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Torfaen Replacement Local Development Plan (2022-2037)

Cynllun Datblygu Lleol Newydd Torfaen (2022-2037)

Background Paper: Candidate Sites Assessment Methodology

Papur Cefndir: Methodoleg Asesu Safleoedd Ymgeisiol

May 2023 / Mai 2023

An Executive Summary of this document is available in Welsh and English versions

Mae Crynodeb Gweithredol o'r ddogfen hon ar gael yn Gymraeg ac yn Saesneg

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1. Introduction

This Background Paper sets out the Council's methodology for assessing Candidate Sites in relation to the Replacement Local Development Plan (RLDP). It was initially developed in accordance with the Draft Local Development Plans Manual 3 (June 2019), Planning Policy Wales 10 (Dec 2018) and an agreed methodology compiled by the South East Wales Strategic Planning Group (July 2018).

Following consideration of the format of the emerging Candidate Sites Assessment along with comments received as part of the previous public consultation exercise (Nov 2020 - April 2021) and ongoing consideration of national guidance contained within the now adopted Development Plans Manual 3 (DPM3) (2020) and the new edition of Planning Policy Wales Ed. 11 (PPW11) (2021), the methodology has been updated.

A key change has been to remove the assessment of sites against the RLDP objectives (previously part of Stage 2B). This element of the previous methodology is not required by DPM3 (2021). The overall intention of its original inclusion was to identify those sites which would be most likely to deliver the Council's RLDP objectives, however the assessment is considered too simplistic in form, not recognising that there are numerous interactions between objectives and within site proposals that are difficult to represent in this format and with no ability to weigh or prioritise objectives. It is also noted that the assessment substantially duplicates issues already established within Stage 1 (High Level Overview), 2A (Comprehensive Planning Assessment) and 2B (ISA Framework (Themes and Objectives)) Assessments. It has been concluded therefore, that once the RLDP objectives have been established, a review should be undertaken with any remaining issues being incorporated into the Stage 3 (Assessment against RLDP Strategy) Assessment. As such, the overall assessment process has been simplified without losing any key considerations.

This Background Paper is published to inform potential site proposers in advance of the Call for Candidate Sites, alongside the Sustainability Appraisal assessment criteria / methodology (i.e. the ISA Framework / Scoring Matrix - tbc) for Candidate Site Assessment and also a Financial Viability Guidance Note (May 2023). Additional useful documents are the Council's Sustainable Settlement Appraisal, Ecology Survey Guidance Note (May 2023), LANDMAP Guidance Note (May 2023), Site Design, Masterplanning and Development Briefs SPG (adopted Feb 2023), Sustainable Locations SPG (Consultation Draft Feb 2023), and Revised Planning Obligations SPG (adopted Feb 2023). Summaries of the key elements of these documents will be combined in a Call for Candidate Sites: Submission Guidance Note to accompany the Call for Candidate Sites in due course. This assessment methodology applies to sites that are proposed for built development (e.g. housing, employment, retail). If sites are put forward for protection, these will be subject to a separate green infrastructure assessment.

2. Overview of the Candidate Sites Submission Process

In accordance with the Local Development Plan Regulations, the Council will undertake a Call for Candidate Sites comprising an eight-week period during which submissions will be invited from interested parties who wish to have land considered for inclusion within the RDLP, either for development, re-development or protection from development. Sites can be submitted for a wide range of land use purposes including housing, employment, community facilities, tourism, green infrastructure, waste, health, education, social care, Gypsy and

Traveller provision, retail, recreation, renewable energy, biodiversity, transport infrastructure and minerals. For candidate site submissions, the threshold for residential development is 10 dwellings or a minimum site size of 0.33ha. Any submission of smaller residential candidate sites will be considered as part of our boundary review rather than by a candidate site assessment. There are no minimum thresholds for any other land use site submissions.

The Call for Candidate Sites will be publicised in line with the Community Involvement Strategy incorporated within the RLDP Delivery Agreement and will be facilitated by the Council's RLDP consultation tool, OpusConsult, which is accessed via the Council's website. The Call for Candidate Sites is the appropriate time to submit sites for consideration and potential inclusion within the RLDP. The Council will run at least one workshop event to assist landowners / developers and the wider community with submitting their Candidate Sites. In addition, the Council will offer an optional submission service for a (cost based) fee.

Following the call for sites, the Council is required to compile and publish a 'Candidate Sites Register' which is a simple record of all candidate sites submitted. The Register will be published on the Council's website and made available for public inspection at the Council's offices and Torfaen's libraries. **It is important to note that inclusion of a site within the Candidate Sites Register should not be taken to indicate in any way that a site will be developed, or that it will be included in the Replacement Local Development Plan, or that the Council considers that it should be developed.**

In line with the requirements of DPM3 (2020), all site proposers are encouraged to submit as much supporting information as possible. This must include a Stage 1 viability assessment. The Council's advice and requirements in this respect are set out in the separate Financial Viability Guidance Note (May 2023) published at the same time as this Methodology Background Paper. It should be noted that an inadequate level of information to demonstrate the deliverability of a site (including financial viability) is a valid reason for rejecting a site from Stage 1 of the assessment process.

A Second Call for Sites will be carried out alongside public consultation on the Preferred Strategy and Draft Candidate Sites Assessment and Register in due course. As part of the Second Call for new sites, the Council will give existing site proposers the opportunity to submit additional supporting evidence to address any issues raised by the Council in the Draft Candidate Site Assessment and Register. A Stage 2 viability assessment will also be required at this time. It is not expected that the Council will accept any new Candidate Sites following the close of the Second Call for Sites.

The Council will only allocate sites that adhere to national planning guidance as set out in PPW11 and the Technical Advice Notes (TANs). Before submitting candidate sites, site promoters should be aware of the following considerations:

- New house building and other new development (retail, employment etc) in the open countryside, away from established settlements, will be strictly controlled. Sites proposed in isolated locations away from defined settlements are unlikely to be acceptable.
- Sites that are subject to international or national designations for biodiversity will not be acceptable.
- Proposals for highly vulnerable development (which includes housing, public buildings and emergency services) within the highest risk areas of the flood plain will not be acceptable.

In selecting sites, PPW11 is clear on the types of location that will be acceptable for built development. Specifically, it states that local planning authorities should follow a search sequence, prioritising previously developed land (brownfield) and/or underutilised sites within settlements in the first instance; then suitable and sustainable greenfield sites within or on the edge of settlements. Sites in the open countryside must only be considered in exceptional circumstances. In line with national planning policy, proposals for new settlements will not be accepted as these are more appropriate for identification through the Strategic Development Plan process.

Whilst the Council will still seek to allocate deliverable brownfield land and buildings in the first instance, it should be noted that many of the large brownfield sites allocated in the current adopted LDP have now been developed. Where insufficient deliverable brownfield sites are available to meet future requirements, the Council will need to consider the release of greenfield sites on the edge of settlements.

In summary, the broad parameters of where sites could potentially be acceptable are:

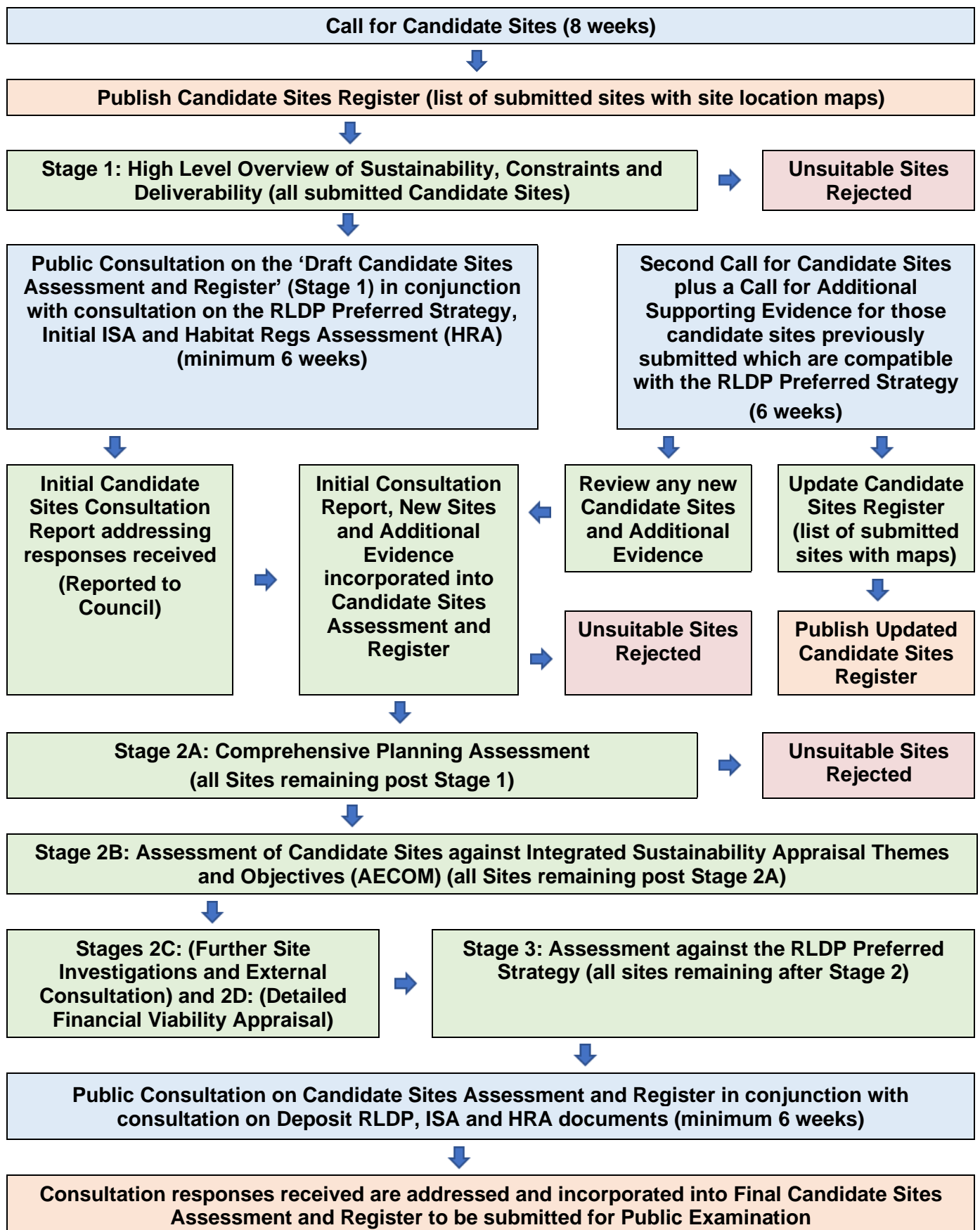
- where they focus on the most sustainable settlements identified within the Council's Sustainable Settlement Appraisal;
- where they comply with the site search sequence set out in PPW11;
- where they would contribute positively to the National Sustainable Placemaking Outcomes (PPW11); and
- where there is a focus on minimising the need to travel in accordance with the Sustainable Transport Hierarchy (PPW11).

Candidate Site promoters should also demonstrate through their submission that they have a serious intention to develop their site within the timeframe of the plan. The Candidate Site Assessment process will focus on whether a site is sustainable, financially viable and deliverable.

Any candidate sites submitted as part of previous RLDP work in 2018 or 2020/21 will need to be resubmitted. This will include the re-submission of any sites currently allocated in the adopted LDP that have not yet gained planning consent. If existing sites in the adopted LDP are not re-submitted, they will not be considered further. If a candidate site was ruled out previously, or a site was allocated but has not been developed, the new submission should consider the reasons why the site was not taken forward and provide any additional information (e.g. surveys) to explain how any constraints can be overcome and why the site should be considered suitable for allocation.

Figure 1 below sets out an overview of the Candidate Sites process with the blue boxes representing public engagement opportunities.

Figure 1: Overview of the Candidate Sites Process



3. Stage 1 Methodology: High Level Overview of Sustainability, Constraints and Deliverability

In accordance with DPM3 (2020), the Council's assessment will commence with an initial high-level filtering of submitted sites. A criteria-based approach, identifying key issues based upon known information and national planning policy will enable unsuitable sites to be discarded early in the process. Examples of unsuitable sites comprise those below the site size threshold, those containing fundamental constraints that cannot be mitigated and those with deliverability / viability issues meaning that they would not come forward within the plan period.

PPW 11 (2021) identifies that the first stage of assessing plans / proposals should be against the Strategic and Spatial Choices issues and the National Sustainable Placemaking Outcomes (Fig 7, PPW11) which incorporate Key Planning Principles and inform the site search sequence. The Council's Stage 1 Assessment therefore comprises a high-level overview of key facts, sustainability of location, environmental and physical constraints and any known deliverability or viability issues summarised in a table (Figure 2 below):

The Council consider that the level of information submitted at the call for candidate sites stage should be proportionate and, at the initial site submission stage, it is not expected that the candidate site submission should be accompanied by the level of information that would be expected to support a planning application, although inclusion of such detail at this point will assist in the processing of the submission.

However, if a site promoter is aware of a significant constraint (e.g. part of the site is within the flood plain, or the site has ecological value, or it is within a high-risk coal mining area) then it is within the site promoters' interests to submit information in respect of this constraint alongside their site submission. The early identification of any issues will help the proposer, the Council and statutory consultees to identify appropriate mitigation measures to alleviate potential problems. Sites included in the RLDP must be realistic, appropriate and be founded on a robust and credible evidence base, and therefore the more information that can be submitted to demonstrate that a site is suitable, the greater the likelihood of a site being included.

Where insufficient information has been submitted, the Council may request additional information such as ecological surveys, arboricultural surveys, strategic flood consequences assessments, drainage studies, coal mining risk assessments, traffic impact assessments, air quality impact assessments, and any other information that may be required to demonstrate that a site is deliverable. The responsibility of undertaking relevant technical work to support a sites inclusion in the plan, including financial costs, resides with the site promoter.

The Stage 1 conclusion for each site will clearly identify whether or not the site should proceed to the next stage in the assessment process and set out the reasoning and / or justification, identifying relevant national planning policy / guidance where appropriate. The conclusions will have a background colour to aid quick referencing (red to indicate that the site should not proceed and green to indicate that the site should proceed). It should be noted that, in all cases, background colouring is used to aid quick referencing and does not add any new information to the text.

Figure 2: Explanatory Template for Stage 1 High Level Overview of Sustainability, Constraints and Deliverability

Site No.	Site Ref: CS-	Site Name	
Proposed Use		Meets Size Threshold? (10 dwellings / 0.33 ha)	
Sustainability of Location:			
PPW11 Site Search Sequence: Nature of Site and Position (Open Countryside / Edge of Settlement / Urban)	The nature of the site and its location will be determined by a desk top assessment using mapping and aerial photographs in combination with site visit observations and Officer knowledge of each locality.		
Tier of Settlement (Sustainable Settlement Appraisal)	The settlement to which the site relates will be identified within the Council's Sustainable Settlement Appraisal to give an indication of the likely compliance of the wider location with sustainability principles and PPW11's Sustainable Transport Hierarchy for Planning.		
Active Connectivity: Existing 'essential' services / amenities within 800 m or potential to provide such services as part of the proposal	Connectivity to existing local services / amenities will be established via GIS data (OpusMap / Spectrum). 'Essential' facilities are considered to comprise convenience stores, schools, outdoor recreation / amenity space and healthcare (GP surgery or chemist). Planning for Walking (CIHT, 2015) p 29 provides the following guidance on walking distances " <i>Land use patterns most conducive to walking are ... mixed in use and resemble patchworks of "walkable neighbourhoods", with a typical catchment of around 800m, or a 10 minute walk</i> ". Walking distances to facilities will be measured from the furthest point within the site and following roads / footpaths rather than an 'as the crow flies' measurement. If the proposed site has the potential to provide any such essential facilities that are currently deficient this will be noted.		
Serviced by existing infrastructure (highways and public transport)	Existing infrastructure will be assessed with respect to position adjacent to the existing highway network and provision of active travel and public transport opportunities with details taken from the candidate submission forms and GIS data regarding proximity of the site to bus services and stops (OpusMap / Spectrum).		
Placemaking Comments:	Each site will be considered with reference to the Placemaking Wales Charter principle, 'location' and the National Sustainable Place Making Outcomes - would the site use land efficiently, would it support and enhance existing places and would it be well connected? Would the site help to reduce the need to travel?		
Environmental and Physical Constraints:			
Historic Assets (LB/SAM/CA/WHIS/LOHI)	Each site will be reviewed to establish the presence or otherwise of specific designations that could impact the development potential of the site. With regards heritage assets, GIS data (OpusMap / Spectrum) will be used to identify Listed Buildings, Scheduled Ancient Monuments, Conservation Areas, World Heritage Site and Landscape of Outstanding Historic Importance designations.		

Environmental Assets (LNR/SINC/AW/TPO)	With regards environmental assets, GIS data (OpusMap / Spectrum) will be used to identify Local Nature Reserves, Sites of Importance for Nature Conservation, Ancient Woodland and any Tree Preservation Orders.
Flood Risk Implications (NRW FMP)	The latest issue of the Natural Resources Wales Flood Map for Planning (from June 2023) will be used to ascertain the flood risk of a site and any relevant Flood Zone designation in relation to surface water and / or flooding from rivers or the sea. If Flood Risk is an issue, a Flood Risk Assessment must be provided by the site proposer to enable any further consideration of the site.
Deliverability / Viability:	
Financially viable	Information regarding the deliverability and / or viability of the site will be taken from the submission form and accompanying submitted evidence where possible and supplemented by Officer knowledge. Strategic scale proposals (100+ dwellings) must be supported by detailed site specific viability appraisal. The Council's advice and requirements in this respect are set out in the separate Financial Viability Guidance Note (May 2023). Site submissions which cannot demonstrate financial viability will not be considered further.
Known delivery issues	
Stage 1 Conclusion:	Red: Do not proceed to Stage 2
Stage 1 Conclusion:	Green: Proceed to Stage 2

4. Stage 2A Methodology: Comprehensive Planning Assessment

The comprehensive planning assessment requires a much more in-depth investigation into the potential opportunities and constraints of a site. DPM3 (2021) identifies the need for a comprehensive and systematic assessment methodology for all sites which pass through the Stage 1 filtering. The assessment criteria should accord with the principles of sustainable development and placemaking contained within PPW11. Table 5 in DPM3 provides a set of illustrative site assessment criteria under a number of headings.

Using Table 5 as a starting point, the Council has developed a set of 44 questions with key topic areas split between the twin foci of 'sustainability' and 'deliverability'. The questions cover a wide range of sustainability issues considered under the headings of Location and Accessibility; Site Context and Character; Accessibility and Highway Capacity; Landscape and Environmental Impact. Deliverability aspects are set out under the headings of Flood Risk; Mineral Resources / Buffer Zones; Infrastructure Capacity; Deliverability; and Viability. A final heading relates to the Planning Context of a site both in terms of any previous allocation within a development plan and / or any relevant historic planning applications.

A template of the assessment table is set out below (Figure 3, page 11). Each question is listed to the left-hand side of the table and will be answered by a ticked yes / no / unknown or neutral answer plus commentary to explain and provide greater detail wherever possible.

Each tick box answer with associated commentary will be colour coded to aid quick referencing in accordance with the traffic light coding system of Red, Amber and Green. All colour coding will be prefixed with the word of the colour to avoid any ambiguity. Those answers which are flagged as Red raise issues which would need to be addressed or present issues which would have a detrimental impact of material consideration in the assessment of the suitability of the site. The answers which are flagged as Amber are those which should be highlighted for consideration / awareness in taking the site forward. In many cases, these will need additional information to clarify their materiality and impact in considering a site further. The answers that are colour coded Green represent site / proposal information that is positive in considering the site further.

In terms of the information sources and approach to answering the questions within the assessment, the template table below (Figure 3, page 11) has been utilised and the commentary column used to explain how each question will be answered and colour coded. Given the detailed information and assessment necessary, internal Council Officers will be consulted for their specialist input in Stage 2A as required. Each consultee will also be asked if any further information / studies are required. The following Officers will be consulted on candidate sites that have passed the Stage 1 filter:

Table 1: Stage 2A Internal Officer Consultees

Internal Consultee	Specialist Input	Key Questions in Stage 2A Assessment
Highways Development Management	Access to and capacity of the Public Highway Network within the vicinity of the site	Q10, Q12, Q15, Q16, Q35
Team Leader Ecology	Biodiversity and ecological value of the site and its surroundings, including impact on protected species or habitats, designated sites and connectivity via ecological networks	Q20, Q21, Q22
Senior Environmental Projects Officer	Visual and landscape impact using LANDMAP and green infrastructure assessment of site and its locality	Q7, Q9, Q17, Q18, Q23
Senior Environmental Health Officer	Potential for contaminated land within the site, potential for noise and / or air quality issues	Q8, Q26, Q27
Conservation and Heritage Officer	Impact on any heritage assets within the site or in the immediate locality	Q25
Highway Asset Management Officer	Flood risk implications from both watercourses and surface water drainage	Q28
Principal Officer Education	Identification of catchment schools, their current and known future capacity to accommodate children resulting from new development	Q3
Senior Countryside Access Officer	Existing and proposed Active Travel Routes and Public Rights	Q7, Q11

	of Way and the quality of connection to them from the site	
Streetscene Officer	Arboricultural issues	Q7, Q9, Q17, Q18, Q20, Q21, Q22, Q23

Figure 3: Explanatory Template for Stage 2A Comprehensive Planning Assessment

Candidate Site Ref:	CS-	Candidate Site Name:		Area:	Ha
Existing Use:		Proposal:			
SUSTAINABILITY					
Question	Yes	No	Unknown / Neutral	Commentary	
<i>Location and Accessibility</i>					
1.	How does the site relate to and integrate with the existing settlement form? a) Within the existing settlement b) Settlement rounding off c) Edge of Settlement d) Out of settlement / open countryside			<p>This question will be answered in the Commentary column with a), b), c) or d) according to the options in the question. Building upon the Stage 1 locational consideration and using the site search sequence guidance set out within PPW 11 (regarding urban form, integration and the focus on development within an urban context) alongside a site location plan, a desk based assessment of the urban form within the locality of the site will be undertaken to result in one of the four conclusions a) - d). Answers a) and b) will be colour coded Green as a positive consideration for the site. Answer c) will be colour coded Amber and answer d) will be colour coded Red as being contrary to the locational policy of PPW11. It is expected that most sites classified as d) will have been removed at Stage 1.</p>	

2.	<p>Can the site provide pedestrian access to a wider mix of key community based services / facilities in line with the guidelines established by the Chartered Institute of Highways and Transportation (2015)?</p> <p>*distances measured along footways / footpaths from the furthest point of the site</p>				<p>Further to the 'essential' facilities identified in Stage 1 (convenience store, school, outdoor recreation / amenity space, healthcare - GP surgery or chemist), access to additional typical facilities such as community centres, leisure centres, dentists, private nurseries, petrol stations, sports pitches, play areas, allotments and post offices will be assessed and noted as advantageous. Where possible, an indication of the capacity of the identified facilities to support the proposed site will be recorded.</p> <p>As for the Stage 1 services / facilities, GIS data (OpusMap / Spectrum) enables distance measurement from a Candidate site to a facility.</p> <p>The Councils GIS data is informed as follows:</p> <table border="1" data-bbox="1240 539 2190 1278"> <thead> <tr> <th>Facility / Service</th> <th>Source of Information</th> <th>Last updated</th> </tr> </thead> <tbody> <tr><td>Accountants</td><td>Yell.com/Google Maps</td><td>03/02/2023</td></tr> <tr><td>Allotments</td><td>Torfaen Countryside</td><td>03/02/2023</td></tr> <tr><td>Banks</td><td>Yell.com/Google Maps</td><td>03/02/2023</td></tr> <tr><td>Chemists</td><td>NHS Direct Website</td><td>03/02/2023</td></tr> <tr><td>Childcare Settings</td><td>Families Information Service website</td><td>03/02/2023</td></tr> <tr><td>Children's Play Areas</td><td>Torfaen Countryside</td><td>03/02/2023</td></tr> <tr><td>Community centres</td><td>Torfaen.gov</td><td>03/02/2023</td></tr> <tr><td>Convenience stores</td><td>Yell.com/Google Maps</td><td>03/02/2023</td></tr> <tr><td>Dentists</td><td>NHS Direct Website</td><td>03/02/2023</td></tr> <tr><td>GP Surgeries</td><td>NHS Direct Website</td><td>03/02/2023</td></tr> <tr><td>Hospitals</td><td>NHS Direct Website</td><td>03/02/2023</td></tr> <tr><td>Leisure centres</td><td>Torfaen Leisure</td><td>03/02/2023</td></tr> <tr><td>Libraries</td><td>Torfaen.gov</td><td>03/02/2023</td></tr> <tr><td>Opticians</td><td>NHS Direct Website</td><td>03/02/2023</td></tr> <tr><td>Petrol stations</td><td>Yell.com/Google Maps</td><td>03/02/2023</td></tr> <tr><td>Post offices</td><td>Yell.com/Google Maps</td><td>03/02/2023</td></tr> <tr><td>Schools</td><td>Torfaen Education</td><td>03/02/2023</td></tr> <tr><td>Solicitors</td><td>Yell.com/Google Maps</td><td>03/02/2023</td></tr> <tr><td>Sports Pitches</td><td>Torfaen Countryside</td><td>03/02/2023</td></tr> </tbody> </table> <p>Whilst it is acknowledged that this is not an exhaustive list of services / facilities, it is considered to represent a reasonable range of typical destinations that would comprise a relatively sustainable</p>	Facility / Service	Source of Information	Last updated	Accountants	Yell.com/Google Maps	03/02/2023	Allotments	Torfaen Countryside	03/02/2023	Banks	Yell.com/Google Maps	03/02/2023	Chemists	NHS Direct Website	03/02/2023	Childcare Settings	Families Information Service website	03/02/2023	Children's Play Areas	Torfaen Countryside	03/02/2023	Community centres	Torfaen.gov	03/02/2023	Convenience stores	Yell.com/Google Maps	03/02/2023	Dentists	NHS Direct Website	03/02/2023	GP Surgeries	NHS Direct Website	03/02/2023	Hospitals	NHS Direct Website	03/02/2023	Leisure centres	Torfaen Leisure	03/02/2023	Libraries	Torfaen.gov	03/02/2023	Opticians	NHS Direct Website	03/02/2023	Petrol stations	Yell.com/Google Maps	03/02/2023	Post offices	Yell.com/Google Maps	03/02/2023	Schools	Torfaen Education	03/02/2023	Solicitors	Yell.com/Google Maps	03/02/2023	Sports Pitches	Torfaen Countryside	03/02/2023
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				<p>neighbourhood and could have a positive impact upon reducing reliance upon car based travel in accordance with the National Sustainable Placemaking Outcomes and the Sustainable Transport Hierarchy for Planning (PPW11, 2021).</p> <p>In each case, distances will be measured along footways and footpaths representing the shortest walking route and will be taken from the furthest point of the site. The answer to this question therefore comprises a list of the facilities / services and their approximate walking distances in metres.</p> <p>In terms of the tick box answers and colour coding, each assessment will be judged on its own merits. Sites that evidence access to a wide mix of facilities will be answered 'yes' and categorised as Green. Those with some facilities, and / or with the potential to provide adequate facilities as part of the development, Amber, and those with access to limited facilities will be answered 'no' and categorised Red. It is expected that sites which do not meet the essential facilities and cannot provide them as part of the proposed development will have been removed at Stage 1.</p>
3.	<p>Could the catchment schools accommodate the additional school places that would likely be required as a result of the development of the site?</p>			<p>The Council's Principal Education Officer will advise regarding the catchment schools for each site and the likelihood of whether each school would be able to accommodate the children from the proposed development. The methodology for calculating the expected numbers of pupils is set out in the Council's Revised Planning Obligations SPG (Feb 2023).</p> <p>Where the catchment schools are likely to be able to accommodate children at primary, secondary and sixth form level, 'yes' will be ticked and the answer coded Green. Where one or more schools are unlikely to be able to accommodate the children but there is potential to extend the school provision within catchment (subject to appropriate funding), the answer will be ticked 'no' and coloured Amber. Where one or more schools are not expected to be able to accommodate the children and there is no opportunity to extend school provision within catchment, 'no' will be ticked and the answer coded Red.</p>

4.	Does the proposal result in the loss of public open space / recreational facilities / community facilities?				<p>The current adopted Local Development Plan (2013) identifies Important Areas of Open Space under Policy CF4 and playing fields / recreation space under Policy CF5. Both policies seek to protect urban green spaces. Candidate sites which fall within one of these designated sites or on land featuring play facilities will be ticked 'yes' and colour coded Red. Some areas of land represented by Candidate Sites will not comprise formal or identified recreational opportunities but contribute to a more informal network of amenity or recreation space based upon desire lines and footpaths. In some cases, there will be no formal right of access to this land. In such cases, the answer will be ticked as 'no' i.e. there is no loss of public open space, and appropriate notes will be made in the Commentary column. The answer will be colour coded as Amber where informal recreational use would be lost (even where there is no official right to use the land as such) and Green where there would be no loss and / or no detrimental impact.</p>
Site Context and Character					
5.	Does the site comprise Previously Developed Land (as defined in PPW 11th Ed. p37)?				<p>This question utilises the definition of Previously Developed Land set out in PPW 11 (2021):</p> <p><i>Definition of Previously Developed Land</i></p> <p><i>Previously developed (also known as brownfield) land is that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings) and associated fixed surface infrastructure. The curtilage (see note 1 below) of the development is included, as are defence buildings and land used for mineral extraction and waste disposal (see note 2 below) where provision for restoration has not been made through development management procedures.</i></p> <p><i>Excluded from the definition are:</i></p> <ul style="list-style-type: none"> • <i>land and buildings currently in use for agricultural or forestry purposes;</i> • <i>land which has not been developed previously, for example parks, recreation grounds, golf courses and allotments, even though these areas may contain certain urban features such as paths, pavilions and other buildings;</i>

				<ul style="list-style-type: none"> • <i>land where the remains of any structure or activity have blended into the landscape over time so that they can reasonably be considered part of the natural surroundings;</i> • <i>land which is species rich and biodiverse and may qualify as section 7 habitat' or be identified as having nature conservation value; fn Environment Act; and</i> • <i>previously developed land subsequently put to an amenity use.</i> <p>Notes:</p> <p>1. <i>The curtilage is defined as the area of land attached to a building. All of the land within the curtilage of the site will also be defined as previously-developed. However this does not mean that the whole area of the curtilage should therefore be redeveloped. For example, where the footprint of a building only occupies a proportion of a site of which the remainder is open land (such as a hospital) the whole site should not normally be developed to the boundary of the curtilage. The planning authority should make a judgement about site layout in this context, bearing in mind other planning considerations such as policies for the protection of open space, playing fields or development in the countryside. They should consider such factors as how the site relates to the surrounding area and requirements for on-site open space, buffer strips and landscaped areas.</i></p> <p>2. <i>This relates to minerals and waste sites which would otherwise remain unrestored after use because the planning permission allowing them did not include a restoration condition. All other such sites will be restored to greenfield status, by virtue of the planning condition. It should be recognised, however, that non-hazardous landfills may not be able to accommodate built development without significant investment and long-term monitoring.</i></p> <p>3. <i>Nature conservation value may be identified through Green Infrastructure assessments (see Chapter 6).</i></p> <p>Sites which meet the definition will be ticked 'yes' and colour coded Green. Sites which do not meet the definition will be ticked 'no' and colour coded Red. Sites which have a previously developed history but have since been reclaimed / revegetated will be noted within the Commentary and colour coded Amber.</p>
6.	Is the proposed land use compatible with neighbouring uses?			<p>This question will be assessed in land use terms using a desk-based appraisal of GIS data (OpusMap / Spectrum) and Officer knowledge regarding the proximity of bad neighbour uses / features. These generally (but not exclusively) comprise industrial premises, electricity substations, rail lines and major highways. Where a proposed use is considered appropriate with surrounding uses, 'yes' will be ticked and the answer colour coded Green. If there are minor concerns regarding surrounding uses, then the answer will be colour coded Amber and</p>

					explanatory text will be included within the Commentary. Where a neighbouring use is considered to pose a potential constraint to the development, the answer will be ticked 'no' and colour coded Red with Commentary to explain.
7.	Does the site have any known physical constraints such as Public Rights of Way, power cables, topography, hedgerows, woodland or Tree Preservation Orders?				Several sources of information will be combined in answering this question for each Candidate Site. The Council's Senior Countryside Access Officer will provide information on the Public Rights of Way impacting upon each site and the Senior Environmental Projects Officer will make comments to include details of hedgerows, woodland and topography. In many cases, power cables and pylons can be identified as part of visual impact assessments. The presence or otherwise of Tree Preservation Orders within a site will be established by the Council's GIS data (OpusMap / Spectrum) which is updated internally on a continual basis. Where constraints are identified that could question the ability of the site to accommodate the proposed development, the answer will be ticked as 'yes' and colour coded Red. Where constraints would need to inform site layout or restrict development in a particular part of the site, the answer will be ticked as 'yes' but colour coded Amber. Where it is considered that constraints are suitably minimal and could easily be accommodated within a development, the answer will be ticked as 'no' and colour coded Green.
8.	Is there any reasonable expectation that the site could be contaminated?				The Council's Senior Environmental Health Officer will provide information in this respect and identify where previous / historic uses could have implications for future development. In circumstances of known previous use where a Contaminated Land Assessment is necessary, the answer will be ticked 'yes' and colour coded as Red. Where previous uses are unknown and there may be a risk of contamination, a Contaminated Land Assessment will be required and the answer will be ticked 'yes' and colour coded Amber. For sites where contamination is not expected to be a consideration, the answer will be ticked 'no' and colour coded Green.
9.	Is the site visually prominent within its context so as to pose a potential constraint to development?				The Council's Senior Environmental Projects Officer will undertake a site visit and visual impact assessment of each Candidate site. The degree to which visual impact poses a constraint will be considered. Sites which are substantially screened from view or where development would improve their appearance will be ticked 'no' and colour coded as Green. Sites which would be visible within their

					context but not necessarily unacceptable will be ticked 'no' and colour coded as Amber. Those sites which would be highly visible or prominent in wider landscapes or sensitive settings where such visibility is concluded to represent a potential constraint to development, will result in a 'yes' answer, colour coded Red.
Accessibility and Highway Capacity					
10.	Is the site currently accessible from the existing public (adopted) highway network?				The Council's Highways Development Management officer will provide comments in respect of this question. Where the existing site access is acceptable for the proposed use, the answer will be ticked 'yes' and colour coded Green. Where there is an existing substandard access that can be improved or the opportunity to create a new access to serve the proposed development, the answer will be ticked 'yes' and colour coded either Amber or Red dependent upon the degree of works required. If there is no existing access point and none can be provided, the answer will be ticked 'no' and colour coded Red.
11.	Can the site provide safe access to an Active Travel Route (ATR)?				The Council's Senior Countryside Access Officer will detail the proximity of each Candidate Site to both the existing Active Travel Network and any programmed additions for Torfaen. In each case, the ability of pedestrians and cyclists to reach the Active Travel Network by way of adopted footpaths / cyclepaths will be established with distances in metres. Where an ATR is / will be available within a distance of 800 metres, the answer will be ticked 'yes' and colour coded Green. In circumstances where the distance is greater than 800 metres or where improvements may need to be made to the route, the answer will be ticked 'no', with either Amber or Red colour coding to indicate the degree to which the accessibility fails.
12.	Can the whole of the site be served by a public transport connection i.e. bus stop or railway station, within the preferred maximum walking distance of 800m as identified by the Chartered Institute of Highways and Transportation (2015)?				Using the CIHT (2015) guidance to establish a maximum walking distance of 800 metres in conjunction with the Council's GIS data (OpusMap / Spectrum) which features plotted bus stops and routes, the closest public transport opportunities for each Candidate Site will be identified. Distances to the closest bus stops will be measured from the furthest part of the site along footpaths. Sites that benefit from a bus stop within the 800 metres maximum walking distance will be ticked 'yes' and colour coded Green. Those that result in a distance greater than 800 metres will be ticked 'no' and colour coded Red.
13.	Does the public transport closest to the site provide an acceptable frequency (minimum				In considering the level of public transport service required to effect change in travel modes, the Council takes the view that an acceptable

	of one service per hour from 7am to 7pm, Mondays to Saturdays plus Sunday service) and choice of destination to constitute a realistic alternative to car based travel?				<p>standard of service comprises a minimum of one service per hour from 7am to 7pm Mondays to Saturdays plus a Sunday service. It is concluded that this standard of service would provide for a commute to employment with variation for shopping / social events and leisure outings at the weekend. In terms of a choice of destination, if either Cwmbran or Pontypool is accessible via a bus service, then it is considered acceptable to meet the majority of needs (Sustainable Settlement Appraisal). For all other destination settlements, a choice is considered necessary. Whilst recognising this does not cover all eventualities it is considered a reasonable approach for the purposes of this Assessment.</p> <p>The details of each bus route will be sourced from the service provider websites at the time of the assessment to ensure the data is as accurate as possible. For each site, if it benefits from a service meeting the requirements of the question, it will be ticked 'yes' and colour coded Green. For those sites that have a reasonable service but that doesn't meet the requirements of the question, the answer will be ticked 'no' but colour coded Amber. Sites without even a reasonable level of public transport accessibility will be ticked 'no' and colour coded Red.</p>
14.	Where the site is not served by an acceptable public transport connection (in terms of proximity, frequency or choice of destination), is it of a size that could sustain a commercial service to support the development?				<p>This question is only applicable to those sites that fail to achieve a Green 'yes' for questions 12 and / or 13. Whilst it is difficult to assess the requirements for a commercial service, it is assumed that only the strategic scale sites will be able to sustain a public transport service. These will be ticked 'yes' and colour coded Green. Non-strategic sites are unlikely to be able to support a commercial service, so will be ticked 'no' and colour coded Red.</p>
15.	Is the current highway network capable of accommodating the traffic and travel movements associated with development of the site?				<p>The Council's Highways Development Management officer will provide comments in this respect. Where the highways network can accommodate the transport implications of developing the site as proposed, 'yes' will be ticked and the answer colour coded Green. In many cases, a Transport Assessment will be requested to inform further consideration of this matter and in those cases, the answer will be 'unknown' and colour coded Amber. Where the highway network is unsuitable to accommodate the proposed development, 'no' will be ticked and the answer colour coded Red.</p>

16.	Can a satisfactory highway access be provided to serve the site including the achievement of adequate visibility splays?				Again, the Council's Highways Development Management officer will set out the requirements for each site. Where a suitable access either exists or can easily be provided within the ownership of the site proposer, the question can be answered 'yes' and colour coded Green. For those sites where an access can be provided subject to additional works, the answer will be ticked 'yes' and colour coded Amber. For sites where an access cannot be provided or where there are significant issues such as third party land requirements, the answer will be ticked 'no' and colour coded Red.
<i>Landscape and Environmental Impact</i>					
17.	Is the site subject to a landscape designation that would have an impact upon the proposed development of the site? (National Park, Area of Outstanding Natural Beauty, World Heritage Site, Landscape of Historic Interest, Conservation Area or Registered Park & Gardens)				The landscape designations are plotted on the Council's GIS data (OpusMap / Spectrum). This question will therefore be answered via a desk based exercise utilising this resource and expanded upon in the Commentary by observations from the Senior Environmental Projects Officer as appropriate. Where such a designation is relevant to a Candidate Site, the answer will be ticked 'yes' and colour coded Red, Amber or Green according to the nature of the impact. For example, a well screened site within the World Heritage Site could be colour coded Green or Amber and a highly prominent site within a Conservation Area could be colour coded Amber or Red. Where there is no applicable landscape designation, the answer will be ticked 'no' and colour coded Green.
18.	Is the site specifically valued for its contribution to the wider landscape and to what extent?				Site proposers of strategic scale (100+ dwellings) sites should undertake a review of the LANDMAP Characterisation Study for submission during the Call for Additional Information. The Council's Senior Environmental Projects Officer will use this to inform the answers to this question. Where a landscape / Candidate Site is particularly valued within its context, the answer will be ticked 'yes' and colour coded Red as a potential constraint to the development of the site. If it is considered that there is scope to develop the site without detrimentally impacting the landscape qualities, the answer will be ticked 'yes' and colour coded Amber with appropriate commentary (retention / taking into account existing features). Where there is unlikely to be wider landscape value, the answer will be 'no' and colour coded Green.
19.	Is the site subject to an ecological or biodiversity designation that would have an				The Council's GIS data (OpusMap / Spectrum) identifies all Local Nature Reserves (LNRs), Sites of Importance for Nature Conservation (SINCs) and Ancient Semi Natural Woodland. This question will be

	impact upon the proposed development of the site? (Local Nature Reserve, Sites of Importance for Nature Conservation, Ancient Semi-Natural Woodland)				answered via a desk-based assessment of the Candidate Sites plotted geographically and layered with the ecological resource data. The answers will be ticked 'yes' and colour coded Red or 'no' and colour coded Green. Where a site is partially impacted by a designation, or where a designation is not considered to pose a constraint to development the answer will be 'yes' or 'no' as appropriate and colour coded Amber.
20.	Are there records of Section 7 Habitats, Protected Species/ Wales Priority Species or Habitats or Torfaen LBAP Species or Habitats on the site?				The Council has produced an Ecology Survey Guidance Note which sets out the survey requirements for each Candidate Site submission. Each Candidate Site that progresses to Stage 2 assessment will be required to be accompanied by an appropriate ecological survey which should be undertaken by the site proposer and submitted in conjunction with the Call for Additional Supporting Information. The Guidance Note has been published at the earliest stage to enable survey work to be programmed at the appropriate time of year. The received surveys will inform comments from the Team Leader Ecology. Where there are no species or habitats present, the answer will be ticked 'no' and colour coded Green. Sites containing either species and / or habitats will be ticked 'yes' and colour coded Amber or Red dependent upon the perceived level of constraint posed to the proposed development.
21.	Is the site suitable for supporting protected species or habitats (even if such species and / or habitats are not currently present)?				This will be addressed within the comments produced by the Council's Team Leader Ecology and where appropriate the species and habitats will be identified within the Commentary column of the table. As above, where there are no species or habitats likely on the site, the answer will be ticked 'no' and colour coded Green. Sites suitable for either species and / or habitats will be ticked 'yes' and colour coded Amber or Red dependent upon the perceived level of constraint posed to the proposed development.
22.	Is the site strategically important as a Wildlife Corridor or stepping stone habitat?				The Council's Team Leader Ecology will provide comments in this respect, re-inforced by a desk-based observational mapping exercise using the Council's GIS data (OpusMap / Spectrum) to identify clear green corridors and networks within the urban areas. Those sites which have a key role to play in this respect will be ticked 'yes' and colour coded Red. Sites which contribute to corridors and could accommodate such features within site layouts will be ticked 'yes' and

					colour coded Amber and sites which do not contribute to ecological networks will be colour coded Green with the answer ticked 'no'.
23.	Has a Green Infrastructure Assessment for the site been undertaken? Does it present constraints for the proposed development or opportunities for multifunctional green space and climate change mitigation or adaptation?				Site Proposers should have already undertaken a high level site survey to identify existing Green Infrastructure resources and the resulting net developable area of the site. The Council's Senior Environmental Projects Officer will review the information submitted and confirm the natural features and how they should be addressed within a Green Infrastructure Strategy. Where such features could easily be accommodated within a development, the answer will be ticked 'no' and colour coded Green. For more restrictive features, the answer will be ticked 'yes' and colour coded Amber and for those sites where Green Infrastructure would pose a significant constraint to development, the answer will be 'yes' and colour coded Red.
24.	Does the site comprise agricultural land of Grades 1, 2 or 3a (i.e. Best and Most Versatile Land)?				The predictive agricultural land classification mapping is held within the Council's GIS data (OpusMap / Spectrum) and will be used to answer this question for each Candidate Site. Grades 1, 2 and 3a are identified within PPW11 as being the Best and Most Versatile (BMV) land resource which should be protected unless there is an overriding need for the development. Where a site is subject to Grades 1, 2 or 3a classification, the answer will be ticked 'yes' and colour coded Red. If only part of a site is subject to the classification, the answer will be ticked 'yes' with explanatory text and colour coded Amber. For those sites that do not feature any agricultural land of Grades 1, 2 or 3a, the answer will be ticked 'no' and colour coded Green. Where a site is indicated to impact BMV, an Agricultural Land Survey will be required to confirm and / or clarify the extent of resource present on site. The Agricultural Land Survey, once submitted, will be assessed by Welsh Government to confirm the results.
25.	Does the site contain, or is it located within or close to a Listed Building or Scheduled Ancient Monument, where the proposed development could impact its value or setting?				The Council has Listed Buildings and Scheduled Ancient Monuments plotted within the GIS data (OpusMap / Spectrum) with links to the record information. In addition, the Council's Conservation and Heritage Officer will provide comments to address the potential of a Candidate Site with regards to their impact on the setting of heritage assets. Proximity to a Listed Building or Scheduled Ancient Monument will result in a ticked 'yes' with the colour coding used to indicate whether the heritage asset is likely to comprise a constraint to development – Red being a significant constraint and Amber identifying that mitigation would be needed. Where there are no

					heritage assets within proximity of a site, the answer will be ticked 'no' and colour coded Green.
26.	Would development of the site create a significant negative impact on air quality or any potential air quality management area in the locality?				The Council's Senior Environmental Health Officer will advise in this respect and identify where impact on air quality is likely to be a consideration. Where there is a known issue with air quality at a locality, an Air Quality Assessment will be required and the answer ticked 'yes' and colour coded Red. Where it is suspected that there may be an issue with detrimental air quality, an Air Quality Assessment will be required and the answer ticked 'yes' and colour coded Amber. In areas where air quality is not expected to be an impact or be compromised, the answer will be ticked 'no' and colour coded Green.
27.	Would development of the site create a significant negative impact on the soundscape of an area or any noise management area in the locality? Would the proposed development be a receptor to unacceptable noise?				The Council's Senior Environmental Health Officer will advise in this respect and identify where impact on noise and soundscape for the development itself and the vicinity of the site may need to be a consideration. Where there is a known issue at a locality or anticipated issue regarding the proposed development, a Noise Assessment will be required and the answer ticked 'yes' and colour coded Red. Where it is suspected that there may be an issue with detrimental impact upon the soundscape, a Noise Assessment will be required and the answer ticked 'yes' and colour coded Amber. In areas where soundscape is not expected to be an impact or compromised, the answer will be ticked 'no' and colour coded Green.
DELIVERABILITY					
<i>Flood Risk</i>					
28.	Where a site or access is fully or partly located in an area of Flood Risk (TAN 15 Defended Zone, Zone 2 or Zone 3 for surface water / ordinary watercourses and / or flooding from rivers or the sea) identified within the most recent published TAN15 Flood Map for Planning (from June 2023), does the submitted Flood Consequences Assessment adequately address the issue				Sites not located within a Flood Risk Area will be answered Neutral, and colour coded Green, with such status confirmed in the Commentary. For those sites which present a risk, the Council's Highway Asset Management Officer will provide more detailed information on each site regarding watercourses and surface water flooding. Submitted FCAs will be assessed accordingly. Candidate Sites subject to Flood Risk but which can satisfactorily mitigate against the anticipated impact will be ticked 'yes' and colour coded Green. Sites at risk where the FCA does not provide satisfactory mitigation but could adopt suitable changes will be ticked 'no' and colour coded Amber. Sites which cannot address the flood risk satisfactorily will be

	so that the site could be developed as proposed?				ticked 'no' and colour coded Red, representing a significant constraint to development. It is expected that any site at risk of flooding for which an FCA has not been submitted will have been rejected from the process at Stage 1.
Mineral Resources / Buffer Zones					
29.	Does the site contain any Category 1 or 2 aggregates resources? Does it fall within any existing mineral safeguarding areas or buffer zone?				Aggregate resource mapping is contained within the Council's GIS data (OpusMap / Spectrum) and the data for the Candidate sites will be overlaid to establish whether any such resources are likely to be present within each site. Sites containing a Category 1 resource will be ticked 'yes' and colour coded Red, representing the most valuable resource. Sites containing a Category 2 resource or falling within an existing mineral safeguarding area / buffer zone will also be ticked 'yes' but with an Amber colour coding. Sites containing no aggregates resources will be ticked 'no' and colour coded Green. For those sites containing a Category 1 or 2 resource, a Ground Investigation / Desktop Study will be required to establish whether the resource is economic to extract (quality/quantity) or could be extracted prior to any other development or whether it should be safeguarded as a future resource.
30.	Does the site fall within a 'High Risk Development Area' regarding former coal workings and mine entry points?				Again, the Council's GIS data (OpusMap / Spectrum) identifies the High Risk Development Areas for former coal workings and also identifies likely former mine entry points. Those sites which are impacted by the designation will need to undertake a Coal Mining Risk Assessment to establish whether the site is suitable for developing. Such sites will be ticked 'yes' and colour coded Red as this poses a potentially significant constraint to development. Sites unaffected by the High Risk Development Area will be ticked 'no' and colour coded Green. Any submitted Coal Mining Risk Assessment will be sent to The Coal Authority for comment as part of Stage 2C.
Infrastructure Capacity					
31.	Is the site located in proximity to existing utilities infrastructure with capacity to serve the proposed development?				The information regarding this question will be largely taken from the Candidate Site submission forms and additional supporting evidence. Stage 2C will investigate further with external consultations to firmly establish the potential for feasible connections. Where submitted information indicates that utilities can be provided, the answer will be ticked 'yes' and colour coded Green. Where there is some doubt as to

					whether connections can be made, the answer will be ticked 'unknown' and colour coded Amber. If there are known capacity and connection problems, the answer will be ticked 'no' and colour coded Red.
32.	Does the site fall within an area of opportunity for contributing to low or zero carbon energy generation as specified by the TCBC Energy Opportunities Plan produced as part of the Council's Renewable and Low Carbon Energy Assessment (Carbon Trust, 2020)?				<p>The Council has the benefit of an Energy Opportunities Map incorporated within the GIS data (OpusMap / Spectrum), covering the whole of the county borough with respect to renewable and low carbon energy generation potential. It identifies areas of land which would be suitable for:</p> <ul style="list-style-type: none"> • Wind turbine opportunities • Ground mounted solar photovoltaics • Hydro opportunities • District heat networks • National Forestry Inventory woodland • Land theoretically suitable for woody energy crops <p>If a Candidate Site falls within any of these areas and the proposal incorporates such ambition, the answer will be ticked 'yes' and colour coded Green. It will be colour coded Red if the proposal would preclude such an opportunity. A 'yes' tick with Amber colour coding will be used to highlight that further consideration could be given to the proposal in this respect. Sites which do not fall within such areas will be ticked 'no' and colour coded Green as no constraint applies. The Commentary for each site will identify further details as appropriate.</p>
33.	Does the site submission demonstrate the intention to pursue decarbonisation of the built environment via sustainable building design and energy minimising measures in accordance with the Energy Hierarchy for Planning set out in PPW11?				<p>In the vast majority of cases, development sites can be designed and planned in order to support decarbonisation in accordance with national planning policy principles. Energy demand can be minimised via appropriate site design and building orientation alongside energy efficiency measures and the incorporation of built in renewable / low carbon technologies. Those submissions which state this intention will be ticked 'yes' and colour coded Green. All other sites will be ticked 'no' and colour coded Amber to highlight that further consideration will need to be given to the proposal in this respect.</p>
<i>Delivery and Viability</i>					

34.	Are there any restrictive covenants relating to the use of the land/buildings contained within the proposed site?				This question will be answered based upon the Candidate Sites submission forms and any supporting evidence. Where there are no stated covenants, the answer will be ticked 'no' and colour coded Green. If a covenant is identified, the answer will be ticked 'yes' with any known details set out in the Commentary and the site colour coded Amber or Red dependent upon the perceived level of constraint. A copy of the Covenant should be provided by the site proposer.
35.	Is the site (including access and visibility splay requirements) wholly in the ownership of the proposer?				Again, this will be confirmed by the Candidate Sites submission form, any supporting evidence and supplemented by information regarding site access provided by the Council's Highways Development Management Officer. Where the site and access requirements are in the ownership of the proposer, the answer will be ticked 'yes' and colour coded Green. Explanatory text will be included where necessary to identify if there is more than one owner or if an owner is unknown. Any issues will be flagged by ticking 'no' and colour coding the answer Amber or Red accordingly.
36.	If not, are all landowners in agreement with the proposed candidate site land use?				This question will be answered only if Question 34 is answered with 'no'. Information will be sourced from the Candidate Sites submission form and any additional supporting evidence. Where all landowners are in agreement, the answer will be ticked 'yes' and colour coded Green. As above, if there are any identified issues, they will be flagged by ticking 'no' and colour coding the answer Amber or Red.
37.	Are there economic constraints / development abnormals, which will affect the development of the site within the plan period 2022-2037?				This question enables a summary of issues identified in previous sections of the table and also provides the opportunity to set out any likely Section 106 obligations that would arise from the proposed development. The degree to which any constraints or abnormals are likely to impact the delivery of the site will be reflected in the colour coding – Red for significant constraints that must be addressed and will have an impact upon delivery, Amber for some constraints that need to be taken into account and may impact delivery and Green for minimal / no impacts and no anticipated impact upon delivery of the site. Whilst this is not an exhaustive assessment of the site, it provides a realistic starting point for further information to be provided and considered.

38.	Has the landowner / proposer engaged with / undertaken any discussions with a potential developer(s)?				This question will be answered from the Candidate Sites submission form and any supporting evidence. Engagement with any potential developer will be ticked 'yes' and colour coded Green. No engagement with a potential developer will be ticked 'no' and colour coded Red.
39.	Has an acceptable viability assessment for the Candidate Site been submitted?				Viability assessment forms a key part of the Candidate Sites assessment process. DPM3 states that all Candidate Sites submissions must be accompanied by a viability assessment. Further details on the nature of such an assessment are included within the Councils Financial Viability Guidance Note. An Initial Stage 1 viability assessment will need to have been submitted with the initial Candidate Site submission. If one has not been received, it is expected that the site will not progress beyond the Stage 1 Candidate Site assessment. A fully detailed viability assessment (DVM) will then be required to be submitted as part of the Call for Additional information. Where a full viability assessment isn't submitted, the answer will be ticked 'no' and colour coded Red. For those sites for which some information is been provided although insufficient or in a different format, the answer will be ticked 'yes' and colour coded Amber. For sites that submit a Viability Assessment which contains sufficient information, the answer will be ticked 'yes' and colour coded Green.
Planning History / Context					
40.	Is this site an existing LDP allocation or has it been considered as part of a previous Candidate Site Assessment process?				In order to answer this question, a review of the submitted and examination documents relating to the adopted Torfaen Local Development Plan will be undertaken. Where a site has been previously considered, the document will be referenced. Those sites which have a planning history in this context will be ticked 'yes'. Where a site was rejected from further consideration at an early stage, Commentary will be provided and the site colour coded Red. Sites that have been previously allocated will be colour coded Green. Sites which have never been previously considered will be ticked 'no' with no associated colour coding.
41.	Have there been any previous planning applications of relevance relating to all or part of the site?				The Council's planning application database will be used to identify any historical planning applications of relevance. Where they are identified, 'yes' will be ticked and brief details set out within the Commentary. These answers will only be colour coded where a planning application determination is considered to bear a direct

					impact upon the assessment of the Candidate site for the proposed development. Those that are colour coded Red will imply that significant constraints to developing the site have been identified through the process of the planning application that would need to be addressed prior to taking the site forward.
42.	Are there any other unimplemented permissions sites or candidate RLDP development sites in the area that may in conjunction with this one, have a cumulative impact on the surrounding area?				A geographical review of the submitted Candidate Sites will identify where two or more may lie within a locality and result in cumulative impacts. These could be either negative in terms of additional traffic at a congested junction or positive in terms of creating significant scale to enable provision of enhanced services. Such sites will be detailed within the Commentary but not colour coded due to the complexity of the inter-relationships.
43.	Are there additional studies / surveys or information that need to be provided in order to inform further consideration of the site in the RLDP process? N.B. The Council reserves the right to ask for additional information as required.				This answer will comprise a list of additional information that has been determined necessary for further consideration of the site based upon the above Assessment. Where the site is not being recommended for further consideration, these additional studies will not be requested to be submitted but are listed for information for the site proposer. For those sites that the Council wishes to take to the next stage of Assessment, the detailed information will be formally requested in writing with a timescale for submission. Any requested information that is not submitted in accordance with the presented timescale may result in the site not being considered further. This text will not be colour coded.
44.	Are there additional studies / surveys or information that would need to be submitted in conjunction with a planning application for the proposed development? N.B. The Council reserves the right to ask for additional information as required.				This answer will also comprise a list provided for information purposes to inform any proposer of the likely requirements to validate a planning application for the proposed development at the Candidate Site. This list does not imply that a planning application would be successful but identifies the key information that would be needed to support its consideration. Again, this information will not be colour coded.

Conclusion: Suitability of Site following Stage 2A Assessment

Is the site acceptable in planning terms for further consideration as part of the Replacement LDP process?

**SUSTAINABILITY:
DELIVERABILITY:**

The conclusion will seek to identify the issues raised in the above assessment with specific reference to sustainability and deliverability. It will determine whether the Candidate Site should be considered further within the assessment process or not. Reasoning and / or justification, identifying relevant national planning policy / guidance where appropriate will be included. The conclusion will

have a background colour to aid quick referencing (red to indicate that the site should not proceed and green to indicate that the site should proceed)

DO NOT PROCEED TO STAGE 2B/C
PROCEED TO STAGE 2B/C

5. Stage 2B (ISA Themes and Objectives) Methodology: Assessment of Candidate Sites against Integrated Sustainability Appraisal Themes / Objectives and Scoring Matrix

The requirement for Candidate Sites to be assessed against Sustainability Appraisal objectives as part of the ISA is clearly set out in DPM3 (2020). As stated in the introduction to this Background Paper, the Candidate Sites will be assessed as part of the Integrated Sustainability Appraisal (ISA) undertaken by AECOM on behalf of the Council.

6. Stage 2C Methodology: Further Site Investigations and External Consultation

Consultation of Candidate Sites with external bodies and key stakeholders is specifically referenced within DPM3 (2020) and forms Stage 2C of the Council's Candidate Sites Assessment methodology. Only such sites as have progressed through the assessment process so far should be the subject of this targeted consultation.

The results of the Stage 2A comprehensive planning assessments will be used to determine the relevant external consultees applicable to each site. The list of external consultees has been compiled using the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, Schedule 4 contacts that would normally be consulted as part of the planning application process including statutory consultees and others that were deemed of value to this stage of the process. In each case, Table 3 below identifies the method of consultation used by each organisation.

Responses received in relation to the further investigations and external consultations will be detailed in the specific site record in the Candidate Site Register and Assessment.

Table 2: Primary List of Stage 2C External Consultees

Organisation	Method of Consultation and Contact	Reason for Consultation	Criteria for Consultation
Health and Safety Executive (HSE)	Self completion via Planning Advice Web App	To establish whether there are safety considerations relating to hazardous sites and / or pipelines within proximity to the site that may require further investigation, remediation or exclusion zones for development.	Only those sites impacted by Hazardous Sites / Pipelines as determined by HSE data
Coal Authority	Email based consultation: planningconsultation@coal.gov.uk	To establish the need for and / or confirm the contents of a Coal Mining Risk Assessment, whether there are former coal workings and / or mine shafts within the site and what remediation is necessary to make the site safe for development.	Only those sites within a High Risk Coal Mining Area as defined by The Coal Authority
Cadw	Email based consultation: cadwplanning@gov.wales	To determine whether there would be unacceptable impact upon designated heritage assets or whether buffer zones or a specific approach to a development would be required.	Only those sites for which GGAT has identified a potential impact on designated heritage assets
National Grid (formerly Western Power Distribution)	Self completion via LinesearchbeforeUdig online service www.linesearchbeforeudig.co.uk	To establish the presence / position of existing infrastructure that may determine restrictions on developable areas	All sites to establish presence of infrastructure on site
Ofcom	Self completion via Broadband and mobile coverage checker checker.ofcom.org.uk	To establish the ability of a site to connect to a choice of existing mobile phone networks and broadband services.	All sites to establish ability to provide services to proposed development

Canal and River Trust	Email based consultation: planning@canalrivertrust.org.uk	To determine whether any proposed developments within proximity of the Monmouthshire and Brecon Canal would have an impact such that measures / restrictions would need to be imposed, for example buffer zones, foundation types, design implications	Only those sites containing or within proximity to Monmouthshire and Brecon Canal
Aneurin Bevan University Health Board	Email based consultation to ABUHB Network and Community Manager Torfaen	To establish the capacity of GP services to provide for the development of sites and identify any deficit of provision that would potentially need to be funded by planning obligations	All residential sites to establish capacity of GP services
Bus Operators	Email based consultation to local operators: Phil Anslow & Sons Coaches Stagecoach Bus Newport Transport Limited	To inform bus operators of potential long term development in Torfaen and confirm that the services currently provided are planned to remain in the medium to long term with sufficient capacity to serve the development. To enquire as to possibility of new services to support sustainable travel options linking new development to key destinations.	All sites to inform future service provision and maximise potential of increased services to potential development sites
Welsh Ministers (Planning Division)	Email based consultation: Planning.Director@gov.wales	Highways: To establish the likely impact of the proposed development upon the trunk road network. Agricultural Land: To establish the potential impact upon the best and most versatile land resource.	Only those sites contributing volumes of traffic to a trunk road Only those sites which would result in the loss of Best and Most Versatile Agricultural Land as

			defined by the predictive mapping published by Welsh Government
Natural Resources Wales (NRW) / Cyfoeth Naturiol Cymru	Email based consultation: southeastplanning@cyfoethnaturiolcymru.gov.uk	For advice regarding the environmental impact of site development, confirmation of already identified constraints and any additional constraints, along with further investigation required and potential remediation / avoidance measures.	All sites
Dwr Cymru Welsh Water (DCWW)	Email based consultation: Forward.Plans@dwrwymru.com	To establish the presence / position of existing infrastructure that may determine restrictions on developable areas. To determine whether additional infrastructure would be required to serve the development and approximate costs.	All sites to establish presence of existing infrastructure and ability to provide water supply and sewerage
Wales and West Utilities	Self completion via Web based Linesearch Dig2@wwutilities.co.uk	To establish the presence / position of existing infrastructure that may determine restrictions on developable areas.	All sites to establish presence of existing infrastructure
Network Rail Infrastructure Ltd	Email based consultation: townplanningwestern@networkrail.co.uk	To determine whether any proposed developments within proximity of a rail line would have an impact such that measures / restrictions would need to be imposed, for example buffer zones, foundation types, design implications.	Only those sites within proximity to rail line
Glamorgan Gwent	Email based consultation to Senior Archaeological Planning Officer	To determine the likelihood of any development site containing archaeological resources so that	All sites

Archaeological Trust (GGAT)		appropriate measures can be put in place to prevent their loss. Also to identify those sites that should be consulted upon with Cadw.	
National Grid	Email based consultation: nationalgrid.uk@avisonyoung.com	To establish the presence / position of existing infrastructure that may determine restrictions on developable areas. To determine whether additional infrastructure would be required to serve the development and approximate costs.	All sites
Blaenavon Industrial Landscape World Heritage Site	Email based consultation to Blaenavon Industrial Landscape World Heritage Site Manager (TCBC)	To investigate the potential for impact upon the designated World Heritage Site.	Those sites within and visible from the World Heritage Site
International Council on Monuments and Sites (ICOMOS) UK	Email based consultation to ICOMOS Member	As the body responsible for ensuring the Value of the WHS is maintained, consultation is to identify any concerns that a development may undermine the special value of the UNESCO designation	Those sites within and visible from the World Heritage Site

7. Stage 2D Methodology: Detailed Financial Viability Assessment

This Stage of Candidate Sites Assessment sets out the requirements of financial viability assessment and the Council's resulting approach. This focuses on the individual financial viability of candidate sites for their proposed uses as opposed to the high level plan wide viability appraisal undertaken and set out within the RLDP. PPW11 (2021) states that *"As part of demonstrating the delivery of housing sites, financial viability must be assessed prior to their inclusion as allocations in a development plan. At the 'Candidate Site' stage of development plan preparation land owners / developers must carry out an initial site viability assessment and provide evidence to demonstrate the financial deliverability of their sites"* also *"for sites which are key to the delivery of the plan's strategy a site specific viability appraisal must be undertaken through the consideration of more detailed costs, constraints and specific requirements"* (pp 4.2.19).

This approach reinforces DPM3 (2020) which contains practical guidance upon which the requirements of PPW11 (2021) are based. It states in paragraph 3.30 that *"to maximise involvement and the effectiveness of all stages of plan preparation, as much evidence as possible should be provided at the candidate site stage, including a financial viability assessment. This applies to all candidate sites."*

Requirements for a Financial Viability Assessment to comply with this element of the Candidate Sites Assessment are set out in the separate Viability Assessment Guidance Note (May 2023). To summarise, a Stage 1 viability assessment confirming the principle of financial viability will be required to accompany submission of a Candidate Site. A full viability assessment (DVM) will then be required to be submitted during the Call for Additional Supporting Evidence.

8. Stage 3 Methodology: Assessment against the RLDP Strategy

Stage 3 of the Candidate Sites Assessment process considers the appropriateness of each remaining site in relation to the Council's growth and spatial strategies as tested in the Preferred Strategy and set out within the Deposit RLDP. This stage will also take into account a review of sites against the PSB's Well-being Assessment for Gwent (May 2022), National Resources Wales's Area Statement, the Council's Habitats Regulations Assessment (HRA) and the ISA conclusions.

The PSB's Well-being Assessment for Gwent (May 2022) provides a detailed analysis of the country borough at both a Torfaen scale and for the settlement areas of Blaenavon, Pontypool and Cwmbran. The Assessment has resulted in the Well-Being Plan for Gwent (2023-2028) which sets out the following two well-being objectives and five steps:

Objectives:

1. We want to create a fairer, more equitable and inclusive Gwent for all.
2. We want a climate-ready Gwent, where our environment is valued and protected, benefitting our well-being now and for future generations.

Steps:

- 1 Take action to reduce the cost of living crisis in the longer term
- 2 Provide and enable the supply of good quality, affordable, appropriate homes

- 3 Taking action to reduce our carbon emissions, help Gwent adapt to climate change, and protect and restore our natural environment
- 4 Take action to address inequities, particularly in relation to health, through the framework of the Marmot Principles
- 5 Enable and support people, neighbourhoods, and communities to be resilient, connected, thriving and safe.

The inter-relationships with land use planning and the above well-being objectives are complex and therefore it is considered more beneficial to use a text based approach to assessment rather than a simplistic ‘tick box’ approach.

Likewise, the NRW Area Statement comprises a broad brush set of aims and objectives for the area that lends itself to a commentary analysis.

The objective of the Council's HRA is to identify any aspects of the Plan that would cause an adverse effect on the integrity of Natura 2000 sites, otherwise known as European sites (Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and, as a matter of Government policy, Ramsar sites), either in isolation or in combination with other plans and projects, and to advise on appropriate policy mechanisms for delivering mitigation where such effects are identified.

During the course of developing the Plan strategy, the Council will test and consider several options for the level of housing and employment growth and several options on where this growth should be located, taking into account the sustainability of the existing settlements.

The above considerations are compiled into the table below for the final overall assessment of the remaining candidate sites. Those sites which are recommended for allocation will be specifically identified as such. For those sites that are not recommended for allocation, clear reasoning will be set out. The overall conclusion will also be colour coded for quick referencing. The colour coding will not add additional information over and above that included in the text.

Figure 4: Template for Stage 3 Candidate Site Assessment

Site No.	CS-	Site Name	
Proposed Use			
RLDP Growth and Spatial Strategies:			
Contribution to Residential Development			
Contribution to Employment Floorspace			
Other / Additional Development			
Compliance with Preferred Spatial Strategy			
Well Being Plan for Gwent (2023-2028):			
1	Take action to reduce the cost of living crisis in the longer term		

2	Provide and enable the supply of good quality, affordable, appropriate homes	
3	Taking action to reduce our carbon emissions, help Gwent adapt to climate change, and protect and restore our natural environment	
4	Take action to address inequities, particularly in relation to health, through the framework of the Marmot Principles	
5	Enable and support people, neighbourhoods, and communities to be resilient, connected, thriving and safe.	
Socio-Economic Duty:		
NRW Area Statement:		
TCBC Habitats Regulations Assessment:		
Compliance with RLDP Objectives:		
Overall Conclusion to Candidate Site Assessment:	ALLOCATE SITE IN THE RLDP DO NOT ALLOCATE SITE IN THE RLDP POSSIBLE RESERVE SITE	

9. Candidate Sites Assessment Results

The Candidate Sites Assessment documents will be merged with the Candidate Sites Register and compiled as a site based record. This means that all information relating to a single site will be contained in a single location rather than referencing several documents. Indexing will ensure that where a site has multiple entries due to differing proposals, these can be identified and cross-referenced. Sites will be indexed as follows:

- Numerical Order by Reference Number;
- Geographical Order by Sustainable Settlement Hierarchy; and
- Grouped by Proposed Land Use.


Each Candidate Site record will feature a contents / summary page with the name of the site and Candidate Site reference number, the proposal, the size of the site, all supporting documents received, the stage the assessment has reached and a brief conclusion with reference to a Concept Masterplan / Framework SPG if appropriate. A summary of the results will also be provided.






The full assessment for each site will comprise a Summary Page, Site Location Plan, Representative Site Photos, Stage 1 Assessment, Stage 2A Assessment (if applicable), Pre-

Deposit Consultation Comments (where submitted) and the Council's Response, Stage 2C Assessment (if applicable), Stage 2D Assessment (if applicable), Stage 3 Assessment (if applicable) with reference to Concept Masterplan / Framework SPG if appropriate and Deposit Consultation Comments (where submitted) and the Council's Response.

The Stage 2B (ISA Themes and Objectives) Assessment will be published separately as part of the RLDP Integrated Sustainability Appraisal.

Appendix 1 Candidate Sites Methodology assessed against The Well-Being of Future Generations Act: 7 Well Being Goals and 5 Ways of Working

<p>Prosperous</p> <p>An innovative, productive and low carbon society which recognises the limits of the global environment and therefore uses resources efficiently and proportionately (including acting on climate change); and which develops a skilled and well-educated population in an economy which generates wealth and provides employment opportunities, allowing people to take advantage of the wealth generated through securing decent work.</p>	<p>Resilient</p> <p>A nation which maintains and enhances a biodiverse natural environment with healthy functioning ecosystems that support social, economic and ecological resilience and the capacity to adapt to change (for example climate change).</p>	<p>Healthier</p> <p>A society in which people's physical and mental well-being is maximised and in which choices and behaviours that benefit future health are understood.</p>	
 <p>LLESANT GENEDLAETHAU'R DYFODOL WELL-BEING OF FUTURE GENERATIONS</p>			<p>More Equal</p> <p>A society that enables people to fulfil their potential no matter what their background or circumstances (including their socio economic background and circumstances).</p>
<p>Globally Responsible</p> <p>A nation which, when doing anything to improve the economic, social, environmental and cultural well-being of Wales, takes account of whether doing such a thing may make a positive contribution to global well-being.</p>	<p>Vibrant Culture and Thriving Welsh Language</p> <p>A society that promotes and protects culture, heritage and the Welsh language, and which encourages people to participate in the arts, and sports and recreation.</p>	<p>Cohesive Communities</p> <p>Attractive, viable, safe and well-connected communities.</p>	

<p>Collaboration</p>  <p>Acting in collaboration with any other person (or different parts of the body itself) that could help the body to meet its well-being objectives.</p>	<p>Integration</p>  <p>Considering how the public body's well-being objectives may impact upon each of the well-being goals, on their other objectives, or on the objectives of other public bodies.</p>	<p>Involvement</p>  <p>The importance of involving people with an interest in achieving the well-being goals, and ensuring that those people reflect the diversity of the area which the body serves.</p>	<p>Long-term</p>  <p>The importance of balancing short-term needs with the need to safeguard the long-term needs.</p>	<p>Prevention</p>  <p>How acting to prevent problems occurring or getting worse may help public bodies meet their objectives.</p>
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Relevant Aspects of Candidate Sites Assessment Methodology

<p>Well-Being of Future Generations Goals:</p>	<p>A Prosperous Wales</p>	<ul style="list-style-type: none"> - Facilitation of a wide range of employment sites (Stages 1, 2A, 2B, 2D and 3) - Viability considerations to focus only on the most feasible development proposals (Stages 1, 2A and 2D) - Concentration of commercial sites in appropriate locations to maximise vitality and viability (Stages 1, 2A and 3) - Assessment of renewable energy generation potential (Stage 2A) - Assessment of potential for maximising renewable energy hierarchy (Stages 2A and 2D) - Identification of sufficient education places to meet growth (Stage 2A) - Identification of previously developed land (Stages 1, 2A, 2B and 3) - Identification and assessment of Best and Most Versatile agricultural land (Stages 2A and 2C) - Identification and assessment of Category 1 or 2 aggregates resources (Stages 2A and 2C) - Identification of potential pollution issues (Stage 2A) - Assessment for potential regarding affordable housing provision (Stages 2D and 3) - Identification of community and recreation options and opportunities (Stages 1 and 2A) - Assessment of biodiversity value and implications (Stages 1 and 2A, 2B and 3)
	<p>A Resilient Wales</p>	<ul style="list-style-type: none"> - Consideration of location of sites in conjunction with Sustainable Settlement Assessment (Stages 1, 2A and 3) - Assessment of Green Infrastructure value and implications (Stages 1, 2A, 2B and 3) - Assessment of biodiversity value and implications (Stages 1 and 2A, 2B and 3) - Identification and assessment of Best and Most Versatile agricultural land (Stages 2A and 2C) - Identification and assessment of Category 1 or 2 aggregates resources (Stages 2A and 2C) - Assessment of renewable energy generation potential (Stage 2A) - Assessment of potential for maximising renewable energy hierarchy (Stages 2A and 2D) - Identification of potential pollution issues (Stage 2A) - Facilitation of a wide range of employment sites (Stages 1, 2A, 2B, 2D and 3) - Assessment for potential regarding affordable housing provision (Stages 2D and 3) - Identification of community and recreation options and opportunities (Stages 1 and 2A) - Identification of risk from flooding (Stages 1 and 2A)
	<p>A Healthier Wales</p>	<ul style="list-style-type: none"> - Assessment of Green Infrastructure value and implications (Stages 1, 2A, 2B and 3) - Assessment of Active Travel options and opportunities (Stages 1, 2A and 3) - Identification of potential pollution issues (Stage 2A) - Identification of community and recreation options and opportunities (Stages 1 and 2A) - Assessment for potential regarding affordable housing provision (Stages 2D and 3)

		<ul style="list-style-type: none"> - Facilitation of a wide range of employment sites (Stages 1, 2A, 2B, 2D and 3) - Identification of risk from flooding (Stages 1 and 2A) - Assessment of potential for maximising renewable energy hierarchy (Stages 2A and 2D)
	A More Equal Wales	<ul style="list-style-type: none"> - Facilitation of a wide range of employment sites (Stages 1, 2A, 2B, 2D and 3) - Identification of sufficient education places to meet growth (Stage 2A) - Identification of potential pollution issues (Stage 2A) - Assessment of potential for maximising renewable energy hierarchy (Stages 2A and 2D) - Assessment for potential regarding affordable housing provision (Stages 2D and 3) - Identification of community and recreation options and opportunities (Stages 1 and 2A) - Assessment of Green Infrastructure value and implications (Stages 1, 2A, 2B and 3) - Assessment of Active Travel options and opportunities (Stages 1, 2A and 3) - Identification of risk from flooding (Stages 1 and 2A)
	A Wales of Cohesive Communities	<ul style="list-style-type: none"> - Concentration of commercial sites in appropriate locations to maximise vitality and viability (Stages 1, 2A and 3) - Assessment of potential for maximising renewable energy hierarchy (Stages 2A and 2D) - Identification of sufficient education places to meet growth (Stage 2A) - Identification of potential pollution issues (Stage 2A) - Assessment for potential regarding affordable housing provision (Stages 2D and 3) - Identification of community and recreation options and opportunities (Stages 1 and 2A) - Assessment of biodiversity value and implications (Stages 1 and 2A, 2B and 3) - Identification and assessment of impact upon heritage assets (Stages 1, 2A, 2B, 2C) - Assessment of Welsh Language implications (Stage 2B) - Assessment of Green Infrastructure value and implications (Stages 1, 2A, 2B and 3) - Assessment of Active Travel options and opportunities (Stages 1, 2A and 3) - Identification of risk from flooding (Stages 1 and 2A) - Assessment of renewable energy generation potential (Stage 2A) - Assessment of potential for maximising renewable energy hierarchy (Stages 2A and 2D)
	A Wales of Vibrant Culture and Thriving Welsh Language	<ul style="list-style-type: none"> - Identification and assessment of impact upon heritage assets (Stages 1, 2A, 2B, 2C) - Assessment of Welsh Language implications (Stage 2B) - Identification of community and recreation options and opportunities (Stages 1 and 2A) - Assessment of Green Infrastructure value and implications (Stages 1, 2A, 2B and 3) - Assessment of Active Travel options and opportunities (Stages 1, 2A and 3)

	A Globally Responsible Wales	<ul style="list-style-type: none"> - Facilitation of a wide range of employment sites (Stages 1, 2A, 2B, 2D and 3) - Concentration of commercial sites in appropriate locations to maximise vitality and viability (Stages 1, 2A and 3) - Assessment of renewable energy generation potential (Stage 2A) - Assessment of potential for maximising renewable energy hierarchy (Stages 2A and 2D) - Identification of sufficient education places to meet growth (Stage 2A) - Identification of previously developed land (Stages 1, 2A, 2B and 3) - Identification and assessment of Best and Most Versatile agricultural land (Stages 2A and 2C) - Identification and assessment of Category 1 or 2 aggregates resources (Stages 2A and 2C) - Identification of potential pollution issues (Stage 2A) - Assessment for potential regarding affordable housing provision (Stages 2D and 3) - Identification of community and recreation options and opportunities (Stages 1 and 2A) - Assessment of biodiversity value and implications (Stages 1 and 2A, 2B and 3) - Identification and assessment of impact upon heritage assets (Stages 1, 2A, 2B, 2C) - Assessment of Welsh Language implications (Stage 2B) - Assessment of Green Infrastructure value and implications (Stages 1, 2A, 2B and 3) - Assessment of Active Travel options and opportunities (Stages 1, 2A and 3) - Assessment of public transport options and opportunities (Stages 1, 2A, and 2C)
Five Ways of Working:	Involvement	<ul style="list-style-type: none"> - Call for Candidate Sites - Second Call for Sites and Submission of Additional Information - Pre-Deposit Consultation as per the Community Involvement Statement in the Council's Delivery Agreement
	Collaboration	<ul style="list-style-type: none"> - Internal consultation with specialist officers (Stage 2A) - External consultation with relevant bodies (Stage 2C) - Ongoing liaison with site promoters to obtain required information, develop masterplans and confirmation of financial viability (Stages 2A, 2D and 3)
	Integration	<ul style="list-style-type: none"> - Internal consultation with specialist officers (Stage 2A) - External consultation with relevant bodies (Stage 2C) - Regular reporting to Members
	Prevention	<ul style="list-style-type: none"> - Facilitation of a wide range of employment sites (Stages 1, 2A, 2B, 2D and 3) - Concentration of commercial sites in appropriate locations to maximise vitality and viability (Stages 1, 2A and 3) - Assessment of renewable energy generation potential (Stage 2A) - Assessment of potential for maximising renewable energy hierarchy (Stages 2A and 2D) - Identification of sufficient education places to meet growth (Stage 2A) - Identification of previously developed land (Stages 1, 2A, 2B and 3) - Identification and assessment of Best and Most Versatile agricultural land (Stages 2A and 2C) - Identification and assessment of Category 1 or 2 aggregates resources (Stages 2A and 2C)

		<ul style="list-style-type: none"> - Identification of potential pollution issues (Stage 2A) - Assessment for potential regarding affordable housing provision (Stages 2D and 3) - Identification of community and recreation options and opportunities (Stages 1 and 2A) - Assessment of Green Infrastructure value and implications (Stages 1, 2A, 2B and 3) - Assessment of biodiversity value and implications (Stages 1 and 2A, 2B and 3) - Identification and assessment of impact upon heritage assets (Stages 1, 2A, 2B, 2C) - Assessment of Welsh Language implications (Stage 2B)
	Long term view	<ul style="list-style-type: none"> - Facilitation of a wide range of employment sites (Stages 1, 2A, 2B, 2D and 3) - Concentration of commercial sites in appropriate locations to maximise vitality and viability (Stages 1, 2A and 3) - Assessment of renewable energy generation potential (Stage 2A) - Assessment of potential for maximising renewable energy hierarchy (Stages 2A and 2D) - Identification of sufficient education places to meet growth (Stage 2A) - Identification of previously developed land (Stages 1, 2A, 2B and 3) - Identification and assessment of Best and Most Versatile agricultural land (Stages 2A and 2C) - Identification and assessment of Category 1 or 2 aggregates resources (Stages 2A and 2C) - Identification of potential pollution issues (Stage 2A) - Assessment for potential regarding affordable housing provision (Stages 2D and 3) - Identification of community and recreation options and opportunities (Stages 1 and 2A) - Assessment of Green Infrastructure value and implications (Stages 1, 2A, 2B and 3) - Assessment of biodiversity value and implications (Stages 1 and 2A, 2B and 3) - Identification and assessment of impact upon heritage assets (Stages 1, 2A, 2B, 2C) - Assessment of Welsh Language implications (Stage 2B)

Appendix 2 Glossary and Abbreviations

ABUHB	Aneurin Bevan University Health Board, NHS health board covering Torfaen.
ATR	Active Travel Route - An identified route specifically providing for walking and / or cycling as a primary mode of transport.
AW	Ancient Woodland - Areas of woodland that have persisted since 1600 in Wales, relatively undisturbed by human development.
CADW	Welsh Government's historic environment service
CA	Conservation Area - An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.
CIHT	Chartered Institute of Highways and Transportation - The professional body relating to highways and transportation specialists.
DCWW	Dwr Cymru Welsh Water - Water and sewerage provider
DPM3	Development Plans Manual 3 (2021) - Welsh Government guidance to help with the preparation of development plans.
FVA	Financial Viability Assessment - mechanism to judge the financial ability of a proposed development to be delivered.
GGAT	Glamorgan Gwent Archaeological Trust, a charitable trust providing archaeological and heritage services, including the management of the Historic Environment Record, archaeological research, excavations, survey, publishing reports, advice, information, training
GIS	Geographical Information System - A computer based mapping facility.
GP	General Practitioner - Doctors surgery
HRA	Habitats Regulations Assessment
HSE	Health and Safety Executive
ICOMOS	International Council on Monuments and Sites, official adviser to UNESCO on cultural World Heritage Sites
ISA	Integrated Sustainability Assessment
LANDMAP	Landscape assessment tool to help sustainable decision-making and natural resource planning
LB	Listed Building - A building of special architectural or historic interest. Listed buildings are graded I, II* or II with Grade I being the highest. Listing includes the interior as well as the exterior of the building and any buildings or permanent structures.
LDP	Local Development Plan

LNR	Local Nature Reserve - Non-statutory habitats of local significance designated by local authorities where protection and public understanding of nature conservation is encouraged.
LOHI	Landscape of Outstanding Historic Interest
CNC/NRW	Cyfoeth Naturiol Cymru / Natural Resources Wales
PDL	Previously Developed Land
PPW	Planning Policy Wales Ed. 11 (2021) - A document issued by the Welsh Government setting out its national land use policies on different areas of planning.
PRoW	Public Rights of Way
RLDP	Replacement Local Development Plan
SAM	Scheduled Ancient Monument - These are nationally important monuments, usually archaeological remains. They enjoy greater protection than other structures against inappropriate development through the Ancient Monuments and Archaeological Areas Act 1979.
SINC	Site of Importance for Nature Conservation - A locally important site of nature conservation adopted by a local authority for planning purposes (see also Local Nature Reserve).
TA	Transportation Assessment
TPO	Tree Preservation Order
UNESCO	United Nations Educational, Scientific and Cultural Organisation, responsible for designating World Heritage Sites
VIA	Visual Impact Assessment
WHS	World Heritage Site - place of either cultural or physical significance with international importance. Due to the former iron and coal industries operating in the area, Blaenavon has been designated as a World Heritage Site in Torfaen.