m of two or more local facilities.		
	Located approximately within 100m of an active travel route.		
Historical and Cultural Landscape	The General Offices is a Grade II* Listed Building (within site boundary). No known impact on SAM/Conservation Area.		Yellow
	No known impact on registered historic park/garden or historic landscape.		
	The cultural landscape value is outstanding (Landmap). The historic landscape value is moderate (Landmap).		
Environmental	Part of the site (Central Valley - 9.5 ha) is designated as a LNR. The site abuts a SINCR on the northern and north eastern boundary (Policy ENV3.28 Ebbw River).		Yellow
	Potential for impact on protected species.		
	Landscape sensitivity is moderate.		
	Potential impact on trees that are protected by a tree preservation order.		
Physical	Part of the site on the eastern boundary is in flood zone C2 from rivers and seas.		Yellow
	No topographical constraints identified.		
	Not located within a mineral safeguarding area.		
	No known issues identified in terms of bad neighbours.		
Economic and Other Benefits	The regeneration of the Works aims to transform the site into a vibrant and distinctive area. The scheme has already delivered a primary and special education needs school, hospital, a learning zone, leisure centre, a central Valley Wetland Park, cycleway, an extension to the railway and a mechanical link to the town centre. The site now needs to deliver (B1) office accommodation, commercial floor space, 220 homes and employment land.		Green
	Transport Assessments and all identified upgrading works to the wider highway network have been completed.		
Availability and Deliverability	The existing highway network can accommodate this development proposal.		Light Green
	Half of the site is located in a Development High Risk Area on the coalfield.		
	High level testing identifies that the site is viable.		
	No known ownership issues identified.		
<b>Detailed Internal Assessment Score:</b>			Green
<b>Preferred Strategy Assessment:</b>	The proposed site aligns with the Preferred Strategy.		Green
<b>Proceed with Site to Next Stage:</b>			Yes

Appendix 1: Results of Strategic Site Assessments

Site Number: EV032		Site Name: Ebbw Vale Northern Corridor	
Proposed Use: Mixed Use		Gross Site Area (ha): 77.5	
Criteria	Comments		Impact
Land	Brownfield site.		Green
	Located within the settlement boundary.		
Accessibility	Located approximately within 400m of a public transport point.		Green
	Located approximately within 400m of two or more local facilities.		
	Located approximately within 100m of an active travel route.		
Historical and Cultural Landscape	No known impact on SAM/Listed building/Conservation Area.		Green
	No known impact on registered historic park/garden or historic landscape.		
	The cultural landscape value is moderate (Landmap). The historic landscape value is high (Landmap).		
Environmental	Parts of the site are designated as SINCs (Policy ENV3.2 – Bryn Serth, ENV3.27 – Rhyd y Blew and Bryn Serth highway verge).		Yellow
	Potential for impact on protected species		
	Landscape sensitivity is moderate.		
	Potential impact on trees that are protected by a tree preservation order.		
Physical	Not in a flood risk area from rivers and seas.		Green
	No topographical constraints identified.		
	Not located within a mineral safeguarding area.		
	No known issues identified in terms of bad neighbours.		
	No known risk of contamination.		
Economic and Other Benefits	The economic and other benefits are unknown at this stage.		White
	Highway improvements identified through the planning permissions (below).		
Availability and Deliverability	The existing highway network can accommodate this development proposal.		Yellow
	The majority of the site is located in a Development High Risk Area on the coalfield.		
	High level testing identifies that the site is viable.		
	The site is in multiple ownership.		
	Parts of the site have been granted planning permission (pp) for residential development. The land adjacent to KFC has pp for 100 homes which is currently under construction and Land at College Road/Waun y Pound has pp for 277 homes.		
<b>Detailed Internal Assessment Score:</b>			Green
<b>Preferred Strategy Assessment Score:</b>	The proposed site aligns with the Preferred Strategy.		Green
<b>Proceed with Site to Next Stage:</b>			Yes

Appendix 1: Results of Strategic Site Assessments

Site Number: T001		Site Name: Twyn Glas Farm	
Proposed Use: Residential		Gross Site Area (ha): 5.5	
Criteria	Comments		Impact
Land	Majority of the site is greenfield land (approximately 5.3 ha) and a small part is brownfield land (approximately 0.2 ha).	Red	Yellow
	Part of the site lies within the settlement boundary (approximately 1.1 ha) and part of the site lies outside the settlement boundary (approximately 4.4 ha).	Yellow	
Accessibility	Located approximately within 400m of a public transport point.	Green	Yellow
	Located approximately within 800m of two or more local facilities.	Yellow	
	Located approximately within 800m of an active travel route.	Yellow	
Historical and Cultural Landscape	No known impact on SAM/Listed building/Conservation Area.	Green	Green
	No known impact on registered historic park/garden or historic landscape.	Green	
	The cultural landscape is outstanding (Landmap). The historic landscape is low (Landmap).	White	
Environmental	The site abuts a SINC (Policy ENV3.47 Parc Bryn Bach) and a LNR(Parc Bryn Bach) on the northern and western boundaries.	Yellow	Red
	Potential for impact on protected species.	Yellow	
	Landscape sensitivity is high.	Red	
	Potential impact on trees.	Yellow	
Physical	Not in a flood risk area from rivers and seas.	Green	Yellow
	The land is steeply sloping.	Yellow	
	The majority of the site is located partly within a coal safeguarding area (approximately 4.4 ha).	Yellow	
	No known issues identified in terms of bad neighbours.	Yellow	
	Risk of contamination as the site is partially overlain with made ground associated with historic Industrial activities in area.	Yellow	
Economic and Other Benefits	The economic and other benefits are unknown at this stage.	White	White
	No highway improvements identified at this stage.	White	
Availability and Deliverability	The highway network is unsuitable to accommodate the development proposal	Red	Red
	The majority of the site is located in a Development High Risk Area on the coalfield.	Red	
	Viability unknown – further information required.	Yellow	
	The site is in shared ownership.	Yellow	
<b>Detailed Internal Assessment Score:</b>			Red
<b>Preferred Strategy Assessment Score:</b>	The proposed site aligns with some elements of the Preferred Strategy.		Yellow
<b>Proceed with Site to Next Stage:</b>			No

Appendix 1: Results of Strategic Site Assessments

Site Number: T004		Site Name: Jesmondene Stadium	
Proposed Use: Residential		Gross Site Area (ha): 5.4	
Criteria	Comments		Impact
Land	Brownfield site.	Green	Green
	Located within the settlement boundary.	Green	
Accessibility	Located approximately within 400m of public transport point.	Green	Yellow
	Located approximately within 800m of two or more local facilities.	Yellow	
	There are no active travel routes within 800m of the site.	Red	
Historical and Cultural Landscape	No known impact on SAM/Listed building/Conservation Area.	Green	Green
	No known impact on registered historic park/garden or historic landscape.	Green	
	The cultural landscape value is outstanding (Landmap). The historic landscape value is high (Landmap).	White	
Environmental	No identified impact on environmental designations.	Green	Yellow
	Potential for impact on protected species.	Yellow	
	Landscape sensitivity is high.	Red	
	No identified impact on trees, woodland and hedgerows.	Green	
Physical	Not in a flood risk area from rivers and seas.	Green	Light Green
	Potential slope instability issues.	Yellow	
	Not located within a mineral safeguarding area.	Green	
	No known issues identified in terms of bad neighbours.	Green	
	Risk of contamination due to previous use of land.	Yellow	
Economic and Other Benefits	The economic and other benefits are unknown at the stage.	White	White
	No highway improvements identified at this stage.	White	
Availability and Deliverability	The existing highway network can accommodate the development proposal subject to upgrading works in the form of appropriate junction gradients and visibility splays	Yellow	Red
	The majority of the site is located in a Development High Risk Area on the coalfield.	Red	
	Viability unknown – further information required.	Yellow	
	The site plan does not abut with the adopted highway – the applicant may require land not within their control to construct an adequate access junction.	Yellow	
<b>Detailed Internal Assessment Score:</b>			Red
<b>Preferred Strategy Assessment Score:</b>	The proposed site aligns with the Preferred Strategy.	Green	
<b>Proceed with Site to Next Stage:</b>			No

Appendix 1: Results of Strategic Site Assessments

Site Number: T017		Site Name: Land opposite Hunts Lodge	
Proposed Use: Residential		Gross Site Area (ha): 7.0	
Criteria	Comments		Impact
Land	Greenfield site.		Red
	Located out of settlement.		
Accessibility	Located approximately within 400m of a public transport point.	Green	Yellow
	There are no local facilities within 800m of the site.	Red	
	Located approximately within 100m of an active travel route.	Green	
Historical and Cultural Landscape	No known impact on SAM/Listed building/Conservation Area.	Green	Green
	No known impact on registered historic park/garden or historic landscape.	Green	
	The cultural landscape value is outstanding (Landmap). The historic landscape value is high (Landmap).		
Environmental	No identified impact on environmental designations. However, the site supports a range of plants and animals, some priority species and habitats that would be lost if the land was used for renewable energy / residential development.	Red	Red
	Potential for impact on protected species.	Yellow	
	Landscape sensitivity is high.	Red	
	Potential impact on trees.	Yellow	
Physical	Not in a flood risk area from rivers and seas.	Green	Green
	No topographical constraints identified.	Green	
	Located within a coal safeguarding area.	Yellow	
	No known issues in terms of bad neighbours.	Green	
	No known risk of contamination identified.	Green	
Economic and Other Benefits	The economic and other benefits are unknown at the stage.		White
	Localised highway improvements including bus stop improvements and road safety measures are required. New footway links are also required.		
Availability and Deliverability	The existing highway network can accommodate the development proposal subject to upgrading works.	Yellow	Light Green
	The majority of the site is located in a Development Low Risk Area on the coalfield.	Green	
	Viability unknown – further information required.	Yellow	
	No known ownership issues identified.	Green	
<b>Detailed Internal Assessment Score:</b>			Red
<b>Preferred Strategy Assessment Score:</b>	The proposed site does not align with the Preferred Strategy.		Red
<b>Proceed with Site to Next Stage:</b>			No

Appendix 1: Results of Strategic Site Assessments

Site Number: UEF019		Site Name: Former Nantyglo Comprehensive School Site	
Proposed Use: Mixed Use		Gross Site Area (ha): 10.2	
Criteria	Comments		Impact
Land	Brownfield site.		Green
	Located within the settlement boundary.		
Accessibility	Located approximately within 400m of public transport point.		Green
	Located approximately within 400m of two or more local facilities.		
	Located approximately within 100m of an active travel route.		
Historical and Cultural Landscape	No known impact on SAM/Listed building/Conservation Area.		Green
	No known impact on registered historic park/garden or historic landscape.		
	The cultural landscape value is outstanding (Landmap). The historic landscape value is high (Landmap).		
Environmental	No identified impact on environmental designations.		Yellow
	Potential for impact on protected species.		
	Landscape sensitivity is moderate.		
	Potential impact on trees.		
Physical	Not in a flood risk area from rivers and seas.		Green
	No topographical constraints identified.		
	Not located within a mineral safeguarding area.		
	No known issues identified in terms of bad neighbours.		
	Risk of contamination due to the site's previous use.		
Economic and Other Benefits	The economic and other benefits are unknown at this stage.		White
	No highway improvements identified at this stage.		
Availability and Deliverability	The existing highway network can accommodate this development proposal.		Green
	Half of the site is located in a Development High Risk Area on the coalfield.		
	High level testing identifies that the site is viable.		
	No known ownership issues identified.		
<b>Detailed Internal Assessment Score:</b>			Green
<b>Preferred Strategy Assessment Score:</b>	The proposed site aligns with the Preferred Strategy.		Green
<b>Proceed with Site to Next Stage:</b>			Yes

Appendix 1: Results of Strategic Site Assessments

Site Number: UEF023		Site Name: Ffoesmaen Road	
Proposed Use: Residential		Gross Site Area (ha): 4.7	
Criteria	Comments		Impact
Land	Greenfield site.	Red	Yellow
	Located adjacent to the settlement boundary.	Yellow	
Accessibility	Located approximately within 400m of a public transport point.	Green	Yellow
	Located approximately within 800m of two or more local facilities.	Yellow	
	There are no active travel routes within 800m of the site.	Red	
Historical and Cultural Landscape	No known impact on SAM/Listed building/Conservation Area.	Green	Green
	No known impact on a registered historic park/garden or historic landscape.	Green	
	The cultural landscape value is outstanding (Landmap). The historic landscape value is moderate (Landmap).	White	
Environmental	The site is designated as a Special Landscape Area (Policy ENV2.2 Eastern Ridge and Mynydd James).	Red	Yellow
	Potential for impact on protected species	Yellow	
	Landscape sensitivity is high.	Red	
	Potential impact on trees.	Yellow	
Physical	Not in a flood risk area from rivers and seas.	Green	Light Green
	Steeply sloping site.	Yellow	
	Located within a coal safeguarding area.	Yellow	
	No known issues identified in terms of bad neighbours.	Green	
	No known risk of contamination identified.	Green	
Economic and Other Benefits	The economic and other benefits are unknown at this stage.	White	White
	No highway improvements identified at this stage.	White	
Availability and Deliverability	The existing highway network cannot accommodate this development proposal. Unless existing traffic congestion and on-street parking issues can be resolved in the wider Garn Cross area of Nantyglo, this development will exacerbate these issues.	Red	Red
	The majority of the site is located in a Development High Risk Area on the coalfield.	Red	
	Viability unknown – further information required.	Yellow	
	No ownership issues identified.	Green	
<b>Detailed Internal Assessment Score:</b>			Red
<b>Preferred Strategy Assessment Score:</b>	The proposed site does not align with the Preferred Strategy.		Red
<b>Proceed with Site to Next Stage:</b>			No

Appendix 1: Results of Strategic Site Assessments

Site Number: UEF025		Site Name: Land south of Warwick Road and North of Waunheulog	
Proposed Use: Residential		Gross Site Area (ha): 3.2	
Criteria	Comments		Impact
Land	Greenfield site.	Red	Yellow
	Located within the settlement boundary.	Green	
Accessibility	Located approximately within 400m of a public transport point.	Green	Green
	Located approximately within 400m of two or more local facilities.	Green	
	Located approximately within 100m of an active travel route.	Green	
Historical and Cultural Landscape	No known impact on SAM/Listed building/Conservation Area.	Green	Green
	No known impact on registered historic park/garden or historic landscape.	Green	
	The cultural landscape is outstanding (Landmap). The historic landscape is high (Landmap).	White	
Environmental	Part of the site is designated as a SINC (Policy ENV3.89 Parc Nant y Waun).	Yellow	Red
	Potential for impact on protected species	Yellow	
	Landscape sensitivity is high.	Red	
	Potential impact on trees, woodland and hedgerows.	Yellow	
Physical	Not in a flood risk area from rivers and seas.	Green	Green
	No topographical constraints identified.	Green	
	Not located in a mineral safeguarding area.	Green	
	No known issues in terms of bad neighbours.	Green	
	Risk of contamination due to site's previous use.	Yellow	
Economic and Other Benefits	The economic and other benefits are unknown at the stage.	White	White
	No highway improvements identified at this stage.	White	
Availability and Deliverability	The highway network can accommodate this development proposal.	Green	Yellow
	The majority of the site is located in a Development High Risk Area on the coalfield .	Red	
	Viability unknown – further information required.	Yellow	
	No known ownership issues identified.	Green	
<b>Detailed Internal Assessment Score:</b>			Yellow
<b>Preferred Strategy Assessment Score:</b>	The proposed site complies with some elements of the Preferred Strategy.		Yellow
<b>Proceed with Site to Next Stage:</b>			Yes

Appendix 1: Results of Strategic Site Assessments

Site Number: LEF005		Site Name: Land off Arrael View	
Proposed Use: Residential		Gross Site Area (ha): 3.2	
Criteria	Comments		Impact
Land	Greenfield site.	Red	Yellow
	Located adjacent to the settlement boundary.	Yellow	
Accessibility	Located approximately within 400m of a public transport point.	Green	Light Green
	Located approximately within 400m of two or more local facilities.	Green	
	Located approximately within 800m of an active travel route.	Yellow	
Historical and Cultural Landscape	No known impact on SAM/Listed building/Conservation Area.	Green	Green
	No known impact on registered historic park/garden or historic landscape.	Green	
	The cultural landscape value is moderate (Landmap). The historic landscape value is high (Landmap).	White	
Environmental	The site is designated as a Special Landscape Area (Policy ENV2.2 Eastern Ridge and Mynydd James).	Red	Red
	Potential impact on protected species.	Yellow	
	Landscape sensitivity is high.	Red	
	Important woodland resource as parts of the site comprise of ancient woodland.	Red	
Physical	Not in a flood risk area from rivers and seas.	Green	Yellow
	The land is steeply sloping.	Yellow	
	Located within a coal safeguarding area.	Yellow	
	No known issues identified in terms of bad neighbours.	Yellow	
	Risk of contamination as part of the proposed site had railway/ tram lines running through associated with historic industrial activities of the area	Yellow	
Economic and Other Benefits	The economic and other benefits are unknown at this stage.	White	White
	No highway improvements identified at this stage.	White	
Availability and Deliverability	Whilst it is difficult to envisage the entire site being developed there is scope to develop areas of the site subject to access being achieved.	Yellow	Yellow
	The site is located in a Development Low Risk Area on the coalfield.	Green	
	Viability unknown – further information required.	Yellow	
	No ownership issues identified.	Green	
<b>Detailed Internal Assessment Score:</b>			Red
<b>Preferred Strategy Assessment:</b>	The proposed site does not align with the Preferred Strategy.		Red
<b>Proceed with Site to Next Stage:</b>			No

## Appendix 2: Consultation with External Infrastructure Providers – Strategic Sites

Site Number:	EV007	Site Name	Nant y Croft
Proposed Use:	Residential		
Consultee	Summary of Comments and Potential Issues	Mitigation Necessary	
<b>Natural Resources Wales (NRW)</b>	<ul style="list-style-type: none"> <li>• Connection to mains public sewer is feasible.</li> <li>• Site is located within 2km of Brecon Beacons National Park Boundary.</li> <li>• Potential for protected species.</li> </ul>	<ul style="list-style-type: none"> <li>• None identified at this stage.</li> <li>• Landscape and visual appraisal/assessment is required.</li> <li>• Preliminary Ecological Assessment will be required to determine if there is a reasonable likelihood of a European Protected Species being present. If so, further survey may be required. Some sites may require Green Infrastructure to be retained or created to support protected species.</li> </ul>	
<b>Western Power</b>	No comments received.		
<b>Glamorgan Gwent Archaeological Trust (GGAT)</b>	Within the study area covered by the Industrial Ironworks Landscape project; part of the eastern area was a quarry depicted on 19th and 20th century mapping	Unlikely to require predetermination archaeological mitigation.	
<b>Welsh Water / Dwr Cymru</b>	<p><u>Water supply</u> There should be no issues in providing this site with a supply of clean water.</p> <p><u>Public sewerage</u> There should be no issues in the public sewerage network accommodating the foul-only flows from this site.</p> <p><u>Wastewater treatment</u> There are no problems in the receiving Cardiff Wastewater Treatment Works (WwTW) accommodating the foul-only flows from this site.</p>		
<b>The Coal Authority</b>	No comments received.		

**Appendix 2: Consultation with External Infrastructure Providers – Strategic Sites**

<b>Site Number:</b>	<b>EV015</b>	<b>Site Name</b>	<b>Land South of Darby Crescent</b>
<b>Proposed Use:</b>	<b>Residential</b>		
<b>Consultee</b>	<b>Summary of Comments and Potential Issues</b>	<b>Mitigation Necessary</b>	
<b>Natural Resources Wales (NRW)</b>	<ul style="list-style-type: none"> <li>• Awaiting a response</li> </ul>		
<b>Western Power</b>	<ul style="list-style-type: none"> <li>• Awaiting a response</li> </ul>		
<b>Glamorgan Gwent Archaeological Trust (GGAT)</b>	<ul style="list-style-type: none"> <li>• Awaiting a response</li> </ul>		
<b>Welsh Water / Dwr Cymru</b>	<ul style="list-style-type: none"> <li>• Awaiting a response</li> </ul>		
<b>The Coal Authority</b>	<ul style="list-style-type: none"> <li>• Awaiting a response</li> </ul>		

## Appendix 2: Consultation with External Infrastructure Providers – Strategic Sites

<b>Site Number:</b>	<b>EV023</b>	<b>Site Name:</b>	<b>Bryn Serth</b>
<b>Proposed Use:</b>	<b>Mixed Use</b>		
<b>Consultee</b>	<b>Summary of Comments and Potential Issues</b>	<b>Mitigation Necessary</b>	
<b>Natural Resources Wales (NRW)</b>	<ul style="list-style-type: none"> <li>• Connection to mains public sewer is feasible.</li> <li>• Site is located within 2km of Brecon Beacons National Park Boundary.</li> <li>• Potential for protected species.</li> <li>• Western boundary of the site is adjacent to ancient woodland.</li> <li>• Historic landfill site with inert materials.</li> </ul>	<ul style="list-style-type: none"> <li>• None identified at this stage.</li> <li>• Landscape and visual appraisal/assessment is required.</li> <li>• Preliminary Ecological Assessment will be required to determine if there is a reasonable likelihood of a European Protected Species being present. If so, further survey may be required. Some sites may require Green Infrastructure to be retained or created to support protected species.</li> <li>• Preliminary risk assessment required as a minimum.</li> </ul>	
<b>Western Power</b>	No comments received.		
<b>Glamorgan Gwent Archaeological Trust (GGAT)</b>	Within the study area covered by the Industrial Ironworks Landscape project; historic mapping shows coal pits, and levels, shafts, tramways and railways, reservoirs and extractive tipping.	Will require archaeological mitigation, pre-determination assessment in the first instance.	
<b>Welsh Water / Dwr Cymru</b>	No comments received.		
<b>The Coal Authority</b>	No comments received.		

## Appendix 2: Consultation with External Infrastructure Providers – Strategic Sites

Site Number:	EV031	Site Name:	The Works
Proposed Use:	Mixed Use		
Consultee	Summary of Comments and Potential Issues	Mitigation Necessary	
<b>Natural Resources Wales (NRW)</b>	<ul style="list-style-type: none"> <li>NRW's comments noted that part of the site was in Flood Zone 2&amp;3 and DAM C2.</li> <li>Connection to mains public sewer is feasible.</li> <li>There are bat records on site including: Myotis Bat Species, Common Pipistrelle, Soprano Pipistrelle.</li> <li>Potential impact on protected species.</li> </ul>	<ul style="list-style-type: none"> <li>None identified at this stage.</li> <li>None identified at this stage.</li> <li>Preliminary Ecological Assessment will be required to determine if there is a reasonable likelihood of a European Protected Species being present. If so, further survey may be required. Some sites may require Green Infrastructure to be retained or created to support protected species.</li> </ul>	
<b>Western Power</b>	No comments received.		
<b>Glamorgan Gwent Archaeological Trust (GGAT)</b>	Within the study area covered by the Industrial Ironworks Landscape project; site of Ebbw Vale Works; Ebbw Vale House; associated industrial infrastructure and extractive landscape; historic settlement; listed buildings.	Will require archaeological mitigation, pre-determination assessment in the first instance.	
<b>Welsh Water / Dwr Cymru</b>	<p><u>Water supply</u> There should be no issues in providing this site with a supply of clean water. There are numerous water mains traversing this site.</p> <p><u>Public sewerage</u> There should be no issues in the public sewerage network accommodating the foul only flows from this site. There are numerous public sewers traversing the site for which protection measures will be required in the form of easement widths or diversions.</p> <p><u>Wastewater treatment</u> There are no problems in the receiving Cardiff WwTW accommodating the foul-only flows from this site.</p>	<p><u>Water supply</u> Protection measures will be required for the numerous water mains traversing the site in the form of easement widths or diversions.</p>	
<b>The Coal Authority</b>	No comments received.		

## Appendix 2: Consultation with External Infrastructure Providers – Strategic Sites

<b>Site Number:</b>	<b>EV032</b>	<b>Site Name:</b>	<b>Ebbw Vale Northern Corridor</b>
<b>Proposed Use:</b>	<b>Mixed Use</b>		
<b>Consultee</b>	<b>Summary of Comments and Potential Issues</b>	<b>Mitigation Necessary</b>	
<b>Natural Resources Wales (NRW)</b>	<ul style="list-style-type: none"> <li>• There are bat records on site including: Noctule, Common Pipistrelle, Pipistrelle agg, Soprano Pipistrelle</li> <li>• Potential for protected species</li>   <li>• Site is located within 2km of Brecon Beacons National Park Boundary.</li> <li>• Connection to mains public sewer is feasible.</li> </ul>	<ul style="list-style-type: none"> <li>• Preliminary Ecological Assessment will be required to determine if there is a reasonable likelihood of a European Protected Species being present. If so, further survey may be required. Some sites may require Green Infrastructure to be retained or created to support protected species.</li> <li>• Landscape and visual appraisal/assessment is required.</li>   <li>• None identified at this stage.</li> </ul>	
<b>Western Power</b>	No comments received.		
<b>Glamorgan Gwent Archaeological Trust (GGAT)</b>	Within the study area covered by the Industrial Ironworks Landscape project; extractive landscape; historic mapping shows pits, quarries, water management including ponds and reservoirs; railways and tramways.	Will require archaeological mitigation, pre-determination assessment in the first instance.	
<b>Welsh Water / Dwr Cymru</b>	<p><u>Water supply</u> There should be no issues in providing this site with a supply of clean water. There are numerous water mains traversing this site.</p> <p><u>Public sewerage</u> The sewer requisition has been completed for the Rhyd-y-Blew strategic site. As such, there should be no issues in the public sewerage network accommodating the foul only flows from this site. There are numerous public sewers traversing the site.</p> <p><u>Wastewater treatment</u> There are no problems in the receiving Cardiff WwTW accommodating the foul-only flows from this site.</p>	<p><u>Water supply</u> Protection measures will be required in the form of easement widths or diversions for the numerous water mains traversing this site.</p> <p><u>Public sewerage</u> Protection measures will be required in the form of easement widths or diversions for the numerous public sewers traversing the site.</p>	
<b>The Coal Authority</b>	No comments received.		

## Appendix 2: Consultation with External Infrastructure Providers – Strategic Sites

<b>Site Number:</b>	<b>UEF019</b>	<b>Site Name:</b>	<b>Former Nantyglo Comprehensive School</b>
<b>Proposed Use:</b>	<b>Mixed Use</b>		
<b>Consultee</b>	<b>Summary of Comments and Potential Issues</b>	<b>Mitigation Necessary</b>	
<b>Natural Resources Wales (NRW)</b>	<ul style="list-style-type: none"> <li>• FZ 2&amp;3 DAM C2 - Possible access/egress issues</li> <li>• There are bat records on site including: Serotine Myotis Bat Species, Noctule Bat, Pipistrellus Bat Species, Common Pipistrelle, Pipistrelle agg. Soprano Pipistrelle and Brown Long-eared Bat.</li> <li>• Potential for protected species on site.</li> <li>• Site is located within 2km of Brecon Beacons National Park Boundary.</li> <li>• Connection to mains public sewer is feasible.</li> <li>• Historic landfill site with inert materials.</li> </ul>	<ul style="list-style-type: none"> <li>• Access and egress to and from this site is considered at this stage and avoids areas at risk of flooding.</li> <li>• Preliminary Ecological Assessment will be required to determine if there is a reasonable likelihood of a European Protected Species being present. If so, further survey may be required. Some sites may require Green Infrastructure to be retained or created to support protected species.</li> <li>• Landscape and visual appraisal/assessment is required.</li> <li>• None identified at this stage.</li> <li>• Preliminary risk assessment required as minimum.</li> </ul>	
<b>Western Power</b>	No comments received.		
<b>Glamorgan Gwent Archaeological Trust (GGAT)</b>	Within the study area covered by the Industrial Ironworks Landscape project; extractive landscape; historic mapping shows colliery, airshaft, water management including reservoir, tramways, settlement, part of tinsplate works.	Will require archaeological mitigation, pre-determination assessment in the first instance.	
<b>Welsh Water / Dwr Cymru</b>	<p><u>Water supply</u> Owing to the number of units proposed, it is unlikely that there is sufficient capacity within the water supply network to service this site without causing detriment to existing customers' supply.</p> <p><u>Public sewerage</u> Owing to the number of units proposed, it is unlikely that there is sufficient capacity within the public sewerage network to accommodate the foul-only flows from this site. The site is traversed by a 225mm combined public sewer</p>	<p><u>Water supply</u> A hydraulic modelling assessment will be required in order to understand the level of reinforcement works that will be required in order to accommodate the site.</p> <p><u>Public sewerage</u> A hydraulic modelling assessment will be required in order to understand the level of reinforcement works that will be required in order to accommodate the site. Protection measures will be required in the form of an easement width or diversion due to the transversion of the public sewer and</p>	

Appendix 2: Consultation with External Infrastructure Providers – Strategic Sites

	and a 300mm combined sewer overflow. <u>Wastewater treatment</u> There are no problems in the receiving Cardiff WwTW accommodating the foul-only flows from this site.	combined sewer overflow.
<b>The Coal Authority</b>	No comments received.	

The following table is the 'traffic light' coding system that has been used when scoring the results of the detailed internal assessments (extract taken from the Candidate Site Methodology Paper):

<b>Impact</b>	
Proposed site is expected to have significant positive impacts	Green
Proposed site is expected to have some positive impacts	Light Green
Proposed site is expected to have a neutral impact	Blue
Proposed site is expected to have some negative impacts	Yellow
Proposed site is expected to have significant negative impacts	Red
The impact of the proposed site cannot be predicted at this stage	

Site Number: EV001		Site Name: Land south side of Pant y Fforest	
Proposed Use: Residential		Gross Site Area (ha): 1.9	
Criteria	Comments		Impact
Land	Greenfield site.		
	The majority of the site is located within the settlement boundary. A small area (approximately 0.2 ha) to the south east lies outside the settlement boundary.		
Accessibility	Located approximately within 800m of a public transport point.		
	Located approximately within 800m of two or more local facilities.		
	Located approximately within 800m of an active travel route.		
Historical and Cultural Landscape	No known impact on SAM/Listed building/Conservation Area.		
	No known impact on registered historic park/garden or historic landscape.		
	The cultural landscape value is moderate (Landmap). The historic landscape value is high (Landmap).		
Environmental	A small part of the site is designated as a Special Landscape Area (Policy ENV2.4 Mynydd Carn-y-Cefn and Cefn yr Arail).		
	Potential for impact on protected species.		
	Potential visual impact is high.		
	Potential impact on woodland and hedgerows		
Physical	Not in a flood risk area from rivers and seas.		
	Steep topography.		
	A small part of the site (outside the settlement boundary) is located within a coal safeguarding area.		
	No known issues identified in terms of bad neighbours.		
	Risk of contamination - the site has been overlain with made ground.		
Economic and Other Benefits	The economic and other benefits are unknown at this stage.		
	Improvements required to the local footway network.		
Availability and Deliverability	The existing highway network can accommodate the development proposal subject to significant upgrading works.		
	The whole site is located within a Development High Risk Area on the coalfield.		
	Viability unknown – further information required.		
	Site is in multiple ownership.		
	The site gained planning permission for residential development in April 2019, subject to the signing of a S106.		
<b>Detailed Internal Assessment Score:</b>			
<b>Preferred Strategy Assessment Score:</b>	The proposed site complies with some elements of the Preferred Strategy.		
<b>Proceed with Site to Next Stage:</b>			<b>Yes</b>

Site Number: EV004		Site Name: Waun y Pound Industrial Estate	
Proposed Use: Employment		Gross Site Area (ha): 0.6	
Criteria	Comments		Impact
Land	Brownfield site.	1	
	Located within the settlement boundary.		
Accessibility	Located approximately within 400m of a public transport point.		
	Located approximately within 800m of two or more local facilities.		
	Located approximately within 800m of an active travel route.		
Historical and Cultural Landscape	No known impact on SAM/Listed building/Conservation Area.		
	No known impact on registered historic park/garden or historic landscape.		
	The cultural landscape value is outstanding (Landmap).The historic landscape value is low (Landmap).		
Environmental	No identified impact on environmental designations.		
	Potential for impact on protected species.		
	Potential visual impact is low.		
	Potential impact on the trees located to the front of the site.		
Physical	Not in a flood risk area from rivers and seas.		
	No topographical constraints identified.		
	Not located within a mineral safeguarding area.		
	No known issues identified in terms of bad neighbours.		
	Risk of contamination- the site is overlain with made ground.		
Economic and Other Benefits	The economic and other benefits are unknown at this stage.		
	No highway improvements identified at this stage.		
Availability and Deliverability	The existing highway network can accommodate the development proposal.		
	The whole of the site is located in a Development Low Risk Area on the coalfield.		
	Viability unknown – further information required.		
	No known ownership issues identified.		
<b>Detailed Internal Assessment Score:</b>			
<b>Preferred Strategy Assessment Score:</b>	The proposed site aligns with the Preferred Strategy.		
<b>Proceed with Site to Next Stage:</b>			<b>Yes</b>

Site Number: EV005		Site Name: Land at Twyncyngordy Lane, Beaufort	
Proposed Use: Residential		Gross Site Area (ha): 0.7	
Criteria	Comments		Impact
Land	Greenfield site.	Red	Yellow
	Located adjacent to the settlement boundary.	Yellow	
Accessibility	Located approximately within 400m of public transport point.	Green	Light Green
	Located approximately within 400m of two or more local facilities.	Green	
	Located approximately within 800m of an active travel route.	Yellow	
Historical and Cultural Landscape	No known impact on SAM/Listed building/Conservation Area.	Green	Green
	No known impact on registered historic park/garden or historic landscape.	Green	
	The cultural landscape value is moderate (Landmap).The historic landscape value is high (Landmap).	White	
Environmental	Designated as a green wedge (Policy ENV1.1 Beaufort and Brynmawr) to prevent the coalescence of the Beaufort and Brynmawr settlements. Abuts a Local Nature Reserve on the southern boundary.	Red	Red
	Potential for impact on protected species.	Yellow	
	Potential visual impact is high.	Red	
	Potential impact on trees and hedgerows.	Yellow	
Physical	Not in a flood risk area from rivers and seas.	Green	Green
	No topographical constraints identified.	Green	
	Located within a coal safeguarding area.	Yellow	
	No known issues identified in terms of bad neighbours.	Green	
	No known risk of contamination.	Green	
Economic and Other Benefits	The economic and other benefits are unknown at this stage.	White	White
	No highway improvements identified at this stage.	White	
Availability and Deliverability	The existing highway network can accommodate the development proposal subject to the provision of a new access junction being achieved at South Bank.	Yellow	Yellow
	Half of the site is located in a Development High Risk Area on the coalfield.	Yellow	
	Viability unknown – further information required.	Yellow	
	The site is in multiple ownership.	Yellow	
<b>Detailed Internal Assessment Score:</b>			Red
<b>Preferred Strategy Assessment Score:</b>	The proposed site does not align with the Preferred Strategy.		Red
<b>Proceed with Site to Next Stage:</b>			No

Site Number: EV006		Site Name: Land at Hall Street	
Proposed Use: Residential		Gross Site Area (ha): 1.3	
Criteria	Comments		Impact
Land	Majority of the site is greenfield (approximately 1.0 ha). The small area (approximately 0.3 ha) where the existing dwellings are located is brownfield.		Yellow
	Majority of the site is located adjacent to the settlement boundary and a small part (approximately 0.3 ha) is within the settlement boundary.		
Accessibility	Located approximately within 400m of public transport point.		Yellow
	There are no local facilities located within 800m of the site.		
	There are no active travel routes within 800m of the site.		
Historical and Cultural Landscape	No known impact on SAM/Listed building/Conservation Area.		Green
	No known impact on registered historic park/garden or historic landscape.		
	The cultural landscape value is outstanding (Landmap).The historic landscape value is moderate (Landmap).		
Environmental	The majority of the site is designated as a Special Landscape Area (Policy ENV2.1 Cefn Manmoel).		Red
	Potential for impact on protected species and priority habitats.		
	Potential visual impact is high.		
	Potential impact on trees.		
Physical	Not in a flood risk area from rivers and seas.		Yellow
	The land slopes downwards from west to east.		
	Located within a coal safeguarding area.		
	The site is in very close proximity to garages at Hall Street Industrial Estate.		
	No risk of contamination identified.		
Economic and Other Benefits	The economic and other benefits are unknown at this stage.		White
	No highway improvements identified at this stage.		
Availability and Deliverability	The existing highway network can accommodate the development proposal. Given the topography of the development site, direct vehicle access onto Hall Street would be anticipated as the means of access to individual dwellings.		Yellow
	A third of the site is in a Development Low Risk Area on the coalfield.		
	Viability unknown – further information required.		
	There is a restrictive covenant on the land which prevents construction of buildings/structures on the land and the land can only be used for grazing purposes.		
<b>Detailed Internal Assessment Score:</b>			Red
<b>Preferred Strategy Assessment Score:</b>	The proposed site does not align with the Preferred Strategy.		Red
<b>Proceed with Site to Next Stage:</b>			No

Site Number: EV008		Site Name: Waunoris Farm	
Proposed Use: Residential		Gross Site Area (ha): 0.99	
Criteria	Comments		Impact
Land	Greenfield site.	Red	Yellow
	Located adjacent to the settlement boundary.	Yellow	
Accessibility	Located approximately within 400m of a public transport point.	Green	Light Green
	Located approximately within 400m of two or more local facilities.	Green	
	Located approximately within 800m of an active travel route.	Yellow	
Historical and Cultural Landscape	No known impact on SAM/Listed building/Conservation Area.	Green	Green
	No known impact on registered historic park/garden or historic landscape.	Green	
	The cultural landscape value is moderate (Landmap). The historic landscape value is high (Landmap).	White	
Environmental	The majority of the site is designated as a Special Landscape Area (Policy ENV2.8 Beaufort Common).The site abuts a Site of Importance for Nature Conservation (Policy 3.1 Beaufort Hill Ponds and Woodlands) on the eastern boundary.	Red	Red
	Potential for protected species.	Yellow	
	Potential visual impact is high.	Red	
	No identified loss of woodland, trees and hedgerows.	Green	
Physical	Not in a flood risk area from rivers and seas.	Green	Green
	No topographical constraints identified.	Green	
	Located within a coal safeguarding area.	Yellow	
	No known issues identified in terms of bad neighbours.	Green	
	No risk of contamination.	Green	
Economic and Other Benefits	The economic and other benefits are unknown at this stage.	White	White
	Minor upgrading works to the existing footway network would be required.	White	
Availability and Deliverability	The existing highway network can accommodate the development proposal subject to minor upgrading works to the Mountain Road.	Yellow	Yellow
	The majority of the site is located in a Development Low Risk Area on the coalfield.	Green	
	Viability unknown – further information required	Yellow	
	The applicant will need to demonstrate that the land required to complete the upgrading highway works are within their control.	Yellow	
<b>Detailed Internal Assessment Score:</b>			Red
<b>Preferred Strategy Assessment Score:</b>	The proposed site does not align with the Preferred Strategy.		Red
<b>Proceed with Site to Next Stage:</b>			No

Site Number: EV009		Site Name: Land adjacent to Unit G Cwmdraw Industrial Estate	
Proposed Use: Residential		Gross Site Area (ha): 0.4	
Criteria	Comments		Impact
Land	Brownfield site.		
	Within the existing settlement boundary.		
Accessibility	Located approximately within 800m of a public transport point.		
	There are no local facilities located within 800m of the site.		
	Located approximately within 800m of an active travel route.		
Historical and Cultural Landscape	No known impact on SAM/Listed building/Conservation Area.		
	No known impact on registered historic park/garden or historic landscape.		
	The cultural landscape value is outstanding (Landmap).The historic landscape value is moderate (Landmap).		
Environmental	No identified impact on environmental designations.		
	Potential impact on protected species.		
	Potential visual impact is low.		
	Potential for impact on hedgerows.		
Physical	Not in a flood risk area from rivers and seas.		
	No topographical constraints identified.		
	Not located within a mineral safeguarding area.		
	Significant concerns regarding the incompatibility of adjoining land uses and residential development. The site is located within a protected employment area (EMP2.13 Cwm Draw Industrial Estate).		
	Risk of contamination as the site has been overlain with made ground.		
Economic and Other Benefits	The economic and other benefits are unknown at this stage.		
	No highway improvements identified at this stage.		
Availability and Deliverability	The existing highway network can accommodate the development proposal.		
	The majority of the site is located in a Development High Risk Area on the coalfield.		
	Viability unknown – further information required.		
	No known ownership issues identified.		
	Need for strategic redevelopment of this site rather than the piecemeal development of this site.		
<b>Detailed Internal Assessment Score:</b>			
<b>Preferred Strategy Assessment Score:</b>	The proposed site complies with some elements of the Preferred Strategy.		
<b>Proceed with Site to Next Stage:</b>			No

Site Number: EV014		Site Name: Land off Moorland Road	
Proposed Use: Residential		Gross Site Area (ha): 1.8	
Criteria	Comments		Impact
Land	Brownfield site.		
	Located within the settlement boundary.		
Accessibility	Located approximately within 400m of a public transport point.		
	Located approximately within 800m of two or more local facilities.		
	There are no active travel routes within 800m of the site.		
Historical and Cultural Landscape	No known impact on SAM/Listed building/Conservation Area.		
	No known impact on registered historic park/garden or historic landscape.		
	The cultural landscape value is outstanding (Landmap).The historic landscape value is high (Landmap).		
Environmental	No identified impact on environmental designations.		
	Potential impact on protected species.		
	Potential visual impact is medium.		
	No impact on woodland, trees and hedgerows identified.		
Physical	Not in a flood risk area from rivers and seas.		
	No topographical constraints identified.		
	Not located within a mineral safeguarding area.		
	No known issues identified in terms of bad neighbours.		
	Risk of contamination due to previous use.		
Economic and Other Benefits	The economic and other benefits are unknown at this stage.		
	No highway improvements identified at this stage.		
Availability and Deliverability	The existing highway network can accommodate the development proposal.		
	The majority of the site is located in a Development Low Risk Area on the coalfield.		
	Viability unknown – further information required.		
	No known ownership issues identified.		
<b>Detailed Internal Assessment Score:</b>			
<b>Preferred Strategy Assessment Score:</b>	The proposed site aligns with the Preferred Strategy.		
<b>Proceed with Site to Next Stage:</b>			<b>Yes</b>

Site Number: EV016		Site Name: Wrekin, Cwm Road	
Proposed Use: Residential		Gross Site Area (ha): 0.37	
Criteria	Comments		Impact
Land	Greenfield site.		Red
	Located out of settlement.		
Accessibility	Located approximately within 800m of a public transport point.	Yellow	Yellow
	There are no local facilities located within 800m of the site.	Red	
	Located approximately within 800m of an active travel route.	Yellow	
Historical and Cultural Landscape	No known impact on SAM/Listed building/Conservation Area.	Green	Green
	No known impact on registered historic park/garden or historic landscape.	Green	
	The cultural landscape value is outstanding (Landmap).The historic landscape value is moderate (Landmap).		
Environmental	Designated as a Special Landscape Area (Policy ENV2.4 Mynydd Carn y Cefn and Cefn yr Arail) and adjacent to a Site of Importance for Nature Conservation (Policy ENV3.28 Ebbw River).	Red	Red
	Potential impact on other protected species. Otter record on site.	Red	
	Potential visual impact is high.	Red	
	Potential for impact on woodland and trees.	Yellow	
Physical	The entire site is located in flood zone B and the southern and eastern boundaries of the site are located within flood zone C2 from rivers and seas.	Yellow	Yellow
	No topographical constraints identified.	Green	
	Located within an aggregate safeguarding area.	Yellow	
	In close proximity to the railway line so potential for noise particularly with planned increased movements.	Yellow	
	Risk of contamination as the site has been built up to form an access road and for the railway siding.	Yellow	
Economic and Other Benefits	The economic and other benefits are unknown at this stage.		White
	No highway improvements identified at this stage.		
Availability and Deliverability	Site is not suitable for development due to highway and access constraints. The highway network at this location is sub-standard with regards to road widths (Bridge Specification), visibility and lack of footways.	Red	Red
	The whole site is located in a Development Low Risk Area on the coalfield.	Green	
	Viability unknown – further information required.	Yellow	
	No known ownership issues identified.	Green	
	Planning permission was refused in 2015 and the conclusion was that residential development would have an undesirable urban effect, harmful to the character and appearance of the countryside.	Yellow	
<b>Detailed Internal Assessment Score:</b>			Red
<b>Preferred Strategy Assessment Score:</b>	The proposed site does not align with the Preferred Strategy.		Red
<b>Proceed with Site to Next Stage:</b>			No

<b>Site Number: EV017</b>		<b>Site Name: Land to the rear of Big Lane &amp; Little Lane, Beaufort</b>	
<b>Proposed Use: Renewable Energy</b>		<b>Gross Site Area (ha): 39.5</b>	
<b>Criteria</b>	<b>Comments</b>		<b>Impact</b>
<b>Land</b>	Greenfield site		Red
	Located out of settlement.		
<b>Accessibility</b>	There are a number of Rights of Way transecting the site.		Yellow
	Active travel routes run through the site which need to be considered when developing the site		
<b>Historical and Cultural Landscape</b>	No known impact on SAM/Listed building/Conservation Area.		Green
	No known impact on registered historic park/garden or historic landscape.		
	The cultural landscape value is moderate (Landmap).The historic landscape value is high (Landmap).		
<b>Environmental</b>	Designated as Site of Importance for Nature Conservation (Policy ENV3.1 Beaufort Hill Ponds and Woodland). Designated as a Special Landscape Area (Policy ENV2.8 Beaufort Common). Designated as a Local Nature Reserve. North eastern part of the site within 300m of Brecon Beacons National Park.		Red
	Potential impact on protected species.		
	Potential visual impact is high.		
	Potential for impact on trees.		
<b>Physical</b>	Not in a flood risk area from rivers and seas.		Yellow
	No topographical constraints identified.		
	Located within a coal safeguarding area.		
	Assessments will be required in terms of impact on adjoining land uses.		
	Risk of contamination as site is overlain with made ground.		
<b>Economic and Other Benefits</b>	The economic and other benefits are unknown at this stage.		White
	No highway improvements identified at this stage.		
<b>Availability and Deliverability</b>	The existing highway network can accommodate the development proposal subject to upgrading works.		Red
	The majority of the site is located in a Development High Risk Area on the coalfield.		
	Viability unknown – further information required.		
	The site is common land.		
	The site will be assessed as part of the Renewable Energy Assessment being undertaken for the RLDP.		
<b>Detailed Internal Assessment Score:</b>			Yellow
<b>Preferred Strategy Assessment Score:</b>		The proposed site aligns with some elements of the Preferred Strategy.	Yellow
<b>Proceed with Site to Next Stage:</b>			Yes

Site Number: EV018		Site Name: Silent Valley, Cwm	
Proposed Use: Renewable Energy		Gross Site Area (ha): 116.4	
Criteria	Comments		Impact
Land	Part brownfield (approximately 32 ha) and part greenfield site (approximately 84.4 ha).		Yellow
	Adjoins the existing settlement in parts however the further east the site expands the more out of settlement.		
Accessibility	There are no active travel routes within 800m of the site.	Green	Green
Historical and Cultural Landscape	No known impact on SAM/Listed building/Conservation Area.	Green	Green
	No known impact on registered historic park/garden or historic landscape.	Green	
	The cultural landscape value is outstanding (Landmap).The historic landscape value is high (Landmap).	White	
Environmental	Parts of the site on the eastern boundary and southern boundary are designated as a SSSI Cwm Merddog Woodlands. Three Sites of Importance for Nature Conservation designations within the boundary (Policy ENV3.30 Tarren y Trwyn Pond, Policy ENV3.21 Waun-Lwyd species rich grassland, and Policy ENV3.12 Garn-Cam-Isaf). Designated as a Special Landscape Area (Policy ENV2.4 Mynydd Carn y Cefn and Cefn yr Arail). Parts of the site are designated as a Local Nature Reserve.	Red	Red
	Potential impact on protected species.	Yellow	
	Potential visual impact is high.	Red	
	Potential impact on protected trees.	Yellow	
Physical	Not in a flood risk area from rivers and seas.	Green	Yellow
	No topographical constraints identified.	Green	
	Located within a coal safeguarding area.	Yellow	
	Assessments will be required in terms of impact on adjoining land uses.	White	
	Risk of contamination as the site is a closed landfill and overlain with made ground.	Yellow	
Economic and Other Benefits	The economic and other benefits are unknown at this stage.	White	White
	No highway improvements identified at this stage.	White	
Availability and Deliverability	The existing highway network can accommodate the development proposal.	Green	Green
	The majority of the site is located in a Development Low Risk Area on the coalfield.	Green	
	Viability unknown – further information required.	Yellow	
	No known ownership issues identified.	Green	
	The site will be assessed as part of the Renewable Energy Assessment being undertaken for the RLDP.	Blue	
<b>Detailed Internal Assessment Score:</b>			Yellow
<b>Preferred Strategy Assessment Score:</b>		The Preferred Strategy aligns with some elements of the Preferred Strategy	
<b>Proceed with Site to Next Stage:</b>			Yes

Site Number: EV019		Site Name: Brentwood Place	
Proposed Use: Residential		Gross Site Area (ha): 0.45	
Criteria	Comments		Impact
Land	Brownfield site.	Green	Green
	Located within the settlement boundary.	Green	
Accessibility	Located approximately within 800m of a public transport point.	Yellow	Yellow
	Located approximately within 800m of two or more local facilities.	Yellow	
	Located approximately within 800m of an active travel route.	Yellow	
Historical and Cultural Landscape	No known impact on SAM/Listed building/Conservation Area.	Green	Green
	No known impact on registered historic park/garden or historic landscape.	Green	
	The cultural landscape value is outstanding (Landmap). The historic landscape value is high (Landmap).	White	
Environmental	No impact on identified environmental designations.	Green	Light Green
	Potential for impact on protected species.	Yellow	
	Potential visual impact is low.	Green	
	Potential impact on trees.	Yellow	
Physical	Not in a flood risk area from rivers and seas.	Green	Green
	The topography of the site is slightly uneven, where the slope rises gently from the east to the west.	Yellow	
	Not located within a mineral safeguarding area.	Green	
	No known issues identified in terms of bad neighbours.	Green	
	No known risk of contamination.	Green	
Economic and Other Benefits	The economic and other benefits are unknown at this stage.	White	White
	No highway improvements identified at this stage.	White	
Availability and Deliverability	The existing highway network can accommodate the development proposal.	Green	Green
	The majority of the site is located in a Development Low Risk Area on the coalfield.	Green	
	Viability unknown – further information required.	Yellow	
	No known ownership issues.	Green	
<b>Detailed Internal Assessment Score:</b>			Green
<b>Preferred Strategy Assessment Score:</b>	The proposed site aligns with the Preferred Strategy.		Green
<b>Proceed with Site to Next Stage:</b>			Yes

Site Number: EV020		Site Name: Unit G Cwmdraw Industrial Estate	
Proposed Use: Residential		Gross Site Area (ha): 0.6	
Criteria	Comments		Impact
Land	Brownfield site.		Green
	Located within the settlement boundary.		
Accessibility	Located approximately within 800m of a public transport point.	Yellow	Red
	There are no local facilities located within 800m of the site.	Red	
	There are no active travel routes within 800m of the site.	Red	
Historical and Cultural Landscape	No known impact on SAM/Listed building/Conservation Area.	Green	Green
	No known impact on registered historic park/garden or historic landscape.	Green	
	The cultural landscape value is outstanding (Landmap).The historic landscape value is moderate (Landmap).	White	
Environmental	No identified impact on environmental designations.	Green	Light Green
	Potential impact on protected species.	Yellow	
	Potential visual impact is low.	Green	
	Potential impact on hedgerow.	Yellow	
Physical	Not in a flood risk area from rivers and seas.	Green	Yellow
	No topographical constraints identified.	Green	
	Not located within a mineral safeguarding area.	Green	
	Significant concerns regarding the incompatibility of adjoining land uses and residential development. The site is located within a protected employment area (EMP2.13 Cwm Draw Industrial Estate).	Red	
	Risk of contamination as the site has been overlain with made ground.	Yellow	
Economic and Other Benefits	The economic and other benefits are unknown at this stage.	White	White
	No highway improvements identified at this stage.	White	
Availability and Deliverability	The existing highway network can accommodate the development proposal.	Green	Yellow
	The whole site is located in a Development High Risk Area on the coalfield.	Red	
	Viability unknown – further information required.	Yellow	
	No known ownership issues identified.	Green	
	Need for strategic redevelopment of this area rather than the piecemeal development of this site.	Red	
<b>Detailed Internal Assessment Score:</b>			Red
<b>Preferred Strategy Assessment Score:</b>	The proposed site aligns with some elements of the Preferred Strategy.		Yellow
<b>Proceed with Site to Next Stage:</b>			No

Site Number: EV021		Site Name: Former Willowtown School	
Proposed Use: Residential		Gross Site Area (ha): 0.6	
Criteria	Comments		Impact
Land	Brownfield site.		
	Located within the settlement boundary.		
Accessibility	Located approximately within 400m of a public transport point.		
	Located approximately within 400m of two or more local facilities		
	Located approximately within 800m of an active travel route.		
Historical and Cultural Landscape	No known impact on SAM/Listed building/Conservation Area.		
	No known impact on registered historic park/garden or historic landscape.		
	The cultural landscape value is outstanding (Landmap).The historic landscape value is high (Landmap).		
Environmental	No identified impact on environmental designations.		
	Potential impact on protected species.		
	Potential visual impact is low.		
	No loss of woodland, trees and hedgerows identified.		
Physical	Not in a flood risk area from rivers and seas.		
	No topographical constraints identified.		
	Not located within a mineral safeguarding area.		
	No known issues identified in terms of bad neighbours.		
	No known risk of contamination.		
Economic and Other Benefits	The economic and other benefits are unknown at this stage.		
	The surrounding highway network must be upgraded, including widened footways, road and junction improvements.		
Availability and Deliverability	The existing highway network can accommodate the development proposal subject to localised highway improvements being implemented.		
	The whole of the site is located in a Development Low Risk Area on the coalfield.		
	Viability unknown – further information required.		
	No known ownership issues identified.		
<b>Detailed Internal Assessment Score:</b>			
<b>Preferred Strategy Assessment Score:</b>		The proposed site aligns with the Preferred Strategy.	
<b>Proceed with Site to Next Stage:</b>			<b>Yes</b>

Site Number: EV021		Site Name: Former Willowtown School	
Proposed Use: Car Park		Gross Site Area (ha): 0.6	
Criteria	Comments		Impact
Land	Brownfield site		
	Located within the settlement boundary.		
Accessibility	Located approximately within 400m of a public transport point.		
	Located approximately within 400m of two or more local facilities.		
	Located approximately within 800m of an active travel route.		
Historical and Cultural Landscape	No known impact on SAM/Listed building/Conservation Area.		
	No known impact on registered historic park/garden or historic landscape.		
	The cultural landscape value is outstanding (Landmap).The historic landscape value is high (Landmap).		
Environmental	No impact on environmental designations identified.		
	Potential impact on protected species.		
	Potential visual impact is low.		
	No loss of woodland, trees and hedgerows identified.		
Physical	Not in a flood risk area from rivers and seas.		
	No topographical constraints identified.		
	Not located within a mineral safeguarding area.		
	No known issues identified in terms of bad neighbours.		
	No risk of contamination.		
Economic and Other Benefits	The economic and other benefits are unknown at this stage.		
	The surrounding highway network must be upgraded, including widened footways, road and junction improvements.		
Availability and Deliverability	The existing highway network can accommodate the development proposal subject to localised highway improvements being implemented.		
	The whole of the site is located in a Development Low Risk Area on the coalfield.		
	Viability unknown – further information required. The site is unlikely to be available for a car park use.		
	No known ownership issues identified.		
	The site is allocated for residential development (Policy H1.1 Willowtown School) which is contrary to the car park use.		
<b>Detailed Internal Assessment Score:</b>			
<b>Preferred Strategy Assessment Score:</b>	The proposed site complies with some elements of the Preferred Strategy		
<b>Proceed with Site to Next Stage</b>			<b>Yes</b>

Site Number: EV022		Site Name: Land at Bryn Gwynt Road	
Proposed Use: Residential		Gross Site Area (ha): 1.3	
Criteria	Comments		Impact
Land	Greenfield land.	Red	Yellow
	Located adjacent to the settlement boundary.	Yellow	
Accessibility	Located approximately within 400m of a public transport point.	Green	Light Green
	Located approximately within 400m of two or more local facilities.	Green	
	Located approximately within 800m of an active travel route.	Yellow	
Historical and Cultural Landscape	No known impact on SAM/Listed building/Conservation Area.	Green	Green
	No known impact on registered historic park/garden or historic landscape.	Green	
	The cultural landscape value is outstanding (Landmap).The historic landscape value is moderate (Landmap).	White	
Environmental	The site is designated as a Site of Importance for Nature Conservation (Policy ENV3.40 Mynydd Manmoel).	Red	Yellow
	The site is a valuable green space with a mosaic of habitats.	Yellow	
	Potential impact on protected species and the wildlife corridor.	Yellow	
	Potential visual impact is medium.	Green	
Physical	No potential impact on woodland, trees and hedgerow identified.	Green	Light Green
	Not in a flood risk area from rivers and seas.	Green	
	The general topography of the site is uneven with a steep slope downhill from north to south.	Yellow	
	The site is located in a coal safeguarding area.	Yellow	
	No known issues identified in terms of bad neighbours.	Green	
Economic and Other Benefits	No known risk of contamination.	Green	White
	The economic and other benefits are unknown at this stage.	White	
Availability and Deliverability	No highway improvements identified at this stage.	White	Yellow
	The existing highway network can accommodate the development proposal	Green	
	Over half of the site is located in a Development High Risk Area on the coalfield.	Red	
	Viability unknown – further information required.	Yellow	
	No known ownership issues identified.	Green	
<b>Detailed Internal Assessment Score:</b>			Red
<b>Preferred Strategy Assessment Score:</b>	The proposed site does not align with the Preferred Strategy.		Red
<b>Proceed with Site to Next Stage:</b>			No

Site Number: EV024		Site Name: Land at Marine Colliery	
Proposed Use: Employment		Gross Site Area (ha): 5.3	
Criteria	Comments		Impact
Land	Brownfield site.	Green	Green
	Located within the settlement boundary.	Green	
Accessibility	Located approximately within 400m of public transport point.	Green	Yellow
	There are no local facilities within 800m of the site.	Red	
	Located approximately within 800m of an active travel route.	Yellow	
Historical and Cultural Landscape	There is a scheduled ancient monument in close proximity to the site. No impact on Listed Building/Conservation area.	Yellow	Light Green
	No known impact on registered historic park/garden or historic landscape.	Green	
	The cultural landscape value is outstanding (Landmap). The historic landscape value is high (Landmap).	White	
Environmental	The site is designated as a Site of Importance for Nature Conservation.	Red	Red
	Potential for protected species.	Yellow	
	Potential visual impact is high.	Red	
	Potential impact on hedgerows and trees.	Yellow	
Physical	Not in a flood risk area from rivers and seas.	Green	Green
	No topographical constraints identified.	Green	
	No known issues identified in terms of bad neighbours	Green	
	Not located in a mineral safeguarding area.	Green	
	Risk of contamination due to the site's previous use.	Yellow	
Economic and Other Benefits	The economic and other benefits are unknown at this stage.	White	White
	No highway improvements identified at this stage.	White	
Availability and Deliverability	The existing highway network can accommodate the development proposal	Green	Green
	The majority of the site is located within a Development Low Risk Area on the coalfield.	Green	
	Viability unknown – further information required.	Yellow	
	No known ownership issues.	Green	
<b>Detailed Internal Assessment Score:</b>			Yellow
<b>Preferred Strategy Assessment Score:</b>	The proposed site aligns with the Preferred Strategy.		Green
<b>Proceed with Site to Next Stage:</b>			<b>Yes</b>

Site Number: EV026		Site Name: Cwm Quarry and Marine Railhead	
Proposed Use: Quarry, railhead and associated transport links and development		Gross Site Area (ha): 31.2	
Criteria	Comments		Impact
Land	Part brownfield land (former Marine Colliery Site) and part greenfield land (Land at Hafad-y-Dafal).		
	Part of the land (former Marine Colliery Site) is within the settlement boundary and part is out of settlement (Land at Hafad-y-Dafal).		
Accessibility	The former Marine Colliery site is located approximately within 800m of an active travel route. There are no active travel routes within 800m of the Land at Hafod-y-Dafal.		
Historical and Cultural Landscape	Scheduled ancient monument in close proximity to the former Marine Colliery site. No identified impact on Listed Buildings and Conservation Area.		
	No known impact on registered historic park/garden or historic landscape.		
	The cultural landscape value is outstanding (Landmap).The historic landscape value is moderate (Landmap).		
Environmental	The Land at Hafad-y-Dafal is designated as a Special Landscape Area (Policy ENV2.4 Mynydd Carn y Cefn and Cefn yr Arail) and there is a Site of Importance for Nature Conservation within the boundary (Policy ENV3.6 Craig y Deri Pond). The Former Marine Colliery Site is designated as a Site of Importance for Nature Conservation.		
	Potential impact on protected species.		
	Potential visual impact is high.		
	Potential impact on protected trees.		
Physical	Not in a flood risk area from rivers and seas.		
	No topographical constraints identified.		
	Part of the site (Land at Hafod-y-Dafal) is located within an aggregate safeguarding area.		
	The former Marine Colliery site is adjacent to the railway which is an advantage.		
	Risk of contamination due to the previous use of the former marine colliery site.		
Economic and Other Benefits	The economic and other benefits are unknown at this stage.		
	No highway improvements identified at this stage.		
Availability and Deliverability	The existing highway network can accommodate the development proposal.		
	The land at Hafad-y-Dafal is located in a Development High Risk Area on the coalfield. The former Marine Colliery site is in a Development Low Risk Area on the coalfield.		
	The applicant claims that finance is in place for the scheme. However, no evidence has been submitted of this.		
	The site is in multiple ownership.		
	A mineral allocation would be dependent on the Regional Technical Statement and resource allocation for Blaenau Gwent over the plan period.		
<b>Detailed Internal Assessment Score:</b>			
<b>Preferred Strategy Assessment Score:</b>	The proposed site complies with some elements of the Preferred Strategy.		
<b>Proceed with Site to Next Stage:</b>			<b>Yes</b>

Site Number: EV029		Site Name: Land at Garnlydan Primary School	
Proposed Use: Residential		Gross Site Area (ha): 1.5	
Criteria	Comments		Impact
Land	Brownfield site.		
	Located within the settlement boundary.		
Accessibility	Located approximately within 400m of a public transport point.		
	Located approximately within 400m of two or more local facilities.		
	Located approximately within 100m of an active travel route.		
Historical and Cultural Landscape	No known impact on SAM/Listed building/Conservation Area.		
	No known impact on registered historic park/garden or historic landscape.		
	The cultural landscape value is moderate (Landmap). The historic landscape value is high (Landmap).		
Environmental	No identified impact on environmental designations.		
	Potential for impact on protected species.		
	Potential visual impact is low.		
	Potential for impact on hedgerows.		
Physical	Not in a flood risk area from rivers and seas.		
	No topographical constraints identified.		
	Not located in a mineral safeguarding area.		
	No known issues identified in terms of bad neighbours.		
	No known risk of contamination.		
Economic and Other Benefits	The economic and other benefits are unknown at this stage.		
	No highway improvements identified at this stage.		
Availability and Deliverability	The existing highway network can accommodate the development proposal.		
	The whole site is located in a Development Low Risk Area on the coalfield.		
	Viability unknown – further information required.		
	No known ownership issues identified.		
<b>Detailed Internal Assessment Score:</b>			
<b>Preferred Strategy Assessment Score:</b>	The proposed site aligns with the Preferred Strategy.		
<b>Proceed with Site to Next Stage:</b>			<b>Yes</b>

Site Number: EV033		Site Name: Land at Festival Park	
Proposed Use: Employment		Gross Site Area (ha): 0.9	
Criteria	Comments		Impact
Land	Brownfield site		
	Located within the settlement boundary.		
Accessibility	Located approximately within 400m of a public transport point.		
	Located approximately within 800m of two or more local facilities.		
	Located approximately within 800m of an active travel route.		
Historical and Cultural Landscape	No known impact on SAM/Listed building/Conservation Area.		
	No known impact on registered historic park/garden or historic landscape.		
	The cultural landscape value is outstanding (Landmap).The historic landscape value is high (Landmap).		
Environmental	No identified impact on environmental designations.		
	Potential impact on protected species.		
	Potential visual impact is low.		
	Potential impact on hedgerows.		
Physical	Not in a flood risk area from rivers and seas.		
	No topographical constraints identified.		
	Not located within a mineral safeguarding area.		
	No known issues identified in terms of bad neighbours.		
	No known risk of contamination.		
Economic and Other Benefits	The economic and other benefits are unknown at this stage.		
	No highway improvements identified at this stage.		
Availability and Deliverability	The existing highway network can accommodate the development proposal.		
	The majority of the site is located in a Development Low Risk Area on the coalfield.		
	Viability unknown – further information required		
	No known ownership issues identified.		
<b>Detailed Internal Assessment Score:</b>			
<b>Preferred Strategy Assessment Score:</b>	The proposed site aligns with the Preferred Strategy.		
<b>Proceed with Site to Next Stage:</b>			<b>Yes</b>

Site Number: EV034		Site Name: Land at Waun y Pound Industrial Estate	
Proposed Use: Employment		Gross Site Area (ha): 4.2	
Criteria	Comments		Impact
Land	Brownfield site.		
	Located within the settlement boundary.		
Accessibility	Located approximately within 400m of a public transport point.		
	Located approximately within 800m of two or more local facilities.		
	Located approximately within 800m of an active travel route.		
Historical and Cultural Landscape	No known impact on SAM/Listed building/Conservation Area.		
	No known impact on registered historic park/garden or historic landscape.		
	The cultural landscape value is outstanding (Landmap).The historic landscape value is low (Landmap).		
Environmental	The site abuts a Local Nature Reserve and Site of Importance for Nature Conservation (Policy ENV3.41-Sirhowy Hill Woodlands & Cardiff Pond).		
	Potential impact on protected species and nature corridor – possible badger presence.		
	Potential visual impact is low.		
	Potential impact on trees.		
Physical	Not in a flood risk area from rivers and seas.		
	No topographical constraints identified.		
	Not located within a mineral safeguarding area.		
	No known issues identified in terms of bad neighbours.		
	Risk of contamination due to previous use and that site is overlain with made ground.		
Economic and Other Benefits	The economic and other benefits are unknown at this stage.		
	No highway improvements identified at this stage.		
Availability and Deliverability	The existing highway network can accommodate the development proposal.		
	The majority of the site is located in a Development High Risk Area on the coalfield.		
	Viability unknown – further information required.		
	No known ownership issues identified.		
<b>Detailed Internal Assessment Score:</b>			
<b>Preferred Strategy Assessment Score:</b>	The proposed site aligns with the Preferred Strategy.		
<b>Proceed with Site to Next Stage:</b>			Yes

Site Number: EV035		Site Name: Rassau Platform A	
Proposed Use: Employment		Gross Site Area (ha): 4.9	
Criteria	Comments		Impact
Land	Brownfield site.	Green	Green
	Located within the settlement boundary.	Green	
Accessibility	There are no public transport points located within 800m of the site.	Red	Red
	There are no local facilities located within 800m of the site.	Red	
	Located approximately within 800m of an active travel route.	Yellow	
Historical and Cultural Landscape	No known impact on SAM/Listed building/Conservation Area.	Green	Green
	No known impact on registered historic park/garden or historic landscape.	Green	
	The cultural landscape value is outstanding (Landmap).The historic landscape value is moderate (Landmap).	White	
Environmental	No identified impact on environmental designations.	Green	Light Green
	Potential impact on protected species and possible reptile presence.	Yellow	
	Potential visual impact is low.	Green	
	Potential impact on hedgerow.	Yellow	
Physical	Not in a flood risk area from rivers and seas.	Green	Green
	No topographical constraints identified.	Green	
	Not located within a mineral safeguarding area.	Green	
	No known issues in terms of bad neighbours.	Green	
	No known risk of contamination.	Green	
Economic and Other Benefits	The economic and other benefits are unknown at this stage.	White	White
	No highway improvements identified at this stage.	White	
Availability and Deliverability	The existing highway network can accommodate the development proposal.	Green	Green
	The whole of the site is located in a Development Low Risk Area on the coalfield.	Green	
	Viability unknown – further information required.	Yellow	
	No known ownership issues identified.	Green	
<b>Detailed Internal Assessment Score:</b>			Green
<b>Preferred Strategy Assessment Score:</b>	The proposed site aligns with the Preferred Strategy.		Green
<b>Proceed with Site to Next Stage:</b>			Yes

Site Number: EV036		Site Name: Rassau Platform B	
Proposed Use: Employment		Gross Site Area (ha): 8.4	
Criteria	Comments		Impact
Land	Part brownfield and part greenfield site.	Yellow	Green
	Located within the existing settlement boundary.	Green	
Accessibility	There are no public transport points located within 800m of the site.	Red	Red
	There are no local facilities located within 800m of the site.	Red	
	There are no active travel routes within 800m of the site.	Yellow	
Historical and Cultural Landscape	No known impact on SAM/Listed building/Conservation Area.	Green	Green
	No known impact on registered historic park/garden or historic landscape.	Green	
	The cultural landscape value is outstanding (Landmap).The historic landscape value is moderate (Landmap).	White	
Environmental	No identified impact on environmental designations.	Green	Yellow
	Potential impact on protected species. Badger presence.	Yellow	
	Potential visual impact is moderate.	Yellow	
	Potential impact on hedgerow and woodland.	Yellow	
Physical	Not in a flood risk area from rivers and seas.	Green	Green
	Site slopes from north to south of the site.	Yellow	
	Not located within a mineral safeguarding area.	Green	
	No known issues in terms of bad neighbours.	Green	
	No known risk of contamination.	Green	
Economic and Other Benefits	The economic and other benefits are unknown at this stage.	White	White
	No highway improvements identified at this stage.	White	
Availability and Deliverability	The existing highway network can accommodate the development proposal.	Green	Green
	The whole of the site is located in a Development Low Risk Area on the coalfield.	Green	
	Viability unknown – further information required.	Yellow	
	No known ownership issues identified.	Green	
<b>Detailed Internal Assessment Score:</b>			Yellow
<b>Preferred Strategy Assessment Score:</b>	The proposed site aligns with the Preferred Strategy.		Green
<b>Proceed with Site to Next Stage:</b>			Yes

Appendix 3: Results of Tredegar Large Candidate Site Assessments

Site Number: T002		Site Name: Western Crescent, Tredegar	
Proposed Use: Residential		Gross Site Area (ha): 2.5	
Criteria	Comments		Impact
Land	Greenfield site.	Red	Yellow
	Located adjacent to the settlement boundary.	Yellow	
Accessibility	Located approximately within 800m of a public transport point.	Yellow	Yellow
	Located approximately within 800m of two or more local facilities.	Yellow	
	Located approximately within 800m of an active travel route.	Yellow	
Historical and Cultural Landscape	No known impact on SAM/Listed building/Conservation Area.	Green	Green
	No known impact on registered historic park/garden or historic landscape.	Green	
	The cultural landscape value is outstanding (Landmap).The historic landscape value is low (Landmap).	White	
Environmental	The majority of the site is designated as a Site of Importance for Nature Conservation (Policy ENV3.47- Parc Bryn Bach) and a Local Nature Reserve (Parc Bryn Bach).	Red	Red
	Potential for impact on protected species.	Yellow	
	Potential visual impact is high.	Red	
	Potential impact on trees.	Yellow	
Physical	Not in a flood risk area from rivers and seas.	Green	Yellow
	The land is steeply sloping.	Yellow	
	Located within a coal safeguarding area.	Yellow	
	No known issues identified in terms of bad neighbours.	Green	
	Risk of contamination as the site is overlain with made ground associated with historical industries in the area.	Yellow	
Economic and Other Benefits	The economic and other benefits are unknown at this stage.	White	White
	No highway improvements identified at this stage.	White	
Availability and Deliverability	The existing access is an un-metalled track designated as a Bridleway which is not suitable for its intended purpose.	Red	Red
	The majority of the site is located in a Development High Risk Area on the coalfield.	Red	
	Viability unknown – further information required	Yellow	
	Neither the applicant nor the local authority own the land required to upgrade the highway network to provide adequate and pedestrian access to the site.	Red	
<b>Detailed Internal Assessment Score:</b>			Red
<b>Preferred Strategy Assessment Score:</b>	The proposed site does not align with the Preferred Strategy.		Red
<b>Proceed with Site to Next Stage:</b>			No

Appendix 3: Results of Tredegar Large Candidate Site Assessments

Site Number: T003		Site Name: Jesmondene	
Proposed Use: Residential		Gross Site Area (ha): 2.1	
Criteria	Comments		Impact
Land	Greenfield site.	Red	Yellow
	Located adjacent to the settlement boundary.	Yellow	
Accessibility	Located within approximately 800m of a public transport point.	Yellow	Yellow
	Located within approximately 800m of two or more local facilities.	Yellow	
	There are no active travel routes within 800m of the site.	Red	
Historical and Cultural Landscape	No known impact on SAM/Listed building/Conservation Area.	Green	Green
	No known impact on registered historic park/garden or historic landscape.	Green	
	The cultural landscape value is outstanding (Landmap).The historic landscape value is low (Landmap).	White	
Environmental	The site is designated as a Special Landscape Area (Policy ENV2.5 – Mynydd Bedwellty, Rhymney Hill and Sirhowy Sides) and comprises of marshy and acid grassland which are Priority Habitats.	Red	Red
	Potential impact on protected species.	Yellow	
	Potential visual impact is high.	Red	
	Potential impact on woodland and trees.	Yellow	
Physical	Not in a flood risk area from rivers and seas.	Green	Yellow
	The land slopes downwards to the road.	Yellow	
	Located within a coal safeguarding area.	Yellow	
	No known issues identified in terms of bad neighbours.	Green	
	Risk of contamination due to previous use.	Yellow	
Economic and Other Benefits	The economic and other benefits are unknown at this stage.	White	White
	No highway improvements identified at this stage.	White	
Availability and Deliverability	The existing highway network can accommodate the development proposal subject to upgrading works.	Yellow	Red
	The whole site is located in a Development High Risk Area on the coalfield.	Red	
	Viability unknown – further information required.	Yellow	
	The applicant may require land not within their control to construct an adequate access junction.	Yellow	
<b>Detailed Internal Assessment Score:</b>			Red
<b>Preferred Strategy Assessment Score:</b>	The proposed site does not align with the Preferred Strategy.		Red
<b>Proceed with Site to Next Stage:</b>			No

Appendix 3: Results of Tredegar Large Candidate Site Assessments

Site Number: T005		Site Name: Land at Crown Avenue	
Proposed Use: Residential		Gross Site Area (ha): 0.4	
Criteria	Comments		Impact
Land	Brownfield site.		
	Located within the existing settlement boundary.		
Accessibility	Located approximately within 400m of a public transport point.		
	Located approximately within 800m of two or more local facilities.		
	Located approximately within 100m of an active travel route.		
Historical and Cultural Landscape	No known impact on SAM/Listed building/Conservation Area.		
	No known impact on registered historic park/garden or historic landscape.		
	The cultural landscape value is outstanding (Landmap).The historic landscape value is high (Landmap).		
Environmental	No identified impact on environmental designations.		
	Potential impact on protected species.		
	Potential visual impact is medium.		
	Potential impact on trees and hedgerow.		
Physical	Not in a flood risk area from rivers and seas.		
	No topographical constraints identified.		
	Not located within a mineral safeguarding area.		
	Significant concerns regarding the incompatibility of adjoining land uses and residential development. Part of the site is located within a protected employment area (EMP2.6).		
	Risk of contamination due to previous use.		
Economic and Other Benefits	The economic and other benefits are unknown at this stage.		
	No highway improvements identified at this stage.		
Availability and Deliverability	The existing highway network can accommodate the development proposal.		
	The whole site is located in a Development Low Risk Area on the coalfield.		
	Viability unknown – further information required.		
	The land is in joint ownership.		
	Need for strategic redevelopment of this area rather than the piecemeal development of this site.		
<b>Detailed Internal Assessment Score:</b>			
<b>Preferred Strategy Assessment Score:</b>	The proposed site aligns with some elements of the Preferred Strategy.		
<b>Proceed with Site to the Next Stage:</b>			Yes

Appendix 3: Results of Tredegar Large Candidate Site Assessments

Site Number: T006		Site Name: Cripps Avenue	
Proposed Use: Residential		Gross Site Area (ha): 0.98	
Criteria	Comments		Impact
Land	Part of the site is brownfield (0.3 ha) land and part is greenfield land (0.68 ha).	Yellow	Green
	Located within the existing settlement boundary.	Green	
Accessibility	Located approximately within 400m of a public transport point.	Green	Yellow
	Located approximately within 400m of two or more local facilities.	Green	
	There are no active travel routes within 800m of the site.	Red	
Historical and Cultural Landscape	No known impact on SAM/Listed building/Conservation Area.	Green	Green
	No known impact on registered historic park/garden or historic landscape.	Green	
	The cultural landscape value is outstanding (Landmap).The historic landscape value is high (Landmap).	White	
Environmental	No identified impact on environmental designations.	Green	Red
	Potential impact on protected species.	Yellow	
	Potential visual impact is low.	Green	
	Site comprises of valued woodland which was planted over 25 years ago.	Red	
Physical	Not in a flood risk area from rivers and seas.	Green	Green
	Steep topography on the western side of the site.	Yellow	
	Not located within a mineral safeguarding area.	Green	
	No known issues identified in terms of bad neighbours.	Green	
	Risk of contamination as site was partially used as a quarry and as a road haulage depot.	Yellow	
Economic and Other Benefits	The economic and other benefits are unknown at this stage.	White	White
	No highway improvements identified at this stage.	White	
Availability and Deliverability	The existing highway network is substandard and cannot accommodate further development.	Red	Red
	The whole site is located in a Development High Risk Area on the coalfield.	Red	
	Viability unknown – further information required.	Yellow	
	No known ownership issues identified.	Green	
<b>Detailed Internal Assessment Score:</b>			Red
<b>Preferred Strategy Assessment Score:</b>	The proposed site aligns with some elements of the Preferred Strategy.		Yellow
<b>Proceed with Site to Next Stage:</b>			No

Appendix 3: Results of Tredegar Large Candidate Site Assessments

Site Number: T007		Site Name: Land off Walter Avenue and Gainsborough Road	
Proposed Use: Residential		Gross Site Area (ha): 0.4	
Criteria	Comments		Impact
Land	Brownfield site.		Green
	Located within the existing settlement boundary.		
Accessibility	Located approximately within 400m of a public transport point.		Yellow
	Located approximately within 400m of two or more local facilities.		
	There are no active travel routes within 800m of the site.	Red	
Historical and Cultural Landscape	No known impact on SAM/Listed building/Conservation Area.		Green
	No known impact on registered historic park/garden or historic landscape.		
	The cultural landscape value is outstanding (Landmap).The historic landscape value is high (Landmap).		
Environmental	No identified impact on environmental designations.		Light Green
	Potential impact on protected species.	Yellow	
	Potential visual impact is low.		
	Potential impact on trees.	Yellow	
Physical	Not in a flood risk area from rivers and seas.		Green
	No topographical constraints identified.		
	Not located within a mineral safeguarding area.		
	No known issues identified in terms of bad neighbours.		
	Risk of contamination due to previous use.	Yellow	
Economic and Other Benefits	The economic and other benefits are unknown at this stage.		White
	No highway improvements identified at this stage.		
Availability and Deliverability	The existing highway network can accommodate the development proposal.		Yellow
	The whole site is located in a Development High Risk Area on the coalfield.	Red	
	Viability unknown – further information required.	Yellow	
	No known ownership issues identified.		
	Part of the site (southern plot) gained outline planning permission for 4 dwellings in 2018.		
<b>Detailed Internal Assessment Score:</b>			Green
<b>Preferred Strategy Assessment Score:</b>		The proposed site aligns with the Preferred Strategy.	
<b>Proceed with Site to Next Stage:</b>			Yes

Appendix 3: Results of Tredegar Large Candidate Site Assessments

Site Number: T008		Site Name: Land at Waundeg	
Proposed Use: Residential		Gross Site Area (ha): 1.99	
Criteria	Comments		Impact
Land	Brownfield site		
	Located within the settlement boundary.		
Accessibility	Located approximately within 400m of a public transport point.		
	Located approximately within 800m of two or more local facilities.		
	Located approximately within 100m of an active travel route.		
Historical and Cultural Landscape	No known impact on SAM/Listed building/Conservation Area.		
	No known impact on registered historic park/garden or historic landscape.		
	The cultural landscape value is outstanding (Landmap).The historic landscape value is high (Landmap).		
Environmental	No identified impact on environmental designations.		
	Potential impact on protected species.		
	Potential visual impact is medium.		
	Potential impact on trees.		
Physical	Not in a flood risk area from rivers and seas.		
	No topographical constraints identified.		
	Not located within a mineral safeguarding area.		
	No known issues identified in terms of bad neighbours.		
	Risk of contamination due to previous use.		
Economic and Other Benefits	The economic and other benefits are unknown at this stage.		
	No highway improvements identified at this stage.		
Availability and Deliverability	The existing highway network can accommodate the development proposal.		
	The majority of the site is located in a Development Low Risk Area on the coalfield.		
	Viability unknown – further information required		
	No known ownership issues identified.		
<b>Detailed Internal Assessment Score:</b>			
<b>Preferred Strategy Assessment Score:</b>	The proposed site aligns with the Preferred Strategy.		
<b>Proceed with Site to Next Stage:</b>			<b>Yes</b>

Appendix 3: Results of Tredegar Large Candidate Site Assessments

Site Number: T009		Site Name: Land off Chartist Way	
Proposed Use: Residential		Gross Site Area (ha): 0.9	
Criteria	Comments		Impact
Land	Greenfield land.	Red	Yellow
	Within settlement boundary.	Green	
Accessibility	Located approximately within 400m of a public transport point.	Green	Light Green
	Located approximately within 400m of two or more local facilities.	Green	
	Located approximately within 800m of an active travel route.	Yellow	
Historical and Cultural Landscape	No known impact on SAM/Listed building/Conservation Area.	Green	Green
	No known impact on registered historic park/garden or historic landscape.	Green	
	The cultural landscape value is outstanding (Landmap).The historic landscape value is high (Landmap).	White	
Environmental	No identified impact on environmental designations. The site comprises of unimproved acid grassland which is a priority habitat. The site is also part of the landscape corridor between BGCBC and BBNP.	Green	Yellow
	Potential impact on protected species. Bat record on site.	Red	
	Potential visual impact is medium.	Yellow	
	Potential impact on trees and hedgerows.	Yellow	
Physical	Not in a flood risk area from rivers and seas.	Green	Green
	No topographical constraints identified.	Green	
	Not located within a mineral safeguarding area.	Green	
	No known issues identified in terms of bad neighbours.	Green	
	Risk of contamination- the site has previous industrial usage and is overlain with made ground.	Yellow	
Economic and Other Benefits	The economic and other benefits are unknown at this stage.	White	White
	No highway improvements identified at this stage.	White	
Availability and Deliverability	The existing highway network can accommodate the development proposal.	Green	Yellow
	The whole of the site is located in a Development High Risk Area on the coalfield.	Red	
	Viability unknown – further information required.	Yellow	
	No known ownership issues identified.	Green	
<b>Detailed Internal Assessment Score:</b>			Yellow
<b>Preferred Strategy Assessment Score:</b>	The proposed site aligns with some elements of the Preferred Strategy.		Yellow
<b>Proceed with Site to Next Stage:</b>			Yes

Appendix 3: Results of Tredegar Large Candidate Site Assessments

<b>Site Number: T010</b>		<b>Site Name: Land off Ty Newydd, Waundeg</b>	
<b>Proposed Use: Residential</b>		<b>Gross Site Area (ha): 0.4</b>	
<b>Criteria</b>	<b>Comments</b>	<b>Impact</b>	
<b>Land</b>	Part of the site is greenfield land (0.35 ha) and part is brownfield land (0.05 ha).	Yellow	Green
	Within the settlement boundary.	Green	
<b>Accessibility</b>	Located approximately within 400m of a public transport point.	Green	Yellow
	There are no local facilities located within 800m of the site.	Red	
	Located approximately within 800m to an active travel route.	Yellow	
<b>Historical and Cultural Landscape</b>	No known impact on SAM/Listed building/Conservation Area.	Green	Green
	No known impact on registered historic park/garden or historic landscape.	Green	
	The cultural landscape value is outstanding (Landmap).The historic landscape value is high (Landmap).	White	
<b>Environmental</b>	No identified impact on environmental designations. The site comprises of unimproved acid grassland which is a priority habitat. The site is a gradation from urban to the countryside and Brecon Beacons National Park.	Yellow	Red
	Potential impact on protected species.	Yellow	
	Potential visual impact is high.	Red	
	Potential impact on woodland and trees.	Yellow	
<b>Physical</b>	Not in a flood risk area from rivers and seas.	Green	Yellow
	Steep topography on the upper side of the site. North west of the site there are 2 springs.	Red	
	Not located within a mineral safeguarding area.	Green	
	No known issues identified in terms of bad neighbours.	Green	
	Risk of contamination as the site is partially overlain with made ground and currently has a number of domestic garages present.	Yellow	
<b>Economic and Other Benefits</b>	The economic and other benefits are unknown at this stage.	White	White
	New footways are required along Trefil Road to link to the existing footway network further south.	White	
<b>Availability and Deliverability</b>	The existing highway network can accommodate the development proposal subject to appropriate access points being achieved.	Yellow	Red
	The whole of the site is located in a Development High Risk Area on the coalfield.	Red	
	Viability unknown – further information required.	Yellow	
	No known ownership issues identified.	Green	
<b>Detailed Internal Assessment Score:</b>			Red
<b>Preferred Strategy Assessment Score:</b>	The proposed site complies with some elements of the Preferred Strategy.		Yellow
<b>Proceed with Site to Next Stage:</b>			<b>No</b>

Appendix 3: Results of Tredegar Large Candidate Site Assessments

Site Number: T011		Site Name: Old Glanrhyd Farm – Site 1	
Proposed Use: Residential		Gross Site Area (ha): 1.3	
Criteria	Comments		Impact
Land	Greenfield site.	Red	Yellow
	Located adjacent to the settlement boundary.	Yellow	
Accessibility	Located approximately within 400m of a public transport point.	Green	Yellow
	Located approximately within 800m of two or more local facilities.	Yellow	
	Located approximately within 800m of an active travel route.	Yellow	
Historical and Cultural Landscape	The site will impact on the setting of Nine Arches Scheduled Ancient Monument. Unknown impact on Listed Buildings and Conservation Areas.	Red	Yellow
	No known impact on registered historic park/garden or historic landscape.	Green	
	The cultural landscape value is outstanding (Landmap). The historic landscape value is high (Landmap).	White	
Environmental	Designated as a Site of Importance for Nature Conservation (Policy ENV3.51 Nine Arches Grassland). Designated as a Special Landscape Area (Policy ENV2.7 Trefil and Garnlydan Surrounds).	Red	Red
	Potential impact on protected species.	Yellow	
	Potential visual impact is high.	Red	
	Potential impact on woodland, trees and hedgerows.	Yellow	
Physical	The eastern boundary (including north eastern and south eastern boundaries) is located in flood zone C2 from rivers and seas.	Yellow	Yellow
	No topographical constraints identified.	Green	
	Located within a coal safeguarding area.	Yellow	
	The site is in very close proximity to the Heads of the Valleys Road.	Yellow	
	Risk of contamination due to the site being partially overlain with made ground.	Yellow	
Economic and Other Benefits	The economic and other benefits are unknown at this stage.	White	White
	No highway improvements identified at this stage.	White	
Availability and Deliverability	The existing highway network cannot accommodate the proposed development.	Red	Red
	The whole site is located in a Development High Risk Area on the coalfield.	Red	
	Viability unknown – further information required.	Yellow	
	No known ownership issues identified.	Green	
<b>Detailed Internal Assessment Score:</b>			Red
<b>Preferred Strategy Assessment Score:</b>		The proposed site does not align with the Preferred Strategy.	
<b>Proceed with Site to Next Stage:</b>			<b>No</b>

Appendix 3: Results of Tredegar Large Candidate Site Assessments

Site Number: T012		Site Name: Ty Trist, Heathfield Bridge	
Proposed Use: Renewable Energy		Gross Site Area (ha): 25.6	
Criteria	Comments		Impact
Land	Greenfield site		Red
	Located out of settlement.		
Accessibility	There are a number of Rights of Way that follow the boundary of the site and cross the land.	Yellow	Yellow
	Active travel routes run through the site which need to be considered when developing the site	Yellow	
Historical and Cultural Landscape	No known impact on SAM/Listed building/Conservation Area.	Green	Green
	No known impact on registered historic park/garden or historic landscape.	Green	
	The cultural landscape value is outstanding (Landmap).The historic landscape value is high (Landmap).		
Environmental	No environmental designations. The land is semi-improved and unimproved acid grassland. The site is located in landscape area Mynydd Bedwellte.	Red	Red
	Potential impact on protected species.	Yellow	
	Potential visual impact is high.	Red	
	Potential for impact on trees of which some are protected.	Yellow	
Physical	Not in a flood risk area from rivers and seas.	Green	Green
	No topographical constraints identified.	Green	
	Located within a coal safeguarding area.	Yellow	
	Assessments will be required in terms of impact on adjoining land uses.		
	No information available in terms of contaminated land.		
Economic and Other Benefits	The economic and other benefits are unknown at this stage.		White
	No highway improvements identified at this stage.		
Availability and Deliverability	The mountain road can be used for access for a renewable energy use, subject to type of development traffic movements being clarified.	Yellow	Red
	Half of the site is located in a Development High Risk Area on the coalfield.	Yellow	
	Viability unknown – further information required.	Yellow	
	The site will be assessed as part of the Renewable Energy Assessment being undertaken for the RLDP.	Blue	
<b>Detailed Internal Assessment Score:</b>			Yellow
<b>Preferred Strategy Assessment Score:</b>	The proposed site aligns with some elements of the Preferred Strategy.		Yellow
<b>Proceed with Site to Next Stage:</b>			Yes

Appendix 3: Results of Tredegar Large Candidate Site Assessments

Site Number: T013		Site Name: Fountain Inn Farm	
Proposed Use: Renewable Energy		Gross Site Area (ha): 47.4	
Criteria	Comments		Impact
Land	Greenfield site		Red
	Located out of settlement.		
Accessibility	There are a number of Rights of Way that cross the land.		Yellow
	Active travel routes run through the site which need to be considered when developing the site		
Historical and Cultural Landscape	Fountain Inn is a Grade II Listed Building. No known impact on SAM and Conservation Area.		Green
	No known impact on registered historic park/garden or historic landscape.		
	The cultural landscape value is outstanding (Landmap).The historic landscape value is high (Landmap).		
Environmental	The site is designated as Site of Importance for Nature Conservation (Policies ENV3.4 Lower Troedrhiwgwair; ENV3.60 The Fountain Inn Meadows and, 3.76 South of Troedrhiwgwair).		Red
	Potential impact on protected species.		
	Potential visual impact is high.		
	12.4 ha of the site is designated as ancient semi natural woodland.		
Physical	A small area of the site is in flood zone C2.		Green
	Topography varies across the site – middle section of the site is steep.		
	Located within a coal safeguarding area.		
	Assessments will be required in terms of impact on adjoining land uses.		
	No information available in terms of contaminated land.		
Economic and Other Benefits	The economic and other benefits are unknown at this stage.		White
	No highway improvements identified at this stage.		
Availability and Deliverability	Dependent upon traffic movements associated with type of development, access for construction could be accommodated.		Red
	The majority of the site (75%) is located in a Development Low Risk Area on the coalfield.		
	Viability unknown – further information required.		
	The site will be assessed as part of the Renewable Energy Assessment being undertaken for the RLDP.		
<b>Detailed Internal Assessment Score:</b>			Yellow
<b>Preferred Strategy Assessment Score:</b>	The proposed site aligns with some elements of the Preferred Strategy.		Yellow
<b>Proceed with Site to Next Stage:</b>			Yes

Appendix 3: Results of Tredegar Large Candidate Site Assessments

Site Number: T018		Site Name: Trefil Quarry	
Proposed Use: Extension to Trefil Quarry		Gross Site Area (ha): 47.4	
Criteria	Comments		Impact
Land	Greenfield site		Red
	Located out of settlement.		
Accessibility	There are no rights of way that cross the site.	Green	Green
	There are no active travel routes that cross the site.	Green	
Historical and Cultural Landscape	No known impact on Listed Building/SAM/Conservation Area.	Green	Green
	No known impact on registered historic park/garden or historic landscape.	Green	
	The cultural landscape value is high (Landmap).The historic landscape value is high (Landmap).	White	
Environmental	The site is within the (Mynydd Llangynidr) SSSI.	Red	Red
	Potential impact on protected species.	Yellow	
	Potential visual impact is high.	Red	
	Potential impact on trees.	Red	
Physical	Not in a flood risk area from rivers and seas.	Green	Green
	No topographical constraints identified.	Green	
	Located within a coal safeguarding area.	Green	
	Assessments will be required in terms of impact on adjoining land uses.	White	
	No known risk of contamination identified.	White	
Economic and Other Benefits	The economic and other benefits are unknown at this stage.	White	White
	No highway improvements identified at this stage.	White	
Availability and Deliverability	The existing highway network can accommodate the development proposal.	Green	Green
	Viability unknown – further information required.	Yellow	
	Further information is required in terms of timescales and quantities to understand implications for land bank. .	Blue	
<b>Detailed Internal Assessment Score:</b>			Yellow
<b>Preferred Strategy Assessment Score:</b>	The proposed site aligns with some elements of the Preferred Strategy.		Yellow
<b>Proceed with Site to Next Stage:</b>			Yes

Appendix 3: Results of Tredegar Large Candidate Site Assessments

Site Number: T019		Site Name: Old Glanrhyd Farm – Site 2	
Proposed Use: Residential		Gross Site Area (ha): 0.9	
Criteria	Comments		Impact
Land	Greenfield site.		Red
	Located out of settlement.		
Accessibility	Located approximately within 800m of a public transport point.	Yellow	Yellow
	Located approximately within 800m of two or more local facilities.	Yellow	
	Located approximately within 100m of an active travel route.	Green	
Historical and Cultural Landscape	The site will impact on the setting of Nine Arches Scheduled Ancient Monument. No identified impact on Listed Buildings and Conservation Areas.	Red	Yellow
	No known impact on registered historic park/garden or historic landscape.	Green	
	The historic landscape value is high (Landmap).The cultural landscape value is outstanding (Landmap).	White	
Environmental	Designated as a Site of Importance for Nature Conservation (Policy ENV3.51 Nine Arches Grassland). Designated as a Special Landscape Area (Policy ENV2.7 Trefil and Garnlydan Surrounds).	Red	Red
	Potential impact on protected species.	Yellow	
	Potential visual impact is high.	Red	
	Potential impact woodland, trees and hedgerows.	Yellow	
Physical	Not in a flood risk area from rivers and seas.	Green	Red
	The site is fairly steeply sloping.	Yellow	
	Located within a coal safeguarding area.	Yellow	
	Heads of the Valleys Road in very close proximity to the site.	Red	
	Risk of contamination as the site is partially overlain with made ground.	Yellow	
Economic and Other Benefits	The economic and other benefits are unknown at this stage.		White
	No highway improvements identified at this stage.		
Availability and Deliverability	The site appears landlocked with no access to the highway network. Direct access onto the A465 (T) would not be permitted.	Red	Red
	The majority of the site is located in a Development Low Risk Area on the coalfield.	Green	
	Viability unknown – further information required.	Yellow	
	No known ownership issues identified.	Green	
<b>Detailed Internal Assessment Score:</b>			Red
<b>Preferred Strategy Assessment Score:</b>	The proposed site does not align with the Preferred Strategy.		Red
<b>Proceed with Site to Next Stage:</b>			No

Appendix 3: Results of Tredegar Large Candidate Site Assessments

Site Number: T020		Site Name: Parc Bryn Bach	
Proposed Use: Tourism and Leisure		Gross Site Area (ha): 2.0 ha	
Criteria	Comments		Impact
Land	Greenfield site.		Yellow
	Located outside of the settlement boundary.		
Accessibility	Located approximately within 800m of a public transport point.		Yellow
	There are no local facilities located within 800m of the site.	Red	
	Located approximately within 800m of an active travel route.		
Historical and Cultural Landscape	No known impact on SAM/Listed building/Conservation Area.	Green	Green
	No known impact on registered historic park/garden or historic landscape.	Green	
	The cultural landscape value is outstanding (Landmap). The historical landscape value is low (Landmap).	White	
Environmental	The site is designated as a Site of Importance for Nature Conservation Policy ENV3.47 (Parc Bryn Bach) and has connectivity to Brecon Beacons and across the Heads of the Valleys. The land is also designated as a Local Nature Reserve.	Red	Red
	The record search returned 38 Priority Species records within the site boundary. There is also a bat record on site.	Red	
	Potential visual impact is high.	Red	
	Site comprises of high value mosaic of woodland, wetland and natural habitat.	Red	
Physical	Not in a flood risk area from rivers and seas.	Green	Light Green
	No topographical constraints identified.	Green	
	Located within a coal safeguarding area.	Yellow	
	No known issues in terms of bad neighbours.	Green	
	No known risk of contamination.	Green	
Economic and Other Benefits	The economic and other benefits are unknown at this stage.	White	White
	No highway improvements identified at this stage.	White	
Availability and Deliverability	The existing highway network can accommodate the development proposal.	Green	Yellow
	The whole site is located within a Development High Risk Area on the coalfield.	Red	
	Viability unknown – further information required.	Yellow	
	No known ownership issues.	Green	
	Insufficient details of proposed scheme.	Yellow	
<b>Detailed Internal Assessment Score:</b>			Yellow
<b>Preferred Strategy Assessment Score:</b>		The proposed site does not align with the Preferred Strategy.	
<b>Proceed with Site to Next Stage:</b>			Yes

Appendix 3: Results of Tredegar Large Candidate Site Assessments

Site Number: T021		Site Name: Land at Ty Newydd, Trefil	
Proposed Use: Residential		Gross Site Area (ha): 1.8	
Criteria	Comments		Impact
Land	The majority of the site is greenfield land (1.7 ha) and a small part is brownfield land (0.1 ha).		Yellow
	The majority of the site is located adjacent to the settlement boundary. A small part (0.05 ha) is within the settlement boundary.		
Accessibility	Located approximately within 400m of a public transport point.	Green	Yellow
	There are no local facilities located within 800m of the site.	Red	
	Located approximately within 800m of an active travel route.	Yellow	
Historical and Cultural Landscape	No known impact on SAM/Listed building/Conservation Area.	Green	Green
	No known impact on registered historic park/garden or historic landscape.		
	The cultural landscape value is outstanding (Landmap).The historic landscape value is high (Landmap).		
Environmental	The site is designated as a Special Landscape Area (Policy ENV2.7- Trefil & Garn Surrounds).	Yellow	Red
	Potential impact on protected species.	Yellow	
	Potential visual impact is high.	Red	
	The site comprises of semi natural broadleaved woodland and hedgerow which are priority habitats.	Yellow	
Physical	Not in a flood risk area from rivers and seas.	Green	Yellow
	The topography of the land undulates with the southern part of the site being higher than the northern part as it slopes away.	Yellow	
	Located within a coal safeguarding area.	Yellow	
	No known issues identified in terms of bad neighbours.	Green	
	Risk of contamination as the site is partially overlain with made ground.	Yellow	
Economic and Other Benefits	The economic and other benefits are unknown at this stage.		White
	No highway improvements identified at this stage.		
Availability and Deliverability	The existing highway network serving the site can accommodate this development proposal subject to upgrading works.	Yellow	Yellow
	Half of the site is located in a Development High Risk Area on the coalfield.	Yellow	
	Viability unknown – further information required.	Yellow	
	No known ownership issues identified.	Green	
<b>Detailed Internal Assessment Score:</b>			Red
<b>Preferred Strategy Assessment Score:</b>	The proposed strategy does not align with the Preferred Strategy.		Red
<b>Proceed with Site to Next Stage:</b>			No

Appendix 3: Results of Tredegar Large Candidate Site Assessments

Site Number: T022		Site Name: BKF Plastics and Gwent Way	
Proposed Use: Residential		Gross Site Area (ha): 4.4	
Criteria	Comments		Impact
Land	The site is part greenfield (1.0 ha) and part brownfield (3.4 ha).		Yellow
	Partly located within and partly adjacent to the settlement boundary.		
Accessibility	Located approximately within 400m of a public transport point.	Green	Green
	Located approximately within 400m of two or more local facilities.	Green	
	Located approximately within 100m of an active travel route.	Green	
Historical and Cultural Landscape	No known impact on SAM/Listed building/Conservation Area.	Green	Green
	No known impact on registered historic park/garden or historic landscape.	Green	
	The cultural landscape value is outstanding (Landmap).The historic landscape value is low (Landmap).		
Environmental	The site is in close proximity to the Bryn Bach Park Local Nature Reserve. The area of woodland has key connectivity links to Bryn Bach Park.	Yellow	Yellow
	Potential impact on protected species.	Yellow	
	Potential visual impact is medium.	Yellow	
	Potential impact on the woodland, trees and hedgerows.	Yellow	
Physical	Not in a flood risk area from rivers and seas.	Green	Light Green
	No topographical constraints identified.	Green	
	Partly located within a coal safeguarding area.	Yellow	
	No known issues identified in terms of bad neighbours.	Green	
	Risk of contamination as the site is partially overlain with made ground.	Yellow	
Economic and Other Benefits	The economic and other benefits are unknown at this stage.		White
	Localised footway improvements are required.		
Availability and Deliverability	The existing highway network can accommodate the development proposal.	Green	Yellow
	Half of the site is located in a Development High Risk Area on the coalfield.	Yellow	
	Viability unknown – further information required.	Yellow	
	No known ownership issues identified.	Green	
	The former BKF Plastics Factory is an existing housing commitment in the current LDP (Policy HC1.19). Planning permission lapsed in April 2018.		
<b>Detailed Internal Assessment Score:</b>			Yellow
<b>Preferred Strategy Assessment Score:</b>		The proposed site aligns with some elements of the Preferred Strategy.	Yellow
<b>Proceed with Site to Next Stage:</b>			Yes

Appendix 3: Results of Tredegar Large Candidate Site Assessments

Site Number: T023		Site Name: Land at Georgetown	
Proposed Use: Tourism and Leisure		Gross Site Area (ha): 3.1	
Criteria	Comments		Impact
Land	Greenfield site.		Yellow
	Located adjacent to the settlement boundary.		
Accessibility	Located approximately within 400m of public transport point.	Green	Yellow
	Located approximately within 800m of local facilities - Georgetown School.	Yellow	
	There are no active travel routes within 800m of the site.	Red	
Historical and Cultural Landscape	No known impact on SAM/Listed building/Conservation Area.	Green	Green
	No known impact on registered historic park/garden or historic landscape.	Green	
	The cultural landscape value is outstanding (Landmap). The historical landscape value is low (Landmap).		
Environmental	Designated as a Special Landscape Area (Policy ENV2.6 Cefn Manmoel). The value of grassland needs to be investigated.	Yellow	Yellow
	Potential impact on protected species.	Yellow	
	Potential visual impact is high.	Red	
	Potential for impact on hedgerows.	Yellow	
Physical	Not in a flood risk area from rivers and seas.	Green	Light Green
	No topographical constraints identified.	Green	
	The site lies within a coal safeguarding area.	Yellow	
	No known issues in terms of bad neighbours.	Green	
	Risk of contamination - the site is overlain with made ground.	Yellow	
Economic and Other Benefits	The economic and other benefits are unknown at this stage.		White
	No highway improvements identified at this stage.		
Availability and Deliverability	The existing highway network serving the site can accommodate this development proposal subject to the provision of new footway facilities.	Yellow	Yellow
	The whole of the site is located in a Development Low Risk Area on the coalfield.	Green	
	Viability unknown – further information required.	Yellow	
	No known ownership issues.	Green	
	Insufficient details of proposed scheme.	Yellow	
<b>Detailed Internal Assessment Score:</b>			Yellow
<b>Preferred Strategy Assessment Score:</b>	The proposed site aligns with some elements of the Preferred Strategy		Yellow
<b>Proceed with Site to Next Stage:</b>			Yes

Appendix 3: Results of Tredegar Large Candidate Site Assessments

Site Number: T024		Site Name: Land at Crown Business Park Platform A	
Proposed Use: Employment		Gross Site Area (ha): 1.7	
Criteria	Comments		Impact
Land	Brownfield land.	Green	Green
	Within settlement boundary.	Green	
Accessibility	Located approximately within 800m of a public transport point.	Yellow	Yellow
	There are no local facilities located within 800m of the site.	Red	
	Located approximately within 100m of an active travel route.	Green	
Historical and Cultural Landscape	No known impact on SAM/Listed building/Conservation Area.	Green	Green
	No known impact on registered historic park/garden or historic landscape.	Green	
	The historic landscape value is high (Landmap). The cultural landscape value is outstanding (Landmap).	White	
Environmental	No identified impact on environmental designations.	Green	Yellow
	Potential impact on protected species.	Yellow	
	Potential visual impact is low.	Green	
	Potential impact on hedgerows.	Yellow	
Physical	Not in a flood risk area from rivers and seas.	Green	Light Green
	No topographical constraints identified.	Green	
	Not located within a mineral safeguarding area.	Green	
	No known issues identified in terms of bad neighbours.	Green	
	Risk of contamination as the site is overlain with made ground.	Yellow	
Economic and Other Benefits	The economic and other benefits are unknown at this stage.	White	White
	No highway improvements identified at this stage.	White	
Availability and Deliverability	The existing highway network serving the site can accommodate this development proposal subject to the provision of a new access junction direct from Crown Avenue at the south-west corner of the development plot as a result the existing cycle path will need to be realigned.	Yellow	Yellow
	The whole of the site is located in a Development High Risk Area on the coalfield.	Red	
	Viability unknown – further information required.	Yellow	
	No known ownership issues identified.	Green	
<b>Detailed Internal Assessment Score:</b>			Yellow
<b>Preferred Strategy Assessment Score:</b>	The proposed site aligns with the Preferred Strategy.		Green
<b>Proceed with Site to Next Stage:</b>			Yes

Appendix 3: Results of Tredegar Large Candidate Site Assessments

Site Number: T025		Site Name: Land at Tredegar Business Park	
Proposed Use: Employment		Gross Site Area (ha): 2.9	
Criteria	Comments		Impact
<b>Land</b>	Brownfield land.		
	Located within the settlement boundary.		
<b>Accessibility</b>	Located approximately within 800m of a public transport point.		
	Located approximately within 800m of two or more local facilities.		
	Located approximately within 800m of an active travel route.		
<b>Historical and Cultural Landscape</b>	No known impact on SAM/Listed building/Conservation Area.		
	No known impact on registered historic park/garden or historic landscape.		
	The cultural landscape value is outstanding (Landmap).The historic landscape value is high (Landmap).		
<b>Environmental</b>	No identified impact on environmental designations. The site abuts a Site of Importance for Nature Conservation (Policy ENV3.56 Sirhowy River) on the eastern boundary.		
	Potential impact on protected species. There is also a bat record.		
	Potential visual impact is low.		
	Potential impact on hedgerows.		
<b>Physical</b>	The south eastern corner of the site is located in a Flood Zone C2 from rivers and seas.		
	No topographical constraints identified.		
	Not located within a mineral safeguarding area.		
	No known issues identified in terms of bad neighbours.		
	Risk of contamination as the site is overlain with made ground.		
<b>Economic and Other Benefits</b>	The economic and other benefits are unknown at this stage.		
	No highway improvements identified at this stage.		
<b>Availability and Deliverability</b>	The existing highway network serving the site can accommodate this development proposal.		
	The majority of the site is located in a Development Low Risk Area on the coalfield.		
	Viability unknown – further information required		
	No known ownership issues identified.		
<b>Detailed Internal Assessment Score:</b>			
<b>Preferred Strategy Assessment Score:</b>	The proposed site aligns with the Preferred Strategy.		
<b>Proceed with Site to Next Stage:</b>			Yes

Appendix 3: Results of Tredegar Large Candidate Site Assessments

Site Number: T026		Site Name: Land South of Parc Bryn Bach	
Proposed Use: Tourism and Leisure		Gross Site Area (ha): 4.1	
Criteria	Comments		Impact
Land	Greenfield site.	Red	Yellow
	Located adjacent to the settlement boundary.	Yellow	
Accessibility	Located approximately within 800m of a public transport point.	Yellow	Yellow
	Located approximately within 800m of two or more local facilities.	Yellow	
	Located approximately within 100m of an active travel route.	Green	
Historical and Cultural Landscape	No known impact on SAM/Listed building/Conservation Area.	Green	Green
	No known impact on registered historic park/garden or historic landscape.	Green	
	The cultural landscape value is high. (Landmap). The historical landscape value is high (Landmap).	White	
Environmental	The site is designated as a Site of Importance for Nature Conservation (Policy ENV3.47 Parc Bryn Bach) and a Local Nature Reserve (Parc Bryn Bach).	Red	Red
	Potential for impact on protected species.	Yellow	
	Potential visual impact is high.	Red	
	Potential for impact on woodland, trees and hedgerows.	Yellow	
Physical	Not in a flood risk area from rivers and seas.	Green	Green
	No topographical constraints identified.	Green	
	Located in a coal safeguarding area.	Yellow	
	No known issues in terms of bad neighbours.	Green	
	No known risk of contamination.	Green	
Economic and Other Benefits	The economic and other benefits are unknown at this stage.	White	White
	No highway improvements identified at this stage.	White	
Availability and Deliverability	The existing highway network serving the site can accommodate this development proposal.	Green	Yellow
	Half of the site is within a Development High Risk Area on the coalfield.	Yellow	
	Viability unknown – further information required.	Yellow	
	No known ownership issues.	Green	
	Insufficient details of proposed scheme.	Yellow	
<b>Detailed Internal Assessment Score:</b>			Yellow
<b>Preferred Strategy Assessment Score:</b>		The proposed site aligns with some elements of the Preferred Strategy.	
<b>Proceed with Site to Next Stage:</b>			Yes

Appendix 3: Results of Tredegar Large Candidate Site Assessments

Site Number: T027		Site Name: Land at Crown Business Park Platform B	
Proposed Use: Employment		Gross Site Area (ha): 1.1	
Criteria	Comments		Impact
Land	Brownfield land.		
	Within the settlement boundary.		
Accessibility	Located approximately within 800m of a public transport point.		
	There are no local facilities located within 800m of the site.		
	Located approximately within 100m of an active travel route.		
Historical and Cultural Landscape	No known impact on SAM/Listed building/Conservation Area.		
	No known impact on registered historic park/garden or historic landscape.		
	The cultural landscape value is outstanding (Landmap).The historic landscape value is high (Landmap).		
Environmental	No identified impact on environmental designations.		
	Potential impact on protected species.		
	Potential visual impact is low.		
	Potential impact on hedgerow.		
Physical	Not in a flood risk area from rivers and seas.		
	No topographical constraints identified.		
	Not located within a coal safeguarding area.		
	No known issues identified in terms of bad neighbours.		
	Risk of contamination due to made ground.		
Economic and Other Benefits	The economic and other benefits are unknown at this stage.		
	No highway improvements identified at this stage.		
Availability and Deliverability	The existing highway network can accommodate the development proposal.		
	The whole of the site is located in a Development High Risk Area on the coalfield.		
	Viability unknown – further information required.		
	No known ownership issues identified.		
<b>Detailed Internal Assessment Score:</b>			
<b>Preferred Strategy Assessment Score:</b>	The proposed site aligns with the Preferred Strategy.		
<b>Proceed with Site to Next Stage:</b>			<b>Yes</b>

Appendix 3: Results of Tredegar Large Candidate Site Assessments

Site Number: T028		Site Name: Horgan Farm Site 1	
Proposed Use: Residential		Gross Site Area (ha): 2.5	
Criteria	Comments		Impact
Land	Greenfield site	Red	Yellow
	Located adjacent to the settlement boundary.	Yellow	
Accessibility	There are no public transport points located within 800m of the site.	Red	Yellow
	There are no local facilities located within 800m of the site.	Red	
	Located approximately within 100m of an active travel route.	Green	
Historical and Cultural Landscape	No known impact on SAM/Listed building/Conservation Area.	Green	Green
	No known impact on registered historic park/garden or historic landscape.	Green	
	The cultural landscape value is outstanding (Landmap).The historical landscape value is high (Landmap).	White	
Environmental	Designated as a Site of Importance for Nature Conservation (Policy ENV3.43 Horganfields Grassland). Designated as a Special Landscape Area (Policy ENV2.7 Trefil and Garnlydan Surrounds).	Red	Red
	Potential impact on protected species.	Yellow	
	Potential visual impact is high.	Red	
	Potential impact on trees.	Yellow	
Physical	Not in a flood risk area from rivers and seas.	Green	Yellow
	No topographical constraints identified.	Green	
	Located within a coal safeguarding area.	Yellow	
	Heads of the Valleys Road and Crown Business Park Industrial Estate is in very close proximity to the site.	Red	
	No known risk of contamination.	Green	
Economic and Other Benefits	The economic and other benefits are unknown at this stage.	White	White
	The existing roundabout junction needs to be upgraded.	White	
Availability and Deliverability	The existing highway network can accommodate the development proposal.	Green	Light Green
	The whole of the site is in a Development Low Risk Area on the coalfield.	Green	
	Viability unknown – further information required.	Yellow	
	No known ownership issues identified.	Green	
<b>Detailed Internal Assessment Score:</b>			Red
<b>Preferred Strategy Assessment Score:</b>		The proposed site does not align with the Preferred Strategy.	
<b>Proceed with Site to Next Stage:</b>			No

Appendix 3: Results of Tredegar Large Candidate Site Assessments

<b>Site Number: T029</b>		<b>Site Name: Hirgan Farm Site 3</b>	
<b>Proposed Use: Residential</b>		<b>Gross Site Area (ha): 2.02</b>	
<b>Criteria</b>	<b>Comments</b>		<b>Impact</b>
<b>Land</b>	Greenfield site.		Red
	Located out of settlement.		
<b>Accessibility</b>	There are no public transport points located within 800m of the site.		Red
	There are no local facilities located within 800m of the site.		
	Located approximately within 800m of an active travel route.	Yellow	
<b>Historical and Cultural Landscape</b>	No known impact on SAM/Listed building/Conservation Area.	Green	Green
	No known impact on registered historic park/garden or historic landscape.	Green	
	The cultural landscape value is outstanding (Landmap). The historic landscape value is high (Landmap).	White	
<b>Environmental</b>	Designated as a Site of Importance for Nature Conservation (Policy ENV3.43 – Hirgan Fields grasslands). Designated as a Special Landscape Area (Policy ENV2.7 – Trefil and Garnlydan Surrounds).	Red	Red
	Potential impact on protected species.	Yellow	
	Potential visual impact is high.	Red	
	Potential impact on trees and hedgerow.	Yellow	
<b>Physical</b>	Not in a flood risk area from rivers and seas.	Green	Yellow
	No topographical constraints identified.	Green	
	Located within a coal safeguarding area.	Yellow	
	Heads of the Valleys Road and Crown Business Park Industrial Estate in very close proximity to the site.	Red	
	No known risk of contamination.	Green	
<b>Economic and Other Benefits</b>	The economic and other benefits are unknown at this stage.		White
	No highway improvements identified at this stage.		
<b>Availability and Deliverability</b>	Access to the development plateau can only realistically be achieved via access onto the A465 (T) Heads of the Valleys Road slip-road which is unsuitable.	Red	Yellow
	The whole site is in a Development Low Risk Area on the coalfield.	Green	
	Viability unknown – further information required.	Yellow	
	No known ownership issues identified.	Green	
<b>Detailed Internal Assessment Score:</b>			Red
<b>Preferred Strategy Assessment Score:</b>		The proposed site does not align with the Preferred Strategy	Red
<b>Proceed with Site to Next Stage:</b>			No

Appendix 3: Results of Tredegar Large Candidate Site Assessments

Site Number: T032		Site Name: BKF Plastics	
Proposed Use: Residential		Gross Site Area (ha): 3.46	
Criteria	Comments		Impact
Land	Brownfield site.		
	Located within the settlement boundary.		
Accessibility	Located approximately within 400m of a public transport point.		
	Located approximately within 400m of two or more local facilities.		
	Located approximately within 800m of an active travel route.		
Historical and Cultural Landscape	No known impact on SAM/Listed building/Conservation Area.		
	No known impact on registered historic park/garden or historic landscape.		
	The cultural landscape value is outstanding (Landmap). The historic landscape value is low (Landmap).		
Environmental	No identified impact on environmental designations.		
	Potential impact on protected species.		
	Potential visual impact is medium.		
	Potential impact on peripheral trees.		
Physical	Not in a flood risk area from rivers and seas.		
	No topographical constraints identified.		
	No known issues identified in terms of bad neighbours.		
	Not located within a mineral safeguarding area.		
	Risk of contamination as the site is partially overlain with made ground.		
Economic and Other Benefits	The economic and other benefits are unknown at this stage.		
	No highway improvements identified at this stage.		
Availability and Deliverability	The existing highway network can accommodate the development proposal.		
	Half of the site is located in a Development High Risk Area on the coalfield.		
	Viability unknown – further information required.		
	No known ownership issues identified.		
	The former BKF Plastics Factory is an existing housing commitment in the current LDP (Policy HC1.19). Planning permission lapsed in April 2018.		
<b>Detailed Internal Assessment Score:</b>			
<b>Preferred Strategy Assessment Score:</b>	The proposed site aligns with the Preferred Strategy.		
<b>Proceed with Site to Next Stage:</b>			<b>Yes</b>



Appendix 3: Results of Upper Ebbw Fach Large Candidate Site Assessments

Site Number: UEF003		Site Name: Land at Tanglewood Drive	
Proposed Use: Residential		Gross Site Area (ha): 1.6	
Criteria	Comments		Impact
Land	Greenfield site.	Red	Yellow
	Located adjacent to the settlement boundary.	Yellow	
Accessibility	Located approximately within 800m of a public transport point.	Yellow	Yellow
	Located approximately within 800m of two or more local facilities.	Yellow	
	There are no active travel routes within 800m of the site.	Red	
Historical and Cultural Landscape	No known impact on SAM/Listed building/Conservation Area.	Green	Green
	No known impact on registered historic park/garden or historic landscape.	Green	
	The cultural landscape value is outstanding (Landmap). The historic landscape value is moderate (Landmap).	White	
Environmental	Designated as a Special Landscape Area (Policy ENV2.3 Cwm Tyleri and Cwm Celyn). The site prevents isolation of neighbouring broadleaved woodland and is a buffer with Mynydd James.	Red	Red
	Potential impact on protected species.	Yellow	
	Potential visual impact is high.	Red	
	Potential impact on trees.	Yellow	
Physical	Not in a flood risk area from rivers and seas.	Green	Yellow
	The site is a steeply sloping site from east to west.	Yellow	
	Located within a coal safeguarding area.	Yellow	
	No known issues identified in terms of bad neighbours.	Green	
	Risk of contamination as the site is partially overlain with made ground.	Yellow	
Economic and Other Benefits	The economic and other benefits are unknown at this stage.	White	White
	No highway improvements identified at this stage.	White	
Availability and Deliverability	The existing highway network can accommodate the development proposal.	Green	Green
	A third of the site is located in a Development High Risk Area on the coalfield.	Green	
	Viability unknown – further information required	Yellow	
	No known ownership issues identified.	Green	
<b>Detailed Internal Assessment Score:</b>			Red
<b>Preferred Strategy Assessment Score:</b>	The proposed site does not align with the Preferred Strategy		Red
<b>Proceed with Site to Next Stage:</b>			No

Appendix 3: Results of Upper Ebbw Fach Large Candidate Site Assessments

Site Number: UEF004		Site Name: Land west of Attlee Road, Coed Cae	
Proposed Use: Residential		Gross Site Area (ha): 1.1	
Criteria	Comments		Impact
Land	Brownfield land.	Green	Green
	Within settlement boundary.	Green	
Accessibility	Located approximately within 400m of a public transport point.	Green	Yellow
	Located approximately within 400m of two or more local facilities.	Green	
	There are no active travel routes within 800m of the site.	Red	
Historical and Cultural Landscape	No known impact on SAM/Listed building/Conservation Area.	Green	Green
	No known impact on registered historic park/garden or historic landscape.	Green	
	The cultural landscape value is outstanding (Landmap).The historic landscape value is high (Landmap).	White	
Environmental	No identified impact on environmental designations.	Green	Green
	Potential Impact on protected species.	Yellow	
	Potential visual impact is low.	Green	
	Potential impact on trees.	Green	
Physical	Not in a flood risk area from rivers and seas.	Green	Light Green
	The topography of the site slopes towards the west.	Yellow	
	Not located within a mineral safeguarding area.	Green	
	No known issues identified in terms of bad neighbours.	Green	
	Risk of contamination as the site is partially overlain with made ground.	Yellow	
Economic and Other Benefits	The economic and other benefits are unknown at this stage.	White	White
	No highway improvements identified at this stage.	White	
Availability and Deliverability	The existing highway network can accommodate the development proposal.	Green	Green
	The whole site is located in a Development Low Risk Area on the coalfield.	Green	
	Viability unknown – further information required.	Yellow	
	No known ownership issues identified.	Green	
<b>Detailed Internal Assessment Score:</b>			Green

<b>Preferred Strategy Assessment Score:</b>	The proposed site aligns with the Preferred Strategy.	Green
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<b>Proceed with Site to Next Stage:</b>	Yes
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Appendix 3: Results of Upper Ebbw Fach Large Candidate Site Assessments

Site Number: UEF005		Site Name: Land north of east Pentwyn, Blaina	
Proposed Use: Residential		Gross Site Area (ha): 0.4	
Criteria	Comments		Impact
Land	Greenfield land.	Red	Yellow
	Located adjacent to settlement boundary.	Yellow	
Accessibility	Located approximately within 400m of a public transport point.	Green	Yellow
	Located approximately within 800m of two or more local facilities.	Yellow	
	There are no active travel routes within 800m of the site.	Yellow	
Historical and Cultural Landscape	No known impact on SAM/Listed building/Conservation Area.	Green	Green
	No known impact on registered historic park/garden or historic landscape.	Green	
	The cultural landscape value is outstanding (Landmap).The historic landscape value is high (Landmap).	White	
Environmental	The site falls within two Special Landscape Area designations (Policy ENV2.2 Eastern Ridge and Mynydd James and Policy ENV2.3 Cwm Tyleri and Cwm Celyn).	Red	Red
	Potential Impact on protected species.	Yellow	
	Potential visual impact is medium.	Yellow	
	Potential impact on trees.	Yellow	
Physical	Not in a flood risk area from rivers and seas.	Green	Light Green
	No topographical constraints identified.	Green	
	Located in a coal safeguarding area.	Yellow	
	No known issues identified in terms of bad neighbours.	Green	
	Risk of contamination- the site is partially overlain with made ground.	Yellow	
Economic and Other Benefits	The economic and other benefits are unknown at this stage.	White	White
	No highway improvements identified at this stage.	White	
Availability and Deliverability	There is no existing access and unless existing properties are demolished it is difficult to envisage how access can be achieved.	Red	Yellow
	A third of the site is located in a Development High Risk Area on the coalfield.	Green	
	Viability unknown – further information required.	Yellow	
	No known ownership issues identified.	Green	
<b>Detailed Internal Assessment Score:</b>			Red
<b>Preferred Strategy Assessment Score:</b>	The proposed site does not align with the Preferred Strategy.		Red
<b>Proceed with Site to Next Stage:</b>			No

Appendix 3: Results of Upper Ebbw Fach Large Candidate Site Assessments

Site Number: UEF006		Site Name: Land off Maes Hafod	
Proposed Use: Residential		Gross Site Area (ha): 0.8	
Criteria	Comments		Impact
Land	Brownfield land.		
	Within settlement boundary.		
Accessibility	Located approximately within 400m of a public transport point.		
	Located approximately within 400m of two or more local facilities.		
	Located approximately within 800m of an active travel route.		
Historical and Cultural Landscape	No known impact on SAM/Listed building/Conservation Area.		
	No known impact on registered historic park/garden or historic landscape.		
	The cultural landscape value is moderate (Landmap).The historic landscape value is moderate (Landmap).		
Environmental	No identified impact on environmental designations.		
	Potential impact on protected species.		
	Potential visual impact is low.		
	Potential impact on trees.		
Physical	Not in a flood risk area from rivers and seas.		
	The topography of the site slopes towards the west.		
	Not located within a mineral safeguarding area.		
	No known issues identified in terms of bad neighbours.		
	Risk of contamination due to the sites previous use.		
Economic and Other Benefits	The economic and other benefits are unknown at this stage.		
	No highway improvements identified at this stage.		
Availability and Deliverability	The existing highway network can accommodate the development proposal.		
	Over half of the site is located in a Development High Risk Area on the coalfield.		
	Viability unknown – further information required.		
	No known ownership issues identified.		
<b>Detailed Internal Assessment Score:</b>			
<b>Preferred Strategy Assessment Score:</b>	The proposed site aligns with the Preferred Strategy.		
<b>Proceed with Site to Next Stage:</b>			Yes

Appendix 3: Results of Upper Ebbw Fach Large Candidate Site Assessments

Site Number: UEF007		Site Name: Land south of East Pentwyn	
Proposed Use: Residential		Gross Site Area (ha): 0.5	
Criteria	Comments		Impact
Land	Brownfield land.	Green	Green
	Located within the settlement boundary.	Green	
Accessibility	Located approximately within 400m of a public transport point.	Green	Yellow
	Located approximately within 800m of two or more local facilities.	Yellow	
	There are no active travel routes within 800m of the site.	Red	
Historical and Cultural Landscape	No known impact on SAM/Listed building/Conservation Area.	Green	Green
	No known impact on registered historic park/garden or historic landscape.	Green	
	The cultural landscape value is moderate (Landmap).The historic landscape value is moderate (Landmap).	White	
Environmental	No identified impact on environmental designations.	Green	Light Green
	Potential impact on protected species.	Yellow	
	Potential visual impact is low.	Green	
	Potential impact on hedgerow.	Yellow	
Physical	Not in a flood risk area from rivers and seas.	Green	Green
	No topographical constraints identified.	Green	
	Not located within a mineral safeguarding area.	Green	
	No known issues identified in terms of bad neighbours.	Green	
	Risk of contamination as the site is partially overlain with made ground.	Yellow	
Economic and Other Benefits	The economic and other benefits are unknown at this stage.	White	White
	No highway improvements identified at this stage.	White	
Availability and Deliverability	The existing highway network can accommodate the development proposal.	Green	Green
	A third of the site is located in a Development High Risk Area on the coalfield.	Green	
	Viability unknown – further information required.	Yellow	
	No known ownership issues identified.	Green	
<b>Detailed Internal Assessment Score:</b>			Green
<b>Preferred Strategy Assessment Score:</b>	The proposed site aligns with the Preferred Strategy.		Green
<b>Proceed with Site to Next Stage:</b>			Yes

Appendix 3: Results of Upper Ebbw Fach Large Candidate Site Assessments

Site Number: UEF008		Site Name: Land east and west of Pant View, Coed Cae	
Proposed Use: Residential		Gross Site Area (ha): 0.5	
Criteria	Comments		Impact
Land	Brownfield land.	Green	Green
	Located within the settlement boundary.	Green	
Accessibility	Located approximately within 400m of a public transport point.	Green	Yellow
	Located approximately within 800m of two or more local facilities.	Yellow	
	There are no active travel routes within 800m of the site.	Red	
Historical and Cultural Landscape	No known impact on SAM/Listed building/Conservation Area.	Green	Green
	No known impact on registered historic park/garden or historic landscape.	Green	
	The cultural landscape value is outstanding (Landmap).The historic landscape value is high (Landmap).	White	
Environmental	No identified impact on environmental designations.	Green	Light Green
	Potential impact on protected species.	Yellow	
	Potential visual impact is low.	Green	
	Potential impact on trees.	Yellow	
Physical	Not in a flood risk area from rivers and seas.	Green	Light Green
	The topography of the site is steep and slopes towards the west.	Yellow	
	Not located within a mineral safeguarding area.	Green	
	No known issues identified in terms of bad neighbours.	Green	
	Risk of contamination due to the sites previous use.	Yellow	
Economic and Other Benefits	The economic and other benefits are unknown at this stage.	White	White
	No highway improvements identified at this stage.	White	
Availability and Deliverability	The existing highway network can accommodate the development proposal.	Green	Light Green
	Half of the site is located in a Development High Risk Area on the coalfield.	Yellow	
	Viability unknown – further information required.	Yellow	
	No known ownership issues identified.	Green	
<b>Detailed Internal Assessment Score:</b>			Green
<b>Preferred Strategy Assessment Score:</b>	The proposed site aligns with the Preferred Strategy.		Green
<b>Proceed with Site to Next Stage:</b>			Yes

Appendix 3: Results of Upper Ebbw Fach Large Candidate Site Assessments

Site Number: UEF009		Site Name: The Crescent, Coed Cae	
Proposed Use: Residential		Gross Site Area (ha): 0.33	
Criteria	Comments		Impact
Land	Brownfield land.		
	Located within the settlement boundary.		
Accessibility	Located approximately within 400m of a public transport point.		
	Located approximately within 400m of two or more local facilities.		
	Located approximately within 100m of an active travel route.		
Historical and Cultural Landscape	No known impact on SAM/Listed building/Conservation Area.		
	No known impact on registered historic park/garden or historic landscape.		
	The cultural landscape value is outstanding (Landmap).The historic landscape value is high (Landmap).		
Environmental	No identified impact on environmental designations.		
	Potential impact on protected species.		
	Potential visual impact is low.		
	Potential impact on trees.		
Physical	Not in a flood risk area from rivers and seas.		
	The site slopes towards the west.		
	Not located within a mineral safeguarding area.		
	No known issues identified in terms of bad neighbours.		
	Risk of contamination due to the site's previous use.		
Economic and Other Benefits	The economic and other benefits are unknown at this stage.		
	No highway improvements identified at this stage.		
Availability and Deliverability	The existing highway network can accommodate the development proposal.		
	The whole site is located in a Development Low Risk Area on the coalfield.		
	Viability unknown – further information required.		
	No known ownership issues identified.		
<b>Detailed Internal Assessment Score:</b>			
<b>Preferred Strategy Assessment Score:</b>	The proposed site aligns with the Preferred Strategy.		
<b>Proceed with Site to Next Stage:</b>			<b>Yes</b>

### Appendix 3: Results of Upper Ebbw Fach Large Candidate Site Assessments

Site Number: UEF010		Site Name: Land off Waunheulog, Nantyglo	
Proposed Use: Residential		Gross Site Area (ha): 1.7	
Criteria	Comments		Impact
Land	Greenfield land.		
	Located within the settlement boundary.		
Accessibility	Located approximately within 400m of a public transport point.		
	Located approximately within 400m of two or more local facilities.		
	Located approximately within 800m of an active travel route.		
Historical and Cultural Landscape	No known impact on SAM/Listed building/Conservation Area.		
	No known impact on registered historic park/garden or historic landscape.		
	The cultural landscape value is outstanding (Landmap).The historic landscape value is high (Landmap).		
Environmental	No identified impact on environmental designations. The site comprises of semi-improved neutral grassland, semi-improved acid grassland and dry acid heath which are Priority Habitats.		
	Potential impact on protected species.		
	Potential visual impact is medium.		
	Potential impact on trees.		
	Potential impact on two play areas which are identified as open space and formal play areas in the open space assessment.		
Physical	Not in a flood risk area from rivers and seas.		
	No topographical constraints identified.		
	Not located within a mineral safeguarding area.		
	No known issues identified in terms of bad neighbours.		
	Risk of contamination- the site is overlain with made ground		
Economic and Other Benefits	The economic and other benefits are unknown at this stage.		
	No highway improvements identified at this stage.		
Availability and Deliverability	The access to the site is a sub-standard track and is unable to accommodate two-way traffic flows.		
	The whole site is located in a Development High Risk Area on the coalfield.		
	Viability unknown – further information required		
	The site has not been submitted by the landowner. BGCB are the owners and responsible for the children’s playground located within the red line area.		
<b>Detailed Internal Assessment Score:</b>			
<b>Preferred Strategy Assessment Score:</b>	The proposed site aligns with some elements of the Preferred Strategy		
<b>Proceed with Site to Next Stage:</b>			<b>No</b>

### Appendix 3: Results of Upper Ebbw Fach Large Candidate Site Assessments

Site Number: UEF011		Site Name: Old Dol y Garn Farm, Cwmcelyn – Site 1	
Proposed Use: Residential		Gross Site Area (ha): 0.6	
Criteria	Comments		Impact
Land	Greenfield site		
	Located out of settlement.		
Accessibility	Located approximately within 400m of public transport point.		
	Located approximately within 800m of two or more local facilities.		
	There are no active travel routes within 800m of the site.		
Historical and Cultural Landscape	No known impact on SAM/Listed building/Conservation Area.		
	Part of the site is within the Blaenavon – Coity Mountain historic landscape.		
	The cultural landscape value is outstanding (Landmap).The historic landscape value is high (Landmap).		
Environmental	Designated as a Special Landscape Area (Policy ENV2.2 Eastern Ridge and Mynydd James). The site is a buffer with Mulfran Hill.		
	Potential impact on protected species. Possible reptile presence.		
	Potential visual impact is medium.		
	Potential impact on woodland and trees.		
Physical	Not in a flood risk area from rivers and seas.		
	The site is steeply sloping land.		
	Located within a coal safeguarding area.		
	No known issues identified in terms of bad neighbours.		
	Risk of contamination - part of the site was previously used as a quarry.		
Economic and Other Benefits	The economic and other benefits are unknown at this stage.		
	No highway improvements identified at this stage.		
Availability and Deliverability	There is no substantive access serving the development. Access could be achieved directly from Pant View or Attlee Road however it appears to access the existing highway network land outside the applicants control would be required.		
	The majority of the site is located in a Development High Risk Area on the coalfield.		
	Viability unknown – further information required		
	To achieve access land outside the applicants control would be required.		
<b>Detailed Internal Assessment Score:</b>			
<b>Preferred Strategy Assessment Score:</b>	The proposed site does not align with the Preferred Strategy.		
<b>Proceed with Site to Next Stage:</b>			<b>No</b>

### Appendix 3: Results of Upper Ebbw Fach Large Candidate Site Assessments

Site Number: UEF013		Site Name: Land to the East of Blaina Road	
Proposed Use: Retail		Gross Site Area (ha): 0.7	
Criteria	Comments		Impact
<b>Land</b>	Brownfield site.		
	Located within the settlement boundary.		
<b>Accessibility</b>	Located approximately within 400m of a public transport point.		
	Located approximately within 400m of two or more local facilities.		
	Located approximately within 800m of an active travel route.		
<b>Historical and Cultural Landscape</b>	The site lies within close proximity of a Grade II* listed building. No identified impact on SAM or Conservation Area.		
	No known impact on registered historic park/garden or historic landscape.		
	The cultural landscape value is moderate (Landmap). The historic landscape value is high (Landmap).		
<b>Environmental</b>	No impact on identified environmental designations.		
	Potential for impact on protected species.		
	Potential visual impact is medium.		
	Potential impact on trees.		
<b>Physical</b>	Not in a flood risk area from rivers and seas.		
	No topographical constraints identified.		
	Not located within a mineral safeguarding area.		
	No known issues identified in terms of bad neighbours.		
	Risk of contamination due to the site being overlain with made ground.		
<b>Economic and Other Benefits</b>	The economic and other benefits are unknown at this stage.		
	No highway improvements identified at this stage.		
<b>Availability and Deliverability</b>	The existing highway network can accommodate the development proposal.		
	The majority of the site is within a Development Low Risk Area on the coalfield.		
	Viability unknown – further information required.		
	No known ownership issues.		
	Outline planning permission approved, in 2019, for the erection of residential dwellings (up to 25 units), a drive thru restaurant and associated works with all matters reserved other than means of access.		
A retail study will be undertaken to determine if there is a retail need in the plan period.			
<b>Detailed Internal Assessment Score:</b>			
<b>Preferred Strategy Assessment Score:</b>	The proposed site aligns with some elements of the Preferred Strategy		
<b>Proceed with Site to Next Stage:</b>			<b>Yes</b>

### Appendix 3: Results of Upper Ebbw Fach Large Candidate Site Assessments

Site Number: UEF014		Site Name: Former Brynmawr Infants School	
Proposed Use: Residential		Gross Site Area (ha): 1.0	
Criteria	Comments		Impact
Land	Brownfield site.		
	Located within the settlement boundary.		
Accessibility	Located approximately within 400m of a public transport point.		
	Located approximately within 400m of two or more local facilities.		
	Located approximately within 800m of an active travel route.		
Historical and Cultural Landscape	No known impact on SAM/Listed building/Conservation Area.		
	No known impact on registered historic park/garden or historic landscape.		
	The cultural landscape value is moderate (Landmap). The historic Landscape value is high (Landmap).		
Environmental	No identified impact on environmental designations.		
	Potential for impact on protected species. Bat record on site.		
	Potential visual impact is high.		
	Potential impact on a small number of trees.		
Physical	Not in a flood risk area from rivers and seas.		
	No topographical constraints identified.		
	Not located within a mineral safeguarding area.		
	No known issues identified in terms of bad neighbours.		
	Risk of contamination due to previous use and the site is overlain with made ground.		
Economic and Other Benefits	The economic and other benefits are unknown at this stage.		
	Clydach Street has been identified by the highway authority as requiring upgrading works to facilitate access to any new developments including provision of off-street parking areas to mitigate existing on-street parking issues.		
Availability and Deliverability	The existing highway network can accommodate the development proposal subject to upgrading works.		
	The whole site is located in a Development Low Risk Area on the coalfield.		
	Viability unknown – further information required.		
	No known ownership issues.		
<b>Detailed Internal Assessment Score:</b>			
<b>Preferred Strategy Assessment Score:</b>	The proposed site aligns with some elements of the Preferred Strategy.		
<b>Proceed with Site to Next Stage:</b>			<b>Yes</b>

Appendix 3: Results of Upper Ebbw Fach Large Candidate Site Assessments

Site Number: UEF015		Site Name: Former Garnfach School Site	
Proposed Use: Residential		Gross Site Area (ha): 0.8	
Criteria	Comments		Impact
Land	Brownfield site.	Green	Green
	Located within the settlement boundary.	Green	
Accessibility	Located approximately within 400m of a public transport point.	Green	Yellow
	Located approximately within 400m of two or more local facilities.	Green	
	There are no active travel routes within 800m of the site.	Red	
Historical and Cultural Landscape	No known impact on SAM/Listed building/Conservation Area.	Green	Green
	No known impact on registered historic park/garden or historic landscape.	Green	
	The cultural landscape value is outstanding (Landmap).The historic landscape value is high (Landmap).	White	
Environmental	No identified impact on environmental designations.	Green	Yellow
	Potential for impact on protected species.	Yellow	
	Potential visual impact is medium.	Yellow	
	Potential impact on trees and hedgerows.	Yellow	
Physical	Not in a flood risk area from rivers and seas.	Green	Green
	No topographical constraints identified.	Green	
	Not located within a mineral safeguarding area.	Green	
	No known issues identified in terms of bad neighbours.	Green	
	Risk of contamination due to previous use and the site is overlain with made ground.	Yellow	
Economic and Other Benefits	The economic and other benefits are unknown at this stage.	White	White
	No highway improvements identified at this stage.	White	
Availability and Deliverability	The existing highway network can accommodate the development proposal subject to upgrading works.	Yellow	Light Green
	The whole site is located in a Development Low Risk Area on the coalfield.	Green	
	Viability unknown – further information required.	Yellow	
	No known ownership issues.	Green	
<b>Detailed Internal Assessment Score:</b>			Green

<b>Preferred Strategy Assessment Score:</b>	The proposed site aligns with the Preferred Strategy.	Green
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<b>Proceed with Site to Next Stage:</b>	Yes
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Appendix 3: Results of Upper Ebbw Fach Large Candidate Site Assessments

Site Number: UEF016		Site Name: Land opposite Waunheulog Housing Estate	
Proposed Use: Residential		Gross Site Area (ha): 0.35	
Criteria	Comments		Impact
Land	Brownfield site.	Green	Green
	Located within the settlement boundary.	Green	
Accessibility	Located approximately within 400m of public transport point.	Green	Green
	Located approximately within 800m of two or more local facilities.	Green	
	Located approximately within 100m of an active travel route.	Green	
Historical and Cultural Landscape	No known impact on SAM/Listed building/Conservation Area.	Green	Green
	No known impact on registered historic park/garden or historic landscape.	Green	
	The cultural landscape value is outstanding (Landmap). The historic landscape value is high (Landmap).	White	
Environmental	Site abuts a Site of Importance for Nature Conservation (Policy ENV3.87 Semtex Pond) on the eastern boundary.	Yellow	Yellow
	Potential for impact on protected species.	Yellow	
	Potential visual impact is medium.	Yellow	
	Potential impact on woodland and hedgerows.	Yellow	
Physical	Not in a flood risk area from rivers and seas.	Green	Green
	No topographical constraints identified.	Green	
	Not located within a mineral safeguarding area.	Green	
	No known issues identified in terms of bad neighbours	Green	
	Risk of contamination due to site's previous use.	Yellow	
Economic and Other Benefits	The economic and other benefits are unknown at this stage.	White	White
	New footway provisions would be required.	White	
Availability and Deliverability	The existing highway network can accommodate the development proposal.	Green	Light Green
	Half of the site is located in a Development High Risk Area on the coalfield.	Yellow	
	Viability unknown – further information required.	Yellow	
	No known ownership issues.	Green	
<b>Detailed Internal Assessment Score:</b>			Green

<b>Preferred Strategy Assessment Score:</b>	The proposed site aligns with the Preferred Strategy.	Green
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<b>Proceed with Site to Next Stage:</b>	Yes
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### Appendix 3: Results of Upper Ebbw Fach Large Candidate Site Assessments

Site Number: UEF017		Site Name: Former Glan yr Afon School Site	
Proposed Use: Residential		Gross Site Area (ha): 2.4	
Criteria	Comments		Impact
Land	Part brownfield (approximately 0.3 ha) and part greenfield (approximately 2.1 ha).		Yellow
	Located adjacent to the settlement boundary.		
Accessibility	Located approximately within 400m of a public transport point.	Green	Yellow
	There are no local facilities located within 800m of the site.	Red	
	There are no active travel routes within 800m of the site.	Red	
Historical and Cultural Landscape	No known impact on SAM/Listed building/Conservation Area.	Green	Yellow
	The eastern boundary of the site abuts Historic Landscape Blaenavon - Coity Mountain.	Yellow	
	The cultural landscape value is outstanding (Landmap). The historic landscape value is moderate (Landmap).		
Environmental	The site is located within a Special Landscape Area (Policy ENV2.2 – Eastern Ridge and Mynydd James). Site of Importance for Nature Conservation (Policy ENV3.83 Bourneville Slip Blaina) to north-eastern part of site. Regionally important geodiversity site.	Red	Red
	Potential for impact on protected species.	Yellow	
	Potential visual impact is high.	Red	
	Potential impact on trees.	Yellow	
Physical	Not in a flood risk area from rivers and seas.	Green	Yellow
	The brownfield area of land (approx 0.3ha) is flat whilst the greenfield area of land rises steeply upwards from west to east.	Yellow	
	Located in a coal safeguarding area.	Yellow	
	No known issues identified in terms of bad neighbours.	Green	
	Risk of contamination - The site is overlain with made ground and previously had a school on it that has since been demolished.	Yellow	
Economic and Other Benefits	The economic and other benefits are unknown at this stage.		White
	No highway improvements identified at this stage.		
Availability and Deliverability	The highway network cannot accommodate the proposal. The existing access road serving the site is restrictive.	Red	Red
	A third of the site is in a Development High Risk Area on the coalfield.	Light Green	
	Viability unknown – further information required.	Yellow	
	The land required to complete the highway works are outside of the red line boundary site and not within the control of the applicant.	Red	
<b>Detailed Internal Assessment Score:</b>			Red
<b>Preferred Strategy Assessment Score:</b>	The proposed site aligns with some elements of the Preferred Strategy.		Yellow
<b>Proceed with Site to Next Stage:</b>			No

Appendix 3: Results of Upper Ebbw Fach Large Candidate Site Assessments

Site Number: UEF018		Site Name: Land at Gwaelodd y Gelli Farm, Glan Ebbw	
Proposed Use: Residential		Gross Site Area (ha): 1.6	
Criteria	Comments		Impact
Land	Greenfield site.	Red	Yellow
	Located adjacent to the settlement boundary.	Yellow	
Accessibility	Located approximately within 800m of a public transport point.	Yellow	Yellow
	Located approximately within 800m of two or more local facilities.	Yellow	
	Located approximately within 800m of an active travel route.	Yellow	
Historical and Cultural Landscape	No known impact on SAM/Listed building/Conservation Area.	Green	Green
	No known impact on registered historic park/garden or historic landscape.	Green	
	The cultural landscape value is outstanding (Landmap).The historic landscape value is high (Landmap).	White	
Environmental	Designated within a Special Landscape Area (Policy ENV2.4 –Mynydd Carn y Cefn and Cefn yr Arail). Impact on Carn y Cefn connectivity.	Red	Red
	Potential impact on protected species.	Yellow	
	Potential visual impact is high.	Red	
	Potential impact on trees and hedgerows.	Yellow	
Physical	Not in a flood risk area from rivers and seas.	Green	Light Green
	The site is steep in parts.	Yellow	
	Located in a coal safeguarding area.	Yellow	
	No known issues identified in terms of bad neighbours	Green	
	No known risk of contamination.	Green	
Economic and Other Benefits	The economic and other benefits are unknown at this stage.	White	White
	No highway improvements identified at this stage.	White	
Availability and Deliverability	The existing highway infrastructure serving the development is substandard – carriageway widths do not allow two-way traffic flows, no footway provisions.	Red	Yellow
	The whole site is located in a Development Low Risk Area on the coalfield.	Green	
	Viability unknown – further information required.	Yellow	
	The site is in multiple ownership.	Yellow	
<b>Detailed Internal Assessment Score:</b>			Red
<b>Preferred Strategy Assessment Score:</b>	The proposed site does not align with the Preferred Strategy.		Red
<b>Proceed with Site to Next Stage:</b>			No

### Appendix 3: Results of Upper Ebbw Fach Large Candidate Site Assessments

Site Number: UEF020		Site Name: Former NMC Factory and Bus Depot	
Proposed Use: Mixed Use		Gross Site Area (ha): 2.9	
Criteria	Comments		Impact
Land	Brownfield site.		
	Located within the settlement boundary.		
Accessibility	Located approximately within 400m of a public transport point.		
	Located approximately within 400m of two or more local facilities.		
	Located approximately within 100m of an active travel route.		
Historical and Cultural Landscape	No known impact on SAM/Listed building/Conservation Area.		
	No known impact on registered historic park/garden or historic landscape.		
	The cultural landscape value is moderate (Landmap). The historic landscape value is moderate (Landmap).		
Environmental	The south western corner of the site is located in a SINC (Policy ENV3.87 – Semtex Pond).		
	Potential for impact on protected species. Otter record on site.		
	Potential visual impact is medium.		
	Potential for impact on trees and hedgerows.		
Physical	Not in a flood risk area from rivers and seas.		
	There are issues with varying ground level changes on site.		
	Not located within a mineral safeguarding area.		
	No known issues identified in terms of bad neighbours.		
	Risk of contamination due to the site's previous industrial use and the site is partially overlain with made ground.		
Economic and Other Benefits	The economic and other benefits are unknown at this stage.		
	The existing access junction onto Blaina Road requires upgrading to achieve safe access. Highway improvement scheme already approved as part of planning permission.		
Availability and Deliverability	The existing highway network can accommodate the development proposal subject to upgrading works.		
	The whole site is located in a Development Low Risk Area on the coalfield.		
	Viability unknown – further information required.		
	No known ownership issues.		
	Full planning permission for a restaurant (A3) and outline planning permission for a convenience retail unit (A1), a comparison retail unit (A1) and a flexible unit (A1, A2, A3) on the former NMC Factory site has been approved.		
<b>Detailed Internal Assessment Score:</b>			
<b>Preferred Strategy Assessment Score:</b>	The proposed site aligns with the Preferred Strategy.		
<b>Proceed with Site to Next Stage:</b>			<b>Yes</b>

Appendix 3: Results of Upper Ebbw Fach Large Candidate Site Assessments

Site Number: UEF021		Site Name: Land at Cwmcrachen	
Proposed Use: Gypsy and Travellers Site		Gross Site Area (ha): 4.7	
Criteria	Comments		Impact
Land	Brownfield land.		
	Located within the settlement boundary.		
Accessibility	Located approximately within 400m of a public transport point.		
	Located approximately within 400m of two or more local facilities.		
	Located approximately within 800m of an active travel route.		
Historical and Cultural Landscape	No known impact on SAM/Listed building/Conservation Area.		
	No known impact on registered historic park/garden or historic landscape.		
	The cultural landscape value is outstanding (Landmap). The historic landscape value is moderate (Landmap).		
Environmental	No impact on identified environmental designations.		
	Potential for impact on protected species.		
	Potential visual impact is medium.		
	Potential for impact on woodland.		
Physical	Not in a flood risk area from rivers and seas.		
	No topographical constraints identified.		
	Not located within a mineral safeguarding area.		
	In close proximity to Cwmcrachen Industrial Estate and Barleyfield Industrial Estate.		
	Risk of contamination as the site is overlain with made ground and has had a variety of industrial uses.		
Economic and Other Benefits	The provision of accommodation that is fit for purpose for the Gypsy and Traveller community.		
	No highway improvements identified at this stage.		
Availability and Deliverability	The existing highway network can accommodate the development proposal subject to upgrading works at Blaenant Road.		
	Half the site is located in a Development High Risk Area on the coalfield.		
	Viability unknown – further information required.		
	No known ownership issues.		
	A Gypsy and Travellers Needs Assessment is being undertaken to determine the need.		
<b>Detailed Internal Assessment Score:</b>			
<b>Preferred Strategy Assessment Score:</b>	The proposed site aligns with the Preferred Strategy.		
<b>Proceed with Site to Next Stage:</b>			<b>Yes</b>

### Appendix 3: Results of Upper Ebbw Fach Large Candidate Site Assessments

Site Number: UEF022		Site Name: Land on Rising Sun Industrial Estate	
Proposed Use: Employment		Gross Site Area (ha): 1.9	
Criteria	Comments		Impact
Land	Brownfield Site.		
	Located within settlement boundary		
Accessibility	Located approximately within 400m of a public transport point.		
	Located approximately within 800m of two or more local facilities.		
	Located approximately within 100m of an active travel route.		
Historical and Cultural Landscape	No known impact on SAM/Listed building/Conservation Area.		
	No known impact on registered historic park/garden or historic landscape.		
	The cultural landscape value is outstanding (Landmap). The historic landscape value is high (Landmap).		
Environmental	No identified impact on environmental designations.		
	Potential for impact on protected species.		
	Potential visual impact is medium.		
	Potential impact on trees.		
Physical	Not in a flood risk area from rivers and seas.		
	No topographical constraints identified.		
	Not located within a mineral safeguarding area.		
	Site lies in close proximity to residential properties.		
	Risk for contamination - site is overlain with made ground.		
Economic and Other Benefits	The economic and other benefits are unknown at this stage.		
	The existing junction with the A467 from the Rising Sun Ind. Est. will need to be assessed to check capacity and requirement for upgrading to a signalised junction.		
Availability and Deliverability	The existing highway network can accommodate the development proposal.		
	Half of the site is located in a Development High Risk Area on the coalfield.		
	Viability unknown – further information required.		
	No known ownership issues.		
<b>Detailed Internal Assessment Score:</b>			
<b>Preferred Strategy Assessment Score:</b>	The proposed site aligns the Preferred Strategy.		
<b>Proceed with Site to Next Stage:</b>			<b>Yes</b>

### Appendix 3: Results of Upper Ebbw Fach Large Candidate Site Assessments

Site Number: UEF024		Site Name: Land at Pond Road	
Proposed Use: Residential		Gross Site Area (ha): 0.3	
Criteria	Comments		Impact
Land	Brownfield site.		
	Located within the settlement boundary.		
Accessibility	Located approximately within 300m of a public transport point.		
	Located approximately within 800m of two or more local facilities.		
	Located approximately within 100m of an active travel route.		
Historical and Cultural Landscape	No known impact on SAM/Listed building/Conservation Area.		
	No known impact on registered historic park/garden or historic landscape.		
	The cultural landscape value is outstanding (Landmap).The historic landscape value is high (Landmap).		
Environmental	No identified impact on environmental designations. The site comprises mostly of unimproved acid grassland which is a Priority Habitat.		
	Potential for impact on protected species.		
	Potential visual impact is medium.		
	No identified impact on woodland, trees and hedgerows.		
Physical	Not in a flood risk area from rivers and seas.		
	No topographical constraints identified.		
	Not located within a mineral safeguarding area.		
	No known issues identified in terms of bad neighbours.		
	Risk of contamination due to previous use.		
Economic and Other Benefits	The economic and other benefits are unknown at this stage.		
	New footway links would be required around the curtilage of the site linking to the existing footway/cycleway on Pond Road.		
Availability and Deliverability	The existing highway network can accommodate the development proposal.		
	The whole site is located within a Development High Risk Area on the coalfield.		
	Viability unknown – further information required.		
	No known ownership issues identified.		
	The site is identified as a current housing commitment in the current LDP. Planning permission has lapsed on the site.		
<b>Detailed Internal Assessment Score:</b>			
<b>Preferred Strategy Assessment:</b>	The proposed site aligns with the Preferred Strategy.		
<b>Proceed with Site to Next Stage:</b>			Yes

Appendix 3: Results of Large Lower Ebbw Fach Candidate Site Assessment

Site Number: LEF001		Site Name: Land at Warm Turn	
Proposed Use: Mixed Use – Housing / Retail		Gross Site Area (ha): 1.8	
Criteria	Comments		Impact
Land	Brownfield site.		Green
	Within the settlement boundary.		
Accessibility	Located approximately within 400m of a public transport point.	Green	Yellow
	There are no local facilities located within 800m of the site.	Red	
	Located approximately within 100m of an active travel route.	Green	
Historical and Cultural Landscape	The site is in close proximity to the Guardian monument. No known impact on Listed Buildings and Conservation Areas.	Yellow	Light Green
	No known impact on registered historic park/garden or historic landscape.	Green	
	The cultural landscape value is moderate (Landmap). The historical landscape value is outstanding (Landmap).		
Environmental	A Site of Importance for Nature Conservation (Policy ENV3.111) abuts the site on the eastern boundary.	Yellow	Yellow
	The southern and eastern boundaries abut a Local Nature Reserve – Six Bells Colliery Site.		
	Potential impact on protected species.	Yellow	
	Potential visual impact is medium.	Yellow	
Physical	Potential impact on hedgerow.	Yellow	Green
	Not in a flood risk area from rivers and seas.	Green	
	No topographical constraints identified.	Green	
	Not located in a minerals safeguarding area.	Green	
	No known issues identified in terms of bad neighbours.	Green	
Economic and Other Benefits	Risk of contamination as the site is overlain with made ground.	Yellow	White
	The economic and other benefits are unknown at this stage.		
Availability and Deliverability	The A467 is a busy road and any development proposal would likely require a ghost island type junction such that traffic movements on the strategic highway network is not impeded by this development.		Yellow
	The existing highway network can accommodate the development proposal subject to necessary upgrading works and a satisfactory access junction being achieved.	Yellow	
	Over half of the site is located in the Development High Risk Area on the coalfield.	Red	
	Viability unknown – further information required.	Yellow	
	The land is leasehold – 70+ years remaining.	Green	
Detailed Internal Assessment Score:	Masterplan is required for the site in conjunction with the Six Bells Colliery site.	Blue	Yellow
Preferred Strategy Assessment Score:	The proposed site aligns with the Preferred Strategy.		Green
Proceed with Site to Next Stage:			Yes

Appendix 3: Results of Large Lower Ebbw Fach Candidate Site Assessment

Site Number: LEF002		Site Name: Ty Pwdr Farm	
Proposed Use: Residential		Gross Site Area (ha): 1.3	
Criteria	Comments		Impact
Land	Greenfield land.	Red	Yellow
	Part of the site is located adjacent to the settlement boundary(1.1 ha) and part of the site within the settlement boundary (0.2 ha).	Yellow	
Accessibility	Located approximately within 400m of a public transport point.	Green	Yellow
	Located approximately within 800m of two or more local facilities.	Yellow	
	There are no active travel routes within 800m of the site.	Red	
Historical and Cultural Landscape	No known impact on SAM/Listed building/Conservation Area.	Green	Green
	No known impact on registered historic park/garden or historic landscape.	Green	
	The cultural landscape value is moderate (Landmap). The historic landscape value is high (Landmap).	White	
Environmental	The area of the site outside the settlement boundary is designated as a Special Landscape Area (ENV2.3 Cwm Tyleri and Cwm Celyn) and a Site of Importance for Nature Conservation (ENV3.132 Greenmeadow Farm). The site comprises of semi-improved neutral grassland, unimproved acid grassland, marshy grassland, semi-natural broadleaved woodland and hedgerows which are Priority Habitats.	Red	Red
	Potential impact on protected species. There is also a Bat record on site	Red	
	Potential visual impact is high.	Red	
	Potential impact on trees and hedgerow.	Yellow	
Physical	Not in a flood risk area from rivers and seas.	Green	Light Green
	The topography of the site rises to the east.	Yellow	
	Part of the site (outside the settlement boundary) is located within a Coal Safeguarding Area.	Yellow	
	No known issues identified in terms of bad neighbours.	Green	
	No known risk of contamination.	Green	
Economic and Other Benefits	The economic and other benefits are unknown at this stage.	White	White
	The access road serving from Hill Crest View is sub-standard and would need to be upgraded by way of road widening and footway provision.	White	
Availability and Deliverability	The existing highway network can accommodate the development proposal subject to the existing public highway being upgraded.	Yellow	Yellow
	Half of the site is located in a Development High Risk Area on the coalfield.	Yellow	
	Viability unknown – further information is required.	Yellow	
	The land is in joint ownership.	Yellow	
<b>Detailed Internal Assessment Score:</b>			Red
<b>Preferred Strategy Assessment Score:</b>		The proposed site does not align with the Preferred Strategy.	
<b>Proceed with Site to Next Stage:</b>			No

Appendix 3: Results of Large Lower Ebbw Fach Candidate Site Assessment

Site Number: LEF004		Site Name: Former Mount Pleasant Court Brynithel	
Proposed Use: Residential		Gross Site Area (ha): 1.02	
Criteria	Comments		Impact
Land	Part brownfield (approximately 0.3 ha) and part greenfield (approximately 0.72 ha).		
	Located within the settlement boundary.		
Accessibility	Located approximately within 400m of a public transport point.		
	Located approximately within 400m of two or more local facilities.		
	Located approximately within 800m of an active travel route.		
Historical and Cultural Landscape	No known impact on SAM/Listed building/Conservation Area.		
	No known impact on registered historic park/garden or historic landscape.		
	The cultural landscape value is high (Landmap). The historic landscape value is high (Landmap).		
Environmental	No identified impact on environmental designations.		
	Potential for impact on protected species and habitats.		
	Potential visual impact is medium.		
	Potential for impact on woodland and hedgerows.		
	Part of the site is a community park that provides hedgerow and woodland connectivity and acts as a buffer between the hillside and the urban area.		
Physical	Not in a flood risk area from rivers and seas.		
	Part of the site slopes steeply upwards to the north.		
	Not located within a coal safeguarding area.		
	No known issues identified in terms of bad neighbours.		
	Risk of contamination on part of the site due to previous residential use.		
Economic and Other Benefits	The economic and other benefits are unknown at this stage.		
	No highway improvements identified at this stage.		
Availability and Deliverability	The existing highway network can accommodate the development proposal.		
	The whole of the site is located in a Development Low Risk Area on the coalfield.		
	Viability unknown – further information required.		
	No known ownership issues.		
	Part of the site gained planning permission in 2018 for an open natural/adventure play space for children.		
<b>Detailed Internal Assessment Score:</b>			
<b>Preferred Strategy Assessment Score:</b>		The proposed site does not align with the Preferred Strategy.	
<b>Proceed with Site to Next Stage:</b>			Yes

Appendix 3: Results of Large Lower Ebbw Fach Candidate Site Assessment

Site Number: LEF006		Site Name: Land off Gordon Avenue, Swffryd	
Proposed Use: Residential		Gross Site Area (ha): 0.8	
Criteria	Comments		Impact
Land	Part brownfield land (approximately 0.3 ha) and part greenfield land (approximately 0.5 ha).		
	Part located outside the settlement boundary (approximately 0.5 ha) and part within the settlement boundary (approximately 0.3 ha).		
Accessibility	Located approximately within 400m of a public transport point.		
	Located approximately within 800m of two or more local facilities.		
	Located approximately within 800m of an active travel route.		
Historical and Cultural Landscape	No known impact on SAM/Listed building/Conservation Area.		
	No known impact on registered historic park/garden or historic landscape.		
	The historical landscape value of the area inside the settlement boundary is low and the area outside the settlement boundary is outstanding (Landmap). The cultural landscape value of the area inside the settlement boundary is moderate and the area outside the settlement boundary is outstanding (Landmap).		
Environmental	No identified impact on environmental designations. The area of land outside the settlement boundary is a buffer between urban area and hillside. Opportunity for grassland restoration.		
	Potential impact on protected species.		
	Potential visual impact is high.		
	Potential impact on trees.		
Physical	Not in a flood risk area from rivers and seas.		
	Part of the site (outside the settlement boundary) is at a higher level and is more visually prominent.		
	Part of the site (outside the settlement boundary) is located within a coal safeguarding area.		
	No known issues identified in terms of bad neighbours.		
	Risk of contamination due to its previous use.		
Economic and Other Benefits	The economic and other benefits are unknown at this stage.		
	No highway improvements identified at this stage.		
Availability and Deliverability	The existing highway network can accommodate the development proposal.		
	The whole site is located in a Development Low Risk Area on the coalfield.		
	Viability unknown – further information is required.		
	No known ownership issues identified.		
<b>Detailed Internal Assessment Score:</b>			
<b>Preferred Strategy Assessment Score:</b>	The proposed site does not align with the Preferred Strategy		
<b>Proceed with Site to Next Stage:</b>			Yes

Appendix 3: Results of Large Lower Ebbw Fach Candidate Site Assessment

Site Number: LEF007		Site Name: Mount Pleasant Estate Brynithel	
Proposed Use: Residential		Gross Site Area (ha): 0.42	
Criteria	Comments		Impact
Land	Part brownfield (approximately 0.1 ha) and part greenfield (approximately 0.32 ha).		
	Located within the settlement boundary.		
Accessibility	Located approximately within 400m of a public transport point.		
	Located approximately within 400m of two or more local facilities.		
	There are no active travel routes within 800m of the site.		
Historical and Cultural Landscape	No known impact on SAM/Listed building/Conservation Area.		
	No known impact on registered historic park/garden or historic landscape.		
	The cultural landscape value is high (Landmap). The historic landscape value is high (Landmap).		
Environmental	No identified impact on environmental designations.		
	Potential for impact on protected species.		
	Potential visual impact is medium.		
	Potential impact on trees.		
	The majority of the site (approximately 0.32) ha is identified as informal play space and community greenspace.		
Physical	Not in a flood risk area from rivers and seas.		
	No topographical constraints identified.		
	Not located in a mineral safeguarding area.		
	No known issues identified in terms of bad neighbours.		
	Risk for contamination due to previous use of the land.		
Economic and Other Benefits	The economic and other benefits are unknown at this stage.		
	No highway improvements identified at this stage.		
Availability and Deliverability	The existing highway network can accommodate the development proposal.		
	The whole of the site is located in a Development Low Risk Area on the coalfield.		
	Viability unknown – further information required.		
	No known ownership issues.		
<b>Detailed Internal Assessment Score:</b>			
<b>Preferred Strategy Assessment Score:</b>		The proposed site does not align with the Preferred Strategy.	
<b>Proceed with Site to Next Stage</b>			<b>Yes</b>

Appendix 3: Results of Large Lower Ebbw Fach Candidate Site Assessment

Site Number: LEF008		Site Name: Disused Quarry, Cwm Farm Road	
Proposed Use: Residential		Gross Site Area (ha): 0.6	
Criteria	Comments		Impact
Land	Brownfield site.		
	Located within settlement boundary.		
Accessibility	Located approximately within 400m of a public transport point.		
	Located approximately within 800m of two or more local facilities.		
	Located approximately within 800m of an active travel route.		
Historical and Cultural Landscape	No known impact on SAM/Listed building/Conservation Area.		
	No known impact on registered historic park/garden or historic landscape.		
	The cultural landscape value is moderate (Landmap). The historic landscape value is moderate (Landmap).		
Environmental	No identified impact on environmental designations.		
	Potential for impact on protected species.		
	Potential visual impact is low.		
	Potential for impact on hedgerows.		
Physical	Not in a flood risk area from rivers and seas.		
	No topographical constraints identified.		
	Not located in a mineral safeguarding area.		
	No known issues identified in terms of bad neighbours.		
	Risk of contamination due to previous industrial use.		
Economic and Other Benefits	The economic and other benefits are unknown at this stage.		
	No highway improvements identified at this stage.		
Availability and Deliverability	The existing highway network can accommodate the development proposal subject to the access lane and junction onto Cwm Farm Road is sub-standard and requires upgrading.		
	The majority of the site is located in a Development Low Risk Area on the coalfield.		
	Viability unknown – further information required.		
	No known ownership issues.		
	Uncertain of the landowner's intentions in terms of the number of houses proposed.		
<b>Detailed Internal Assessment Score:</b>			

<b>Preferred Strategy Assessment Score:</b>	The proposed site aligns the Preferred Strategy.	
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<b>Proceed with Site to Next Stage:</b>	Yes
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Appendix 3: Results of Large Lower Ebbw Fach Candidate Site Assessment

<b>Site Number: LEF009</b>		<b>Site Name: Vivian Park</b>	
<b>Proposed Use: Mixed Use – retail/leisure/railway station</b>		<b>Gross Site Area (ha): 8.9</b>	
<b>Criteria</b>	<b>Comments</b>		<b>Impact</b>
<b>Land</b>	Mix of brownfield (approximately 3.7) and greenfield land (approximately 5.2 ha).		
	Located within the settlement boundary.		
<b>Accessibility</b>	Located approximately within 400m of a public transport point.		
	Located approximately within 400m of two or more local facilities.		
	Located approximately within 100m of an active travel route.		
<b>Historical and Cultural Landscape</b>	No known impact on SAM/Listed building/Conservation Area.		
	No known impact on registered historic park/garden or historic landscape.	1	
	The cultural landscape value is moderate (landmap). The historic landscape value is high (landmap).		
<b>Environmental</b>	Partly designated as a SINC (Policy ENV3.88 River Ebbw Fach) which comprises of a mosaic of habitats.		
	Potential impact on protected species. Bat record on site.		
	Potential visual impact is medium.		
	Potential impact on trees.		
<b>Physical</b>	The site is partly located in flood zone C2 and partly in flood zone B from rivers and seas.		
	No topographical constraints identified.		
	Not located in a mineral safeguarding area.		
	Part of the site is located in a hazard installation zone.		
	Risk of contamination due to its previous use.		
<b>Economic and Other Benefits</b>	The economic and other benefits are unknown at this stage.		
	No highway improvements identified at this stage.		
<b>Availability and Deliverability</b>	The existing highway network can accommodate the development proposal.		
	The whole of the site is in located in a Development Low Risk Area on the coalfield.		
	Viability unknown – further information required.		
	The landowner has not submitted the site. There needs to be an understanding of the future uses of the land.		
<b>Detailed Internal Assessment Score:</b>			
<b>Preferred Strategy Assessment Score:</b>	The proposed site aligns with the Preferred Strategy.		
<b>Proceed with Site to Next Stage:</b>			<b>Yes</b>

Appendix 3: Results of Large Lower Ebbw Fach Candidate Site Assessment

Site Number: LEF010		Site Name: Former Roseheyrworth Comprehensive School	
Proposed Use: Residential		Gross Site Area (ha): 0.95	
Criteria	Comments		Impact
Land	Brownfield land.	Green	Green
	Within settlement boundary.	Green	
Accessibility	Located approximately within 400m of a public transport point.	Green	Light Green
	Located approximately within 800m of two or more local facilities.	Green	
	Located approximately within 800m of an active travel route.	Yellow	
Historical and Cultural Landscape	No known impact on SAM/Listed building/Conservation Area.	Green	White
	No known impact on registered historic park/garden or historic landscape.	Green	
	The cultural landscape value is moderate (Landmap).The historic landscape value is high (Landmap).	White	
Environmental	No identified impact on environmental designations.	Green	Yellow
	Potential impact on protected species. Bat record on site.	Red	
	Potential visual impact is medium.	Yellow	
	Potential impact on woodland and trees protected by tree preservation orders.	Yellow	
Physical	Not in a flood risk area from rivers and seas.	Green	Yellow
	The topography of the site comprises of 3 plateaux with slopes adjoining them where the trees lie.	Yellow	
	Not located within a mineral safeguarding area.	Green	
	No known issues identified in terms of bad neighbours.	Green	
	Risk of contamination due to previous use.	Yellow	
Economic and Other Benefits	The economic and other benefits are unknown at this stage.	White	White
	No highway improvements identified at this stage.	White	
Availability and Deliverability	The existing highway network can accommodate the development proposal subject to an acceptable junction being constructed onto Morley Road.	Yellow	Green
	The whole of the site is located in a Development Low Risk Area on the coalfield.	Green	
	Viability unknown – further information required	Green	
	No known ownership issues.	Green	
<b>Detailed Internal Assessment Score:</b>			Yellow
<b>Preferred Strategy Assessment Score:</b>	The proposed site aligns with the Preferred Strategy.		Green
<b>Proceed with Site to Next Stage:</b>			Yes

Appendix 3: Results of Large Lower Ebbw Fach Candidate Site Assessment

<b>Site Number: LEF011</b>		<b>Site Name: Millenium Wood</b>	
<b>Proposed Use: Mixed Use – Tourism</b>		<b>Gross Site Area (ha): 2.5</b>	
<b>Criteria</b>	<b>Comments</b>		<b>Impact</b>
<b>Land</b>	Greenfield land.		
	Located out of settlement.		
<b>Accessibility</b>	Located within approximately 800m of a public transport point.		
	There are no local facilities located within 800m of the site.		
	There are no active travel routes within 800m of the site.		
<b>Historical and Cultural Landscape</b>	No known impact on SAM/Listed building/Conservation Area.		
	No known impact on registered historic park/garden or historic landscape.		
	The cultural landscape value is moderate (Landmap). The historic landscape value is high (Landmap).		
<b>Environmental</b>	Designated as a Special Landscape Area (Policy ENV2.3 Cwm Tyleri & Cwm Celyn), a Site of Importance for Nature Conservation (Policy ENV3.122) and a Local Nature Reserve – Cwmtillery Lakes.		
	Potential impact on protected species.		
	Potential visual impact is high.		
	Potential impact on ancient semi natural woodland which requires management.		
<b>Physical</b>	The eastern boundary of the site is located within flood zone C2 from rivers and seas.		
	No topographical constraints identified.		
	Located within a coal safeguarding area.		
	No known issues identified in terms of bad neighbours.		
	No risk of contamination.		
<b>Economic and Other Benefits</b>	The economic and other benefits are unknown at this stage.		
	The introduction of passing bays along the existing highway and improved footway links would be required.		
<b>Availability and Deliverability</b>	Subject to the details of the development proposal, highway improvements identified above and associated traffic movements, the existing highway network can accommodate the development proposal.		
	The majority of the site is located in a Development Low Risk Area on the coalfield.		
	Viability is unknown – further information is required.		
	The site is in joint ownership – BGCBC and Welsh Water.		
<b>Detailed Internal Assessment Score:</b>			
<b>Preferred Strategy Assessment Score:</b>	The proposed site aligns with some elements of the Preferred Strategy		
<b>Proceed with Site to Next Stage:</b>			<b>Yes</b>

Appendix 3: Results of Large Lower Ebbw Fach Candidate Site Assessment

Site Number: LEF012		Site Name: Jim Owen Pavillion and Surroundings	
Proposed Use: Mixed Use – Tourism		Gross Site Area (ha): 2.2	
Criteria	Comments		Impact
Land	Brownfield land.		
	Located within the settlement boundary.		
Accessibility	Located approximately within 400m of a public transport point.		
	There are no local facilities located within 800m of the site.		
	There are no active travel routes within 800m of the site.		
Historical and Cultural Landscape	No known impact on SAM/Listed building/Conservation Area.		
	No known impact on registered historic park/garden or historic landscape.		
	The cultural landscape value is moderate (Landmap). The historic landscape value is high (Landmap).		
Environmental	No identified impact on environmental designations.		
	Potential impact on protected species.		
	Potential visual impact is medium.		
	Potential impact on hedgerow.		
Physical	The eastern boundary of the site is located within flood zone C2.		
	No topographical constraints identified.		
	Not located within a mineral safeguarding area.		
	No known issues identified in terms of bad neighbours.		
	Risk of contamination due to the site being overlain with made ground and previous industrial use.		
Economic and Other Benefits	The economic and other benefits are unknown at this stage.		
	Footway improvements are required.		
Availability and Deliverability	The existing highway network can accommodate the development proposal.		
	Half of the site is located in a Development High Risk Area on the coalfield.		
	Viability unknown – further information is required.		
	The land has not been submitted by the landowner. The entire site is under BGCBC ownership.		
<b>Detailed Internal Assessment Score:</b>			
<b>Preferred Strategy Assessment Score:</b>		The proposed site aligns with the Preferred Strategy.	
<b>Proceed with Site to Next Stage:</b>			Yes

Appendix 3: Results of Large Lower Ebbw Fach Candidate Site Assessment

Site Number: LEF013		Site Name: Abertillery Bowls Site	
Proposed Use: Residential		Gross Site Area (ha): 1.4	
Criteria	Comments		Impact
Land	Brownfield site.		
	Located within settlement boundary.		
Accessibility	Located approximately within 400m of a public transport point.		
	Located approximately within 800m of two or more local facilities.		
	Located approximately within 100m of an active travel route.		
Historical and Cultural Landscape	No known impact on SAM/Listed building/Conservation Area.		
	No known impact on registered historic park/garden or historic landscape.		
	The cultural landscape value is moderate (Landmap). The historic landscape value is high (Landmap).		
Environmental	No identified impact on environmental designations.		
	Potential for impact on protected species.		
	Potential visual impact is medium.		
	Potential for impact on trees and hedgerows.		
Physical	Not in a flood risk area from rivers and seas.		
	Steep embankments on the eastern edge.		
	Not located within a mineral safeguarding area.		
	No issues identified in terms of bad neighbours		
	Risk of contamination due to site's previous use.		
Economic and Other Benefits	The economic and other benefits are unknown at this stage.		
	No highway improvements identified at this stage.		
Availability and Deliverability	The existing highway network can accommodate the development proposal subject to appropriate highway junctions and access points being achieved.		
	The majority of the site is located in a Development Low Risk Area on the coalfield.		
	Viability unknown – further information required.		
	No known ownership issues.		
<b>Detailed Internal Assessment Score:</b>			
<b>Preferred Strategy Assessment Score:</b>		The proposed site aligns with the Preferred Strategy.	
<b>Proceed with Site to Next Stage:</b>			Yes

Appendix 3: Results of Large Lower Ebbw Fach Candidate Site Assessment

<b>Site Number: LEF014</b>		<b>Site Name: Ty Cecil, Bournville Road</b>	
<b>Proposed Use: Residential</b>		<b>Gross Site Area (ha): 4.1</b>	
<b>Criteria</b>	<b>Comments</b>		<b>Impact</b>
<b>Land</b>	Greenfield land.	Red	Yellow
	Located adjacent to the settlement boundary.	Yellow	
<b>Accessibility</b>	Located approximately within 400m of a public transport point.	Green	Yellow
	There are no local facilities located within 800m of the site.	Red	
	There are no active travel routes within 800m of the site.	Red	
<b>Historical and Cultural Landscape</b>	No known impact on SAM/Listed building/Conservation Area.	Green	Green
	No known impact on registered historic park/garden or historic landscape.	Green	
	The cultural landscape value is moderate (Landmap). The historic landscape value is high (Landmap).	White	
<b>Environmental</b>	Designated as a Special Landscape Area (ENV2.2 Eastern Ridge and Mynydd James). Part of the site is designated as a Site of Importance for Nature Conservation (ENV3.121 Land to the east of Bournville Road).	Red	Red
	Potential impact on protected species.	Yellow	
	Potential visual impact is high.	Red	
	Potential impact on trees and hedgerows.	Yellow	
<b>Physical</b>	Not in a flood risk area from rivers and seas.	Green	Yellow
	Steep undulating land that is visually prominent.	Red	
	Located in a coal safeguarding area.	Yellow	
	No known issues identified in terms of bad neighbours.	Green	
	No known risk of contamination.	Green	
<b>Economic and Other Benefits</b>	The economic and other benefits are unknown at the stage.	White	White
	No highway improvements identified at this stage.	White	
<b>Availability and Deliverability</b>	There is an existing access track serving Tyr Cecil however this is not adequate to serve as access to a larger residential development. The red line site boundary does not extend to meet Bournville Road only rear lanes.	Red	Yellow
	A third of the site is located in a Development High Risk Area on the coalfield.	Green	
	Viability unknown – further information is required.	Yellow	
	No known ownership issues identified.	Green	
<b>Detailed Internal Assessment Score:</b>			Red

<b>Preferred Strategy Assessment Score:</b>	The proposed site does not align with the Preferred Strategy.	Red
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<b>Proceed with Site to Next Stage:</b>	No
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Appendix 3: Results of Large Lower Ebbw Fach Candidate Site Assessment

Site Number: LEF015		Site Name: Hillcrest View	
Proposed Use: Residential		Gross Site Area (ha): 0.8	
Criteria	Comments		Impact
Land	Brownfield land.	Green	Green
	Located within the settlement boundary.	Green	
Accessibility	Located approximately within 400m of a public transport point.	Green	Yellow
	Located approximately within 800m of two or more local facilities.	Yellow	
	There are no active travel routes within 800m of the site.	Red	
Historical and Cultural Landscape	No known impact on SAM/Listed building/Conservation Area.	Green	Green
	No known impact on registered historic park/garden or historic landscape.	Green	
	The cultural landscape value is moderate (Landmap). The historic landscape value is high (Landmap).	White	
Environmental	Part of the site on the southern boundary is designated as a Site of Importance for Nature Conservation (Policy ENV3.132 Green Meadow Farm).	Yellow	Yellow
	Potential for impact on protected species.	Yellow	
	Potential visual impact is medium.	Yellow	
	No potential impact on trees, woodlands and hedgerows.	Green	
Physical	Not in a flood risk area from rivers and seas.	Green	Green
	No topographical constraints identified.	Green	
	No known issues identified in terms of bad neighbours.	Green	
	Not located within a mineral safeguarding area.	Green	
	Risk of contamination due to previous use.	Yellow	
Economic and Other Benefits	The economic and other benefits are unknown at this stage.	White	White
	No highway improvements identified at this stage.	White	
Availability and Deliverability	The existing highway network can accommodate the development proposal.	Green	Green
	The whole of the site is located in a Development Low Risk Area on the coalfield.	Green	
	Viability unknown – further information required.	Yellow	
	No known ownership issues.	Green	
<b>Detailed Internal Assessment Score:</b>			Green
<b>Preferred Strategy Assessment Score:</b>		The proposed site aligns with the Preferred Strategy.	
<b>Proceed with Site to Next Stage:</b>			Yes

Appendix 3: Results of Large Lower Ebbw Fach Candidate Site Assessment

Site Number: LEF016		Site Name: Six Bells Colliery Site	
Proposed Use: Residential		Gross Site Area (ha): 1.5	
Criteria	Comments		Impact
Land	Brownfield land.		
	Located within the settlement boundary.		
Accessibility	Located approximately within 800m of a public transport point.		
	Located approximately within 800m of two or more local facilities.		
	Located approximately within 100m of an active travel route.		
Historical and Cultural Landscape	Located within close proximity of the Guardian monument. No identified impact on Listed Buildings and Conservation Area.		
	No known impact on registered historic park/garden or historic landscape.		
	The cultural landscape value is moderate (Landmap).The historic landscape value is outstanding (Landmap).		
Environmental	The site abuts a Site of Importance for Nature Conservation (Policy ENV3.111 Six Bells Colliery Site) and Six Bells Colliery Site Local Nature Reserve.		
	Potential impact on protected species.		
	Potential visual impact is medium.		
	Potential impact on trees.		
Physical	Not in a flood risk area from rivers and seas.		
	No topographical constraints identified.		
	Not located within a mineral safeguarding area.		
	No known issues identified in terms of bad neighbours.		
	Risk of contamination as the site is overlain with made ground.		
Economic and Other Benefits	The economic and other benefits are unknown at the stage.		
	No highway improvements identified at this stage.		
Availability and Deliverability	The highway network can accommodate the development proposal.		
	Half of the site is located in a Development High Risk Area on the coalfield.		
	Viability unknown – further information required.		
	No known ownership issues.		
	Masterplan is required for the site especially in conjunction with site LEF001 – Land at Warm Turn.		
<b>Detailed Internal Assessment Score:</b>			
<b>Preferred Strategy Assessment Score:</b>	The proposed site aligns with the Preferred Strategy.		
<b>Proceed with Site to Next Stage:</b>			Yes

Appendix 3: Results of Large Lower Ebbw Fach Candidate Site Assessment

Site Number: LEF017		Site Name: Land on Roseheymworth Business Park	
Proposed Use: Employment		Gross Site Area (ha): 2.5	
Criteria	Comments		Impact
Land	Brownfield site.	Green	Green
	Located within settlement boundary.	Green	
Accessibility	Located approximately within 400m of a public transport point.	Green	Yellow
	Located approximately within 800m of two or more local facilities.	Yellow	
	Located approximately within 800m of an active travel route.	Yellow	
Historical and Cultural Landscape	No known impact on SAM/Listed building/Conservation Area.	Green	Green
	No known impact on registered historic park/garden or historic landscape.	Green	
	The cultural landscape value is moderate (Landmap). The historic landscape value is high (Landmap).	White	
Environmental	No identified impact on environmental designations.	Green	Light Green
	Potential for impact on protected species.	Yellow	
	Potential visual impact is low.	Green	
	Potential for impact on woodland.	Yellow	
Physical	Part of the site is located in Flood Zone B.	Yellow	Light Green
	No topographical constraints identified.	Green	
	Not located in a mineral safeguarding area.	Green	
	No known issues identified in terms of bad neighbours	Green	
	Risk of contamination as the site is partially overlain with made ground.	Yellow	
Economic and Other Benefits	The economic and other benefits are unknown at this stage.	White	White
	To accommodate additional traffic movements, an upgrade to the existing junction from Roseheymworth onto the A467 is required.	White	
Availability and Deliverability	The highway network can accommodate the development proposal.	Green	Green
	The majority of the site is located in a Development Low Risk Area on the coalfield.	Green	
	Viability unknown – further information required.	Yellow	
	No known ownership issues.	Green	
	Planning permission granted in 2019, for Household waste facility and in 2020 for a security cabin, security fencing and foul and surface water drainage, in association with the 2019 permission. Both applications, occupy the south eastern corner of the candidate site and the eastern boundary.	White	
<b>Detailed Internal Assessment Score:</b>			Green
<b>Preferred Strategy Assessment Score:</b>	The proposed site aligns with the Preferred Strategy.		Green
<b>Proceed with Site to Next Stage:</b>			Yes

Appendix 3: Results of Large Lower Ebbw Fach Candidate Site Assessment

Site Number: LEF020		Site Name: Land adjacent to Tesco Store, Castle Street	
Proposed Use: Proposed New Rail Station		Gross Site Area (ha): 0.8	
Criteria	Comments		Impact
Land	Brownfield site.		
	Located within settlement boundary.		
Accessibility	Located approximately within 400m of a public transport point.		
	Located approximately within 400m of two or more local facilities.		
	Located approximately within 100m of an active travel route.		
Historical and Cultural Landscape	No known impact on SAM/Listed building/Conservation Area.		
	No known impact on registered historic park/garden or historic landscape.		
	The cultural landscape value is moderate (landmap). The historic landscape value is high (landmap).		
Environmental	No identified impact on environmental designations. However the site is adjacent to the Ebbw Fach river which is a Site of Importance for Nature Conservation (Policy ENV3.88).		
	Potential for impact on protected species.		
	Potential visual impact is medium.		
	Potential for impact on hedgerow and trees.		
Physical	Not in a flood risk area from rivers and seas.		
	No topographical constraints identified.		
	Not located in a mineral safeguarding area.		
	No known issues identified in terms of bad neighbours		
	Risk of contamination due to previous use.		
Economic and Other Benefits	The economic and other benefits are unknown at the stage.		
	No highway improvements identified at this stage.		
Availability and Deliverability	The existing highway network can accommodate the development proposal.		
	The whole of the site is located in a Development Low Risk Area on the coalfield.		
	Viability unknown – further information required regarding Welsh Government metro plans.		
	No known ownership issues.		
<b>Detailed Internal Assessment Score:</b>			
<b>Preferred Strategy Assessment Score:</b>	The proposed site aligns with the Preferred Strategy.		
<b>Proceed with Site to Next Stage:</b>			Yes



## Appendix 4: Results of Settlement Boundary Assessment

<b>Site Ref No:</b>	<b>EV002</b>
<b>Site Name:</b>	<b>Land at Beaufort Wells</b>
<b>Proposal:</b>	<b>Residential</b>
<b>Current LDP Position:</b>	The Blaenau Gwent Local Development Plan (2012) indicates that the majority of the site lies outside the settlement boundary with a small section of the north eastern boundary within the settlement boundary. The area outside the settlement boundary is designated as a Special Landscape Area (Policy ENV2.7 – Trefil and Garnlydan Surrounds), a coal safeguarding area (Policy M1) and an area where coal working is not allowed (Policy M3). There are no known constraints according to the Constraints Map.
<b>Site Description:</b> <i>(e.g. current use, condition, characteristics, shape, public footpath)</i>	The current use of the site is grassed open area of land. There are no trees on site and the only shrubbery appears to be along the western boundary fence. Areas of the site currently consist of small piles of building material from a new single residential development located at the eastern boundary. A Right of Way abuts the site on the southern boundary.
<b>Adjacent Land-Uses:</b> <i>(e.g. residential / commercial / agricultural)</i>	There are existing residential properties along Beaufort Wells with a new build currently being constructed which abuts the site to the east. Along the western boundary lies the HOV road and south of the site is open land.
<b>Proximity to Services:</b> <i>(e.g. nearest community facility (shop, school, post office etc / public transport point/ active travel route)</i>	The site is located approximately: <ul style="list-style-type: none"> <li>• 1,283m to the nearest shop in Waun Fawr;</li> <li>• 1,130 to the nearest bus stop located in Waun Fawr;</li> <li>• 2.2 miles from Ebbw Vale Town Station; and</li> <li>• 324m to the nearest Active Tavel Route.</li> </ul>
<b>Access:</b>	Access to the site is via a private road at the top of Beaufort Wells.
<b>Structures Present on Site:</b>	There are no structures on site.
<b>Topography:</b> <i>(e.g. steep, flat etc)</i>	The land is flat.
<b>Boundary Type:</b> <i>e.g. Fence, trees, open)</i>	Wooden fencing along the western boundary where the site abuts the HOV road. There is also some foliage along this boundary growing along the length and between the fence which gives the appearance of a hedge. Other boundaries are of post and wire.
<b>Possible Constraints:</b>	Possible constraints associated with the proximity of the Heads of the Valleys road.
<b>Other Additional Information:</b>	The wider settlement boundary review will evaluate this area (due to the new Heads of the Valleys Road) which could impact on this site.
<b>Decision:</b>	Further assessment work is required on the site with views from Development Management, Environmental Health, Highways and Landscape.

## Appendix 4: Results of Settlement Boundary Assessment

<b>Site Ref No:</b>	<b>EV011</b>
<b>Site Name:</b>	<b>Land adjoining Wells Farm</b>
<b>Proposal:</b>	<b>Residential</b>
<b>Current LDP Position:</b>	The Blaenau Gwent Local Development Plan indicates that the site lies outside the settlement boundary. The site forms part of the Heads of the Valleys designation (T6.1) which is now complete. The site is designated as a Site of Importance for Nature Conservation (Policy ENV3.43 – Hirgan Fields grasslands) and is located within a Special Landscape Area designation (Policy ENV2.7 – Trefil and Garnlydan Surrounds). The site is also located within a Coal Safeguarding Area (Policy M1) and an area where coal working is not acceptable (Policy M3). There are no constraints shown on the Constraints Map.
<b>Site Description:</b> <i>(e.g. current use, condition, characteristics, shape, public footpath)</i>	The current use of the land is grazing. The site boundary is an oval shape. There are no trees on site. A Right of Way crosses the site.
<b>Adjacent Land-Uses:</b> <i>(e.g. residential / commercial / agricultural)</i>	To the north of the site are 3 residential properties and some farm buildings. The other boundaries are open land surrounded by the A roads and Heads of Valley roads.
<b>Proximity to Services:</b> <i>(e.g. nearest community facility (shop, school, post office etc / public transport point/ active travel route)</i>	The site is located approximately: <ul style="list-style-type: none"> <li>• 1,283m to nearest shop in Waun Fawr;</li> <li>• 1,130 to nearest bus stop located in Waun Fawr;</li> <li>• 2.4 miles Ebbw Vale Town Station; and</li> <li>• 334m to nearest Active Travel Route.</li> </ul>
<b>Access:</b>	Access is via a narrow lane.
<b>Structures Present on Site:</b>	There are no structures present on the land.
<b>Topography:</b> <i>(e.g. steep, flat etc)</i>	The land is flat.
<b>Boundary Type:</b> <i>e.g. Fence, trees, open)</i>	The land is open.
<b>Possible Constraints:</b>	Possible constraints associated with the proximity of the A roads and Heads of the Valleys road.
<b>Other Additional Information</b>	The wider settlement boundary review will evaluate this area (due to the new Heads of the Valleys Road) which could impact on this site.
<b>Decision:</b>	Further assessment work is required on the site with views from Development Management, Environmental Health, Highways and Landscape.

## Appendix 4: Results of Settlement Boundary Assessment

<b>Site Ref No:</b>	<b>EV012</b>
<b>Site Name:</b>	<b>Waunoris Farm Site 2</b>
<b>Proposal:</b>	<b>Residential</b>
<b>Current LDP Position:</b>	The Blaenau Gwent Local Development Plan indicates that the site lies outside the settlement boundary. The site is designated as a Special Landscape Area (Policy ENV2.8 Beaufort Common), a coal safeguarding area (Policy M1) and an area where coal working is not allowed (Policy M3). There are no constraints according to the Constraints Map.
<b>Site Description:</b> <i>(e.g. current use, condition, characteristics, shape, public footpath)</i>	It appears that the site was formerly used in association with the working of the farm. The site is rectangular in shape. A Right of Way crosses the site.
<b>Adjacent Land-Uses:</b> <i>(e.g. residential / commercial / agricultural)</i>	To the south of the site is a farm building and residential dwellings, to the north and east is open countryside, to the west are large residential properties.
<b>Proximity to Services:</b> <i>(e.g. nearest community facility (shop, school, post office etc / public transport point/ active travel route)</i>	The site is located approximately: <ul style="list-style-type: none"> <li>• 190m to nearest shop located at a petrol station adjacent to site;</li> <li>• 139m to nearest bus stop located opposite site;</li> <li>• 2.1miles Ebbw Vale Town Station; and</li> <li>• 1,003m to nearest Active Travel Route.</li> </ul>
<b>Access:</b>	Access is via Big Lane.
<b>Structures Present on Site:</b>	The site comprises of some old farm equipment such as a tractor and the storage of materials. There no buildings present on the site (the farm buildings about the northern and southern boundaries).
<b>Topography:</b> <i>(e.g. steep, flat etc)</i>	The land is flat.
<b>Boundary Type:</b> <i>e.g. Fence, trees, open)</i>	The boundary type is post and wire fence.
<b>Possible Constraints:</b>	
<b>Other Additional Information:</b>	The status of the farm building on the southern boundary of the site should be explored. A logical defensible line could be achieved from the back of the properties at Clos Lon Fawr, across Big Lane to the site.
<b>Decision:</b>	Further assessment work is required on the site with views from Development Management, Environmental Health, Highways and Landscape.

## Appendix 4: Results of Settlement Boundary Assessment

<b>Site Ref No:</b>	<b>EV013</b>
<b>Site Name:</b>	<b>Waunoris Farm Site 3</b>
<b>Proposal:</b>	<b>Residential</b>
<b>Current LDP Position:</b>	The Blaenau Gwent Local Development Plan indicates that the majority of the site lies outside the settlement boundary. A small area where the garages are located are within the settlement boundary. The majority of the site is designated as a Special Landscape Area (Policy ENV2.8 Beaufort Common), a coal safeguarding area (Policy M1), an area where coal working is not allowed (Policy M3) and a Site of Importance for Nature Conservation (Policy ENV3.23 – Pond Group 1). There are no constraints according to the Constraints Map.
<b>Site Description:</b> <i>(e.g. current use, condition, characteristics, shape, public footpath)</i>	It appears that the site was formerly used in association with the working of the farm. The current use of the land is storage and haylage and five disused garages. The site is rectangular in shape.
<b>Adjacent Land-Uses:</b> <i>(e.g. residential / commercial / agricultural)</i>	To the south and west of the site are residential dwellings, to the north is open countryside, to the east is a depot and petrol station.
<b>Proximity to Services:</b> <i>(e.g. nearest community facility (shop, school, post office etc / public transport point/ active travel route)</i>	The site is located approximately: <ul style="list-style-type: none"> <li>• 190m to nearest shop located at a petrol station adjacent to site;</li> <li>• 139m to nearest bus stop located opposite site;</li> <li>• 2.1 miles Ebbw Vale Town Station; and</li> <li>• 970m to nearest ATR.</li> </ul>
<b>Access:</b>	Access is via narrow access track located off Big Lane.
<b>Structures Present on Site:</b>	There are 5 disused garages located on the site.
<b>Topography:</b> <i>(e.g. steep, flat etc)</i>	The land is flat.
<b>Boundary Type:</b> <i>e.g. Fence, trees, open)</i>	The land is open
<b>Possible Constraints:</b>	
<b>Other Additional Information:</b>	The angle of the boundary running north to east is at a 45 degrees angle and therefore appears to not follow a logical defensible boundary.
<b>Decision:</b>	Further assessment work is required on the site with views from Development Management, Environmental Health, Highways and Landscape.

## Appendix 4: Results of Settlement Boundary Assessment

<b>Site Ref No:</b>	<b>EV028</b>
<b>Site Name:</b>	<b>Reservoir Road, Beaufort</b>
<b>Proposal:</b>	<b>Residential</b>
<b>Current LDP Position:</b>	The majority of the site lies outside the settlement boundary and located at the edge of existing settlement boundary. The site is located within a coal safeguarding area (Policy M1) and an area where coal working is not acceptable (Policy M3). Flood zone C2 runs along the eastern boundary of the site and overlaps the site very slightly.
<b>Site Description:</b> <i>(e.g. current use, condition, characteristics, shape, public footpath)</i>	Site is residential land. It is steep rising from east to west and north to south. The site cannot be seen from Reservoir Road due to the topography. There are a number of trees throughout the site some of which form a buffer on the eastern boundary between reservoir road and the site itself.
<b>Adjacent Land-Uses:</b> <i>(e.g. residential / commercial / agricultural)</i>	Open land on all sides. To the south the site abuts the edge of the existing settlement boundary. The Heads of the Valleys Road is located to the west.
<b>Access:</b>	Via a narrow highway (Steelworks road) then via a private driveway.
<b>Structures Present on Site:</b> <i>(building / wall) Note size, type, location, condition etc.</i>	A residential property is located on site.
<b>Topography:</b> <i>(e.g. steep, flat etc)</i>	The site is situated at a higher level to Reservoir Road. The driveway slopes upwards from east to west and upwards from north to south where it meets a residential property. To the west of the site is a very steep embankment where the site abuts the Heads of the Valleys Road.
<b>Boundary Type:</b> <i>e.g. Fence, trees, open)</i>	Wire and post fencing and a stone embankment wall to the west.
<b>Possible Constraints:</b>	
<b>Other Additional Information:</b>	A larger area of land would need to be bought into the settlement boundary than that which is specified. This is due to the fact that there is an area of land which lies between the proposed site and the edge of settlement.
<b>Decision:</b>	Further assessment work is required on the site with views from Development Management, Environmental Health, Highways and Landscape.

## Appendix 4: Results of Settlement Boundary Assessment

<b>Site Ref No:</b>	<b>T015</b>
<b>Site Name:</b>	<b>48 Larch Lane</b>
<b>Proposal:</b>	<b>Extend settlement boundary to accommodate garden land extension</b>
<b>Current LDP Position:</b>	The Blaenau Gwent Local Development Plan indicates that the area of land beyond the residential curtilage is outside the settlement boundary. The land is also designated as a Special Landscape Area (Policy ENV2.6 – Cefn Manmoel) and a coal safeguarding area (Policy M1). Due to its proximity to the settlement boundary the site is in area where coal working is not acceptable (Policy M3).
<b>Site Description:</b> <i>(e.g. current use, condition, characteristics, shape, public footpath)</i>	The site is a grassed area of land which has been included within the curtilage of a residential property (without planning permission) and is being used as garden space.
<b>Adjacent Land-Uses:</b> <i>(e.g. residential / commercial / agricultural)</i>	Residential properties are located to the north west and east of the site. The southern boundary is open countryside.
<b>Proximity to Services:</b> <i>(e.g. nearest community facility (shop, school, post office etc / public transport point/ active travel route)</i>	The site is located approximately: <ul style="list-style-type: none"> <li>• 1,307m to the nearest shop in Glyn Terrace;</li> <li>• 757m to bus stop located at Peacehaven;</li> <li>• 5.4 miles Ebbw Vale Town Station; and</li> <li>• 1,212m to the nearest ATR.</li> </ul>
<b>Access:</b>	Access is via the residential property at Larch Lane.
<b>Structures Present on Site:</b>	There are no structures present on the site.
<b>Topography:</b> <i>(e.g. steep, flat etc)</i>	The land is relatively flat but slopes downwards at the southern end.
<b>Boundary Type:</b> <i>e.g. Fence, trees, open)</i>	There is wooden fencing along all boundaries.
<b>Possible Constraints:</b>	The area outside the settlement boundary contravenes the planning permission.
<b>Other Additional Information:</b>	
<b>Decision:</b>	Further assessment work is required on the site with views from Development Management, Environmental Health, Highways and Landscape.

## Appendix 4: Results of Settlement Boundary Assessment

<b>Site Ref No:</b>	<b>T016</b>
<b>Site Name:</b>	<b>Brompton Stables</b>
<b>Proposal:</b>	<b>Community facility – nursery</b>
<b>Current LDP Position:</b>	The Blaenau Gwent Local Development Plan indicates that the site lies outside the settlement boundary. The site is located in a coal safeguarding area (Policy M1) and an area where coal working is not acceptable (Policy M3). There are no constraints according to the constraints map.
<b>Site Description:</b> <i>(e.g. current use, condition, characteristics, shape, public footpath)</i>	The site is currently fenced off as two separate areas of land, one area is used for grazing horses and contains stables. The other area is flat grassland.
<b>Adjacent Land-Uses:</b> <i>(e.g. residential / commercial / agricultural)</i>	To the north of the site (along Brompton Place) the land is used as garden land for the residential dwellings at Brompton Place. To the south and west is open countryside. To the east are residential dwellings.
<b>Proximity to Services:</b> <i>(e.g. nearest community facility (shop, school, post office etc / public transport point/ active travel route)</i>	The site is located approximately: <ul style="list-style-type: none"> <li>• 563m to the nearest shop in Glyn Terrace;</li> <li>• 293m Beaufort Road;</li> <li>• 5.4miles Ebbw Vale Town Station; and</li> <li>• 398m to the nearest Active Travel Route.</li> </ul>
<b>Access:</b>	Access is via Brompton Place.
<b>Structures Present on Site:</b>	There are a number of horse stables on site.
<b>Topography:</b> <i>(e.g. steep, flat etc)</i>	Flat area of land
<b>Boundary Type:</b> <i>e.g. Fence, trees, open)</i>	There are two metal gates to access both areas of the site at the southern boundary. There is wooden fencing which cuts the site in two and along this boundary fence there are a number of trees and hedgerow. There are also a number of trees and bushes along the southern boundary
<b>Possible Constraints:</b>	
<b>Other Additional Information:</b>	In order to achieve a logical and defensible boundary and avoid piecemeal development the northern area of the site which comprises of gardens would need to be considered in the settlement boundary.
<b>Decision:</b>	Further assessment work is required on the site with views from Development Management, Environmental Health, Highways and Landscape.

## Appendix 4: Results of Settlement Boundary Assessment

<b>Site Ref No:</b>	<b>T030</b>
<b>Site Name:</b>	<b>Land Opposite Sirhowy Woodlands - Site 1</b>
<b>Proposal:</b>	<b>Settlement Boundary Change</b>
<b>Current LDP Position:</b>	The Blaenau Gwent Local Development Plan indicates that the site is located outside of the settlement boundary. The site is designated as a Special Landscape Area (ENV2.5 Mynydd Bedwellty, Rhymney Hill and Sirhowy Sides), a Local Nature Reserve (LNR) and a Site of Interest for Nature Conservation (ENV3.41 Sirhowy Hill Woodland and Cardiff Pond).
<b>Site Description:</b> <i>(e.g. current use, condition, characteristics, shape, public footpath)</i>	There are numerous trees and dense shrubbery throughout the site. The site has a path running through it from south to north. The site is looked after and maintained by a community group. The site is also well used by the community. A Right of Way crosses and abuts the site.
<b>Adjacent Land-Uses:</b> <i>(e.g. residential / commercial / agricultural)</i>	To the north, east and south of the site is open countryside. Along the western boundary is open land and further west are residential areas.
<b>Proximity to Services:</b> <i>(e.g. nearest community facility (shop, school, post office etc / public transport point/ active travel route)</i>	The site is located approximately: <ul style="list-style-type: none"> <li>• 262m to the nearest shop in King street;</li> <li>• 265m to the nearest bus stop at Beaufort Road;</li> <li>• 2.8 miles Ebbw Vale Town Station; and</li> <li>• 732m from nearest Active Travel Route.</li> </ul>
<b>Access:</b>	The main access is via a wide path located off Thomas Ellis Way.
<b>Structures Present on Site:</b>	The main entrance includes a semi-circular stone wall feature.
<b>Topography:</b> <i>(e.g. steep, flat etc)</i>	The site slopes gradually upwards from south to north and from west to east.
<b>Boundary Type:</b> <i>e.g. Fence, trees, open)</i>	The boundary is of post and wire fencing.
<b>Possible Constraints:</b>	The site is designated as a SINC and LNR.
<b>Other Additional Information</b>	The site has been put forward by a community group to accommodate 4 cottages as part of the management of the woodland project. Planning Policy are not convinced that the amendment of the settlement boundary is the correct avenue in which to progress the project.
<b>Decision:</b>	Further assessment work is required on the site with views from Development Management, Environmental Health, Highways and Landscape.

## Appendix 4: Results of Settlement Boundary Assessment

<b>Site Ref No:</b>	<b>T031</b>
<b>Site Name:</b>	<b>Land Opposite Sirhowy Woodlands - Site 2</b>
<b>Proposal:</b>	<b>Settlement Boundary Change</b>
<b>Current LDP Position:</b>	The Blaenau Gwent Local Development Plan indicates that the site is located outside of the settlement boundary. The site is part of a much larger area and is designated as a Special Landscape Area (ENV2.5 Mynydd Bedwellty, Rhymney Hill and Sirhowy Sides), a Local Nature Reserve (LNR) and a Site of Interest for Nature Conservation (ENV3.41 Sirhowy Hill Woodland and Cardiff Pond).
<b>Site Description:</b> <i>(e.g. current use, condition, characteristics, shape, public footpath)</i>	Woodland and dense shrubbery can be found throughout the site. There is a path located along the eastern boundary running the length of the site. There are also a number of smaller paths which cut up through the site from west to east. The site is looked after and maintained by a community group. A Right of Way crosses and abuts the site.
<b>Adjacent Land-Uses:</b> <i>(e.g. residential / commercial / agricultural)</i>	Part of the land along the western boundary is located adjacent to Sirhowy Hill Industrial Estate and residential area of St James Way.
<b>Proximity to Services:</b> <i>(e.g. nearest community facility (shop, school, post office etc / public transport point/ active travel route)</i>	The site is located approximately: <ul style="list-style-type: none"> <li>• 455m to the nearest shop in King street</li> <li>• 151m to the nearest bus stop at Saint James Way</li> <li>• 2.8 miles to Ebbw Vale Town Station</li> <li>• 330m from nearest Active Travel Route.</li> </ul>
<b>Access:</b>	The main access is via a wide path located off Thomas Ellis Way. There is a metal gate across the path to stop vehicles entering the site. There are also numerous small paths that give access to the site.
<b>Structures Present on Site:</b>	There are no buildings on site, however there is a semi circular stone wall feature at the entrance of the site along the northern boundary.
<b>Topography:</b> <i>(e.g. steep, flat etc)</i>	The site slopes upwards from west to east and south to north. Part of the site is flat along the western boundary where the site lies adjacent to Sirhowy Industrial estate.
<b>Boundary Type:</b> <i>e.g. Fence, trees, open)</i>	There are wood post and wire fencing along the western boundary.
<b>Possible Constraints:</b>	The site is designated as a SINC and LNR.
<b>Other Additional Information:</b>	The site has been put forward by a community group to accommodate 4 cottages as part of the management of the woodland project. Planning Policy are not convinced that the amendment of the settlement boundary is the correct avenue in which to progress the project.
<b>Decision:</b>	Further assessment work is required on the site with views from Development Management, Environmental Health, Highways and Landscape.

## Appendix 4: Results of Settlement Boundary Assessment

<b>Site Ref No:</b>	<b>UEF012</b>
<b>Site Name:</b>	<b>Land at Old Dol y Garn Farm</b>
<b>Proposal:</b>	<b>Residential</b>
<b>Current LDP Position:</b>	The Blaenau Gwent Local Development Plan indicates that the site lies partly within and partly outside the settlement boundary. The part of the site outside the settlement boundary is located in a coal safeguarding area (Policy M1) and an area where coal working is not acceptable (Policy M3). The site is also designated as a Special Landscape Area (Policy ENV2.3 Cwm Tyleri and Cwm Celyn). There are no constraints shown on the Constraints Map.
<b>Site Description:</b> <i>(e.g. current use, condition, characteristics, shape, public footpath)</i>	The current land use is grazing. A Right of Way crosses the site.
<b>Adjacent Land-Uses:</b> <i>(e.g. residential / commercial / agricultural)</i>	To the north and east of the site is open countryside. Adjacent to the site to the west is Dol y Garn Farm, to the south of the site are residential properties.
<b>Proximity to Services:</b> <i>(e.g. nearest community facility (shop, school, post office etc / public transport point/ active travel route)</i>	The site is located approximately: <ul style="list-style-type: none"> <li>• 423m to the nearest shop on Cwm Celyn Rd</li> <li>• 359m to the nearest bus stop located on Surgery Rd</li> <li>• 5.9 miles Ebbw Vale Town Station</li> <li>• 1,211m to the nearest Active Travel Route.</li> </ul>
<b>Access:</b>	
<b>Structures Present on Site:</b>	A derelict farmhouse in reasonable condition is located within the site boundary.
<b>Topography:</b> <i>(e.g. steep, flat etc)</i>	There are a number of different levels within the site boundary.
<b>Boundary Type:</b> <i>e.g. Fence, trees, open)</i>	There are trees and hedgerows on the northern and southern boundaries.
<b>Possible Constraints:</b>	
<b>Other Additional Information</b>	Planning permission was granted (c/2011/0098) for a two storey detached house on the western part of the land (area within the settlement boundary). It appears that this planning permission has now lapsed.
<b>Decision:</b>	Further assessment work is required on the site with views from Development Management, Environmental Health, Highways and Landscape.

## Appendix 4: Results of Settlement Boundary Assessment

<b>Site Ref No:</b>	<b>UEF026</b>
<b>Site Name:</b>	<b>Land adjacent to 93 Cwmcelyn Road, Blaina</b>
<b>Proposal:</b>	<b>Amend settlement boundary</b>
<b>Current LDP Position:</b>	The Blaenau Gwent Local Development Plan indicates that the site lies outside the settlement boundary, within the Special Landscape Area (Policy ENV2.3), within a minerals safeguarding area and an area where coal working will not be acceptable. There are no known constraints identified on the Constraints Map
<b>Site Description:</b> <i>(e.g. current use, condition, characteristics, shape, public footpath)</i>	The site is currently used for garden land and to park cars. The site is rectangular in shape and is split into two levels. The area used to park cars is parallel to the road. The lower level is a grassed area. A Right of Way abuts the eastern boundary of the site.
<b>Adjacent Land-Uses:</b> <i>(e.g. residential / commercial / agricultural)</i>	To the north of the site are gardens for the adjacent properties, to the east is an area of forestry and Cwmcelyn Park, to the south is a car park and to the west are residential properties.
<b>Proximity to Services:</b> <i>(e.g. nearest community facility (shop, school, post office etc / public transport point/ active travel route)</i>	The site is located approximately: <ul style="list-style-type: none"> <li>• 637m to nearest shop on Cwm Celyn Rd;</li> <li>• 641m to nearest bus stop on Cwm Celyn Rd;</li> <li>• 6 miles Ebbw Vale Town Station; and</li> <li>• 1,355m to the nearest Active Travel Route.</li> </ul>
<b>Access:</b>	Access to the site can be achieved via Cwmcelyn Road – Highway view?
<b>Structures Present on Site:</b>	There are no structures present on site.
<b>Topography:</b> <i>(e.g. steep, flat etc)</i>	The site is split into two levels both of which are flat.
<b>Boundary Type:</b> <i>e.g. Fence, trees, open)</i>	The eastern boundary is an area of forestry. The northern, southern and western boundaries are open.
<b>Possible Constraints:</b>	
<b>Other Additional Information</b>	In order to achieve a logical and defensible boundary and avoid piecemeal development the northern area of the site which comprises of gardens would need to be considered in the settlement boundary.
<b>Decision:</b>	Further assessment work is required on the site with views from Development Management, Environmental Health, Highways and Landscape.

## Appendix 4: Results of Settlement Boundary Assessment

<b>Site Ref No:</b>	<b>LEF003</b>
<b>Site Name:</b>	<b>Coed Cae Du</b>
<b>Proposal:</b>	<b>Residential – 3 dwellings</b>
<b>Current LDP Position:</b>	The Blaenau Gwent Local Development Plan indicates that the site lies outside the settlement boundary. The site is designated as a Special Landscape Area (ENV2.3 Cwm Tyleri and Cwm Celyn). The site is also located within a Coal Safeguarding Area (M1) and an area where coal working is not acceptable (M3). There are no constraints shown on the Constraints Map.
<b>Site Description:</b> <i>(e.g. current use, condition, characteristics, shape, public footpath)</i>	The site is split into two by an access track. The northern and eastern edge of the site comprises of two dwellings. The western side of the site consists of a large area of woodland. The existing dwellings are located from the existing settlement and isolated by the area of woodland on the western boundary. The site is rectangular in shape. There are a number of Rights of Ways which cross and abut the boundary of the site.
<b>Adjacent Land-Uses:</b> <i>(e.g. residential / commercial / agricultural)</i>	All boundaries of the site are adjacent to open countryside.
<b>Proximity to Services:</b> <i>(e.g. nearest community facility (shop, school, post office etc / public transport point/ active travel route)</i>	The site is located approximately: <ul style="list-style-type: none"> <li>• 650m to nearest shop on Powell Street;</li> <li>• 856m to nearest bus stop on Newall Street;</li> <li>• 3.7miles to Llanhilleth Train Station; and</li> <li>• 1,246m to the nearest Active Travel Route.</li> </ul>
<b>Access:</b>	The site can be accessed via Rhiw Park Road which runs on the eastern boundary of the site and is therefore not within or connected to the existing settlement boundary at Roch Street.
<b>Structures Present on Site:</b>	The site consists of two large detached dwellings and associated garages on the eastern edge.
<b>Topography:</b> <i>(e.g. steep, flat etc)</i>	The land is steep.
<b>Boundary Type:</b> <i>e.g. Fence, trees, open)</i>	The boundary type is trees.
<b>Possible Constraints:</b>	
<b>Other Additional Information</b>	
<b>Decision:</b>	<b>Not Suitable</b>
	The site is isolated from the existing settlement. The site has its own access route via Rhiw Park Road which is not connected to or within the existing settlement boundary.

## Appendix 4: Results of Settlement Boundary Assessment

<b>Site Ref No:</b>	<b>LEF018</b>
<b>Site Name:</b>	<b>Land north of Brondeg Lane, Aberbeeg</b>
<b>Proposal:</b>	<b>Residential / Tourism</b>
<b>Current LDP Position:</b>	The Blaenau Gwent Local Development Plan indicates that the site lies outside the settlement boundary. The site is designated as a Special Landscape Area (Policy ENV2.4 Mynydd Carn-y-Cefn and Cefn yr Arail). The site is also located within an aggregate safeguarding area (Policy M1). There are no constraints according to the constraints map.
<b>Site Description:</b> <i>(e.g. current use, condition, characteristics, shape, public footpath)</i>	The site is isolated from the existing settlement in a woodland setting. The track forms part of an adopted public right of way.
<b>Adjacent Land-Uses:</b> <i>(e.g. residential / commercial / agricultural)</i>	The site is bounded by woodland on all sides.
<b>Proximity to Services:</b> <i>(e.g. nearest community facility (shop, school, post office etc / public transport point/ active travel route)</i>	The site is located approximately: <ul style="list-style-type: none"> <li>• 2,095m to nearest shop on Commercial Road Llanhilleth;</li> <li>• 447m to nearest bus stop (off B4471);</li> <li>• 1.9miles to Llanhilleth Train Station; and</li> <li>• 379m to the nearest ATR located to the south of the site.</li> </ul>
<b>Access:</b>	Access would be via a secured gateway and can be reached only by an unmade track. Upgrading works could impact on the woodland / SLA.
<b>Structures Present on Site:</b> <i>(building / wall) Note size, type, location, condition etc.</i>	There are no structures present on site.
<b>Topography:</b> <i>(e.g. steep, flat etc)</i>	The site is relatively flat.
<b>Boundary Type:</b> <i>e.g. Fence, trees, open)</i>	The boundary type is trees.
<b>Possible Constraints:</b>	
<b>Other Additional Information</b>	
<b>Decision:</b>	The site is in an isolated location and it is difficult to achieve a defensible and logical boundary



Cyngor Bwrdeistref Sirol

# Blaenau Gwent

County Borough Council



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