

# **Replacement Torfaen Local Development Plan (2018-2033)**

## **Candidate Sites Assessment Report: Executive Summary (March 2020)**

In accordance with the Local Development Plan Regulations, the Council undertook a Call for Candidate Sites comprising an eight week period from 6<sup>th</sup> August to 1<sup>st</sup> October 2018. The Call for Sites was widely publicised and submissions were invited from interested parties who wished to have land considered for inclusion within the RLDP, either for development, re-development or protection from development. 94 Sites were submitted for development or re-development. A further 15 sites were submitted to be considered for protection in the Council's Green Infrastructure Assessment. The submitted Candidate Sites were compiled into a Candidate Site Register and published for information in December 2018. A further two sites have been submitted between the publishing of the Candidate Sites Register and the commencement of the assessment process as well as four sites put forward by the TCBC Planning Policy and Implementation Team. The six sites have been included within the assessment process and the Candidate Site Register updated accordingly.

Following on from the publication of the Candidate Sites Register, the Council has undertaken a draft of Stages 1, 2A and 2B of the Candidate Sites Assessment. Stage 1 comprised a high level review of each site to establish any sites which were subject to 'insurmountable constraints'. Such sites were rejected at Stage 1 with no further consideration by the Council.

The 21 strategic sites and 37 non-strategic sites that were determined to be suitable for detailed assessment proceeded to Stage 2A. The Stage 2A Assessment involved a more thorough consideration of each site by internal Officers (comprising Planning, Highways, Ecology, Landscape, Environmental Health, Conservation, Drainage and Education) resulting in an overall conclusion based upon the principles of sustainable placemaking, the nature and degree of any constraints and the likelihood of deliverability.

The same 21 strategic sites and 37 non-strategic sites have also been subject to the Stage 2B Assessment. This forms a two part appraisal, firstly against the RLDP Objectives and secondly against the Integrated Sustainability Appraisal Themes / Objectives. This second part has been undertaken by AECOM on behalf of the Council.

Each Stage of Assessment undertaken to date has been published in draft form with detailed methodology and results. In conjunction with the Preferred Strategy consultation, the Council will also undertake a second Call for Candidate Sites which includes giving any existing site proposer the opportunity to submit further supporting information with regard to their site. Upon the conclusion of the consultation period, the Council will review any supporting information and update the Stage 2A and 2B assessments accordingly.

The Candidate Site Assessment will proceed with Stage 2C involving the most promising sites going out to external consultation with relevant statutory agencies (such as Dwr Cymru Welsh Water, other utility companies, Cyfoeth Naturiol Cymru / Natural Resources Wales, Cadw, Glamorgan Gwent Archaeological Trust Ltd., The Coal Authority, Welsh Government Roads, Health and Safety Executive). As a result of comments received during this stage, the Stage 2A and 2B assessments may need further updating.

Stage 2D will then involve a viability assessment of the sites that have been identified as realistic and achievable. Stage 3 will consider the degree to which the site is in accordance with the Preferred Strategy. Any comments received on the Candidate Sites Assessments during the two consultation periods (Preferred Strategy and Deposit Plan) will be retained, published and considered as part of the overall comments on the Plans at that time.

**Table 1: Summary of Candidate Sites Assessment Results**

Site No.	Site Name and Location	Proposed Use	Stage of Assessment Reached
CS-001	Land at Meadowside, Greenmeadow, Cwmbran	Residential	Rejected at Stage 1
CS-002	Land at Virginia Park Farm, Greenmeadow, Cwmbran	Residential	Rejected at Stage 2A
CS-003	Land at Tir Pentwys Cut, nr Pontypool	Mineral Extraction	Rejected at Stage 1
CS-004	Land at Edgehill, Llanfrechfa, Cwmbran	Residential	Rejected at Stage 2A
CS-005	Land at Bushy Park, Wainfelin	Residential	Rejected at Stage 2A
CS-006	Land at Fairview Cottage, Hawkes Ridge, Ty Canol, Cwmbran	Residential	Rejected at Stage 1
CS-007	Land adj Green Court Farm, Henllys, Cwmbran	Residential	Rejected at Stage 2A
CS-008	Land off Giles Road, Blaenavon (H3/5)	Residential	Proceed to Stage 2C
CS-009	Former Autopia Site, Avondale Road, Cwmbran	Residential	Rejected at Stage 1
CS-010	Land at Bevans Lane, Pontrhydyrun, Cwmbran	Residential	Rejected at Stage 1
CS-011	Part of SAA4 at Mamhilad Park Estate & Former Parke Davis Site	Residential	Rejected at Stage 1
CS-012	Former Boral Edenhall Site, Forgeside Road, Blaenavon	Residential	Rejected at Stage 1
CS-013	Former Autopia Site, Llantarnam Road, Cwmbran	Residential	Proceed to Stage 2C
CS-014	Land at Kays and Kears, Blaenavon (EET3/3)	Employment	Proceed to Stage 2C
CS-015	Pontypool College, Pontypool	Residential	Proceed to Stage 2C
CS-016	Land at Tyr Y Wen Farm (including H1-4) and West of Rosemead, Ty Canol, Cwmbran (Sites A and B)	Residential	Rejected at Stage 1
CS-017	Former Alfa Laval Site, Grange Road, Cwmbran	Retail	Rejected at Stage 2A
CS-018	Former Alfa Laval Site, Grange Road, Cwmbran	Leisure	Rejected at Stage 1
CS-019	Former Alfa Laval Site, Grange Road, Cwmbran	Employment	Proceed to Stage 2C

Site No.	Site Name and Location	Proposed Use	Stage of Assessment Reached
CS-020	Former Alfa Laval Site, Grange Road, Cwmbran	Education	Rejected at Stage 1
CS-021	Former Alfa Laval Site, Grange Road, Cwmbran	Residential	Rejected at Stage 1
CS-022	Plot C1 (EET1/4), Llantarnam Business Park, Cwmbran	Employment	Proceed to Stage 2C
CS-023	Former Rechem HTO Site, Pontyfelin Industrial Estate, New Inn	Residential	Rejected at Stage 1
CS-024	Land adj Candwr Park, Ponthir	Residential	Rejected at Stage 1
CS-025	Land at Crown Road, Llanfrechfa, Cwmbran	Residential	Rejected at Stage 1
CS-026	Part of H2-2 Site Animal Pound and adjacent land, Wainfelin	Residential	Rejected at Stage 2A
CS-027	Part of H2-2 Site Animal Pound and adjacent land, Wainfelin	Residential	Rejected at Stage 2A
CS-028	3 Parcels of land at The British, SAA5 Strategic Action Area	Residential	Rejected at Stage 1
CS-029	Land off Newport Road, New Inn	Residential	Rejected at Stage 1
CS-030	Part of H1-2 Site Former Police College and adj Land, St Dials, Cwmbran	Residential	Rejected at Stage 2A
CS-031	Land at Brooklands Farm, Llantarnam, Cwmbran	Residential	Rejected at Stage 1
CS-032	Land at Cefn Perth, Hollybush, Cwmbran	Residential	Rejected at Stage 2A
CS-033	Land at Bryntovey, Usk Road, Mamhilad	Employment	Proceed to Stage 2C
CS-034	Land adj to A4042T/Usk Road, New Inn	Residential	Rejected at Stage 2A
CS-035	Land adj to Wern Farm, Trevethin	Residential	Rejected at Stage 1
CS-036	Land opposite Gladstone Terrace, Varteg	Residential	Rejected at Stage 2A
CS-037	Funeral Parlour and land to rear Varteg Road, Varteg	Residential	Rejected at Stage 2A
CS-038	Three parcels of land between Afon Llwyd and Lower New Inn	Residential	Rejected at Stage 2A
CS-039	Land to rear of Pimlico, Newport Road, New Inn	Residential	Rejected at Stage 1
CS-040	Land at Craig Y Felin (EET4-1), Croesyceiliog, Cwmbran	Residential	Rejected at Stage 2B (RLDP Objectives)
CS-041	Land North of Ashbridge Inn, Avondale Road, Cwmbran	Employment	Rejected at Stage 2B (RLDP Objectives)
CS-042	Land South of New Inn Roundabout	Employment	Rejected at Stage 2A
CS-043	2 Parcels of Land West of New Inn Roundabout	Employment	Rejected at Stage 2A

Site No.	Site Name and Location	Proposed Use	Stage of Assessment Reached
CS-044	Land East of New Inn Roundabout	Employment	Rejected at Stage 2A
CS-045	Land North and South West of Pontypool College	Residential	Rejected at Stage 1
CS-046	Land North of Caerleon Road, Llanfrechfa	Residential	Rejected at Stage 1
CS-047	Land at Woodside Road, Trevethin	Residential	Rejected at Stage 2A
CS-048	Land at Hafren Road - Sirhowy Court, Thornhill, Cwmbran	Residential	Proceed to Stage 2C
CS-049	Land at Church Avenue - Bythway Road, Trevethin	Residential	Proceed to Stage 2C
CS-050	Land at Church Lane / Sluvad Road, New Inn	Residential	Rejected at Stage 1
CS-051	Land at Cottage Farm, Ty Coch Lane, Llantarnam, Cwmbran	Residential	Rejected at Stage 2A
CS-052	Land at Ty Coch Lane, Llantarnam, Cwmbran	Residential	Rejected at Stage 2A
CS-053	Land at Derllwyn House, Lamb Lane, Ponthir	Residential	Rejected at Stage 1
CS-054	Land at Caerleon Road, Ponthir	Residential	Rejected at Stage 1
CS-055	Land West of Pentwyn Road, Pentwyn	Residential	Rejected at Stage 2A
CS-056	Llanfrechfa Grange SAA7 and land to the east and south	Residential	Rejected at Stage 2A
CS-057	Northern part of Llanfrechfa Grange SAA7, Cwmbran	Residential	Rejected at Stage 2A
CS-058	Land South of Llanfrechfa Grange Hospital, Cwmbran	Residential	Rejected at Stage 1
CS-059	Land at Tyr Y Wen Barn, Ty Canol, Cwmbran	Residential	Rejected at Stage 1
CS-060	Land at the British SAA5 Strategic Action Area	Renewable Energy	Proceed to Stage 2C
CS-061	Part of H1-1 Former County Hall Site, Cwmbran	Residential	Proceed to Stage 2C
CS-062	Part of H1-2 Land adjacent Former Police College, Cwmbran	Residential	Rejected at Stage 2A
CS-063	H3-3 Former St Peter's Primary School, Blaenavon	Residential	Proceed to Stage 2C
CS-064	Former Victoria Primary School, Abersychan, Pontypool	Residential	Rejected at Stage 2A
CS-065	Land South of Henllys CiW Primary School, Cwmbran	Residential	Rejected at Stage 2A
CS-066	Land at Thistle Court, Ty Canol, Cwmbran	Residential	Rejected at Stage 1
CS-067	EET4-2 Land at Former Ty Coch Tip, Cwmbran (Solar Farm)	Renewable Energy	Rejected at Stage 1 (Planning permission granted)

Site No.	Site Name and Location	Proposed Use	Stage of Assessment Reached
CS-068	Land South of Best Western Hotel, Lower Mill, Pontypool (EET2/4)	Employment	Withdrawn, replaced by CS-095
CS-069	Land opposite Heritage Court, Blaenavon (EET3/4)	Employment	Proceed to Stage 2C
CS-070	Land off Candwr Lane, Ponthir	Residential	Rejected at Stage 1
CS-071	Land between Caerleon Road B4236 & A4042, Llanfrechfa	Residential	Rejected at Stage 1
CS-072	Land at Brechfa Farm, Llanfrechfa	Residential	Rejected at Stage 1
CS-073	Land at Coch Y North Road, Pantygasseg	Residential	Rejected at Stage 1
CS-074	Land at Ty Coch Farm, Newport Road, New Inn	Residential	Rejected at Stage 1
CS-075	Monmouthshire and Brecon Canal Corridor	Leisure / Tourism	Rejected at Stage 1 (inclusion within Green Infrastructure Assessment)
CS-076	Part EET4/2 Land at Former Ty Coch Tip, Cwmbran	Leisure / Tourism	Proceed to Stage 2C
CS-077	Part of H1-1 Police HQ, Cwmbran	Residential	Proceed to Stage 2C
CS-078	Pontypool Police Station	Employment / Residential	Proceed to Stage 2C
CS-079	Cwmbran Police Station	Employment / Residential	Proceed to Stage 2C
CS-080	Former Candlewick Site, Forgeside Road, Blaenavon	Residential	Rejected at Stage 1
CS-081	Land at Avondale Industrial Estate, Cwmbran	Residential	Rejected at Stage 1
CS-082	Land to Rear of Pimlico, Newport Road, New Inn	Employment	Rejected at Stage 1
CS-083	Land adj to Roundstables Road, Pentwyn	Residential	Rejected at Stage 2A
CS-084	Land off The Promenade, Pentwyn	Residential	Rejected at Stage 2A
CS-085	Land at Park House Farm, Thornhill, Upper Cwmbran	Residential	Rejected at Stage 1
CS-086	Land at Ty Coch Lane, Llantarnam, Cwmbran	Residential	Rejected at Stage 2A
CS-087	Mon & Border and adj car sales area, Llantarnam Road	Employment	Rejected at Stage 2A (Existing employment land to be protected)
CS-088	Llanfrechfa Grange SAA7 and Land to the East and South	Employment	Rejected at Stage 2A
CS-089	Land at Mamhilad Strategic Site SAA4	Employment	Rejected at Stage 2A (Existing employment land to be protected)

Site No.	Site Name and Location	Proposed Use	Stage of Assessment Reached
CS-090	Land at Mamhilad Strategic Site SAA4	Retail	Rejected at Stage 1
CS-091	Land at Mamhilad Strategic Site SAA4	Education	Rejected at Stage 1
CS-092	Part EET4/2 Land at Former Ty Coch Tip, Cwmbran	Leisure / Tourism	Proceed to Stage 2C
CS-093	Part of The British Strategic Site SAA4	Leisure / Tourism	Proceed to Stage 2C
CS-094	Land at Old Estate Yard, Fountain Road, Pontymoile, Pontypool	Residential	Rejected at Stage 1
CS-095	Land South of Best Western Hotel, Lower Mill, Pontypool (EET2/4)	Employment / Commercial	Rejected at Stage 2B (RLDP Objectives)
CS-096	Land at Sebastopol	Residential	Rejected at Stage 2A
CSPL201	Llanfrechfa Strategic Action Area	Mixed Use	Proceed to Stage 2C
CSPL204	Craig Y Felin Strategic Action Area	Mixed Use	Proceed to Stage 2C
CSPL205	Llantarnam Business Park	Employment	Proceed to Stage 2C
CSPL212	County Hall & Police HQ Strategic Housing Site	Residential	Proceed to Stage 2C

The full assessments with detailed methodologies are published in the following documents which will be subject to a future consultation. Corresponding maps are published in the Updated Candidate Sites Register (March 2020) for information. The documents are available to view and / or download on the Council's website <https://www.torfaen.gov.uk/en/PlanningAndDevelopment/Planningpolicy/LocalDevelopmentPlan/Local-Development-Plan.aspx>

and to view at the Council Offices at the Civic Centre, Pontypool and Ty Blaen Torfaen, New Inn; and Blaenavon, Pontypool and Cwmbran Libraries.

Candidate Sites Consultation Documents:

Draft Stage 1 Assessment of Candidate Sites (March 2020)

Draft Stage 2A Planning Assessment of Candidate Sites (March 2020)

Draft Stage 2B Assessment of Candidate Sites against RLDP Objectives (March 2020)

Draft Stage 2B Integrated Sustainability Appraisal of Candidate Sites (February 2020)