

Integrated Sustainability Appraisal (ISA) for the Torfaen Replacement Local Development Plan

Initial ISA Report

Appendix IV - ISA of Candidate Sites

Torfaen County Borough Council

February 2020

Appendix IV: ISA of candidate sites

As identified in Chapter 5 of the main report, sites that were found acceptable in planning terms after a detailed assessment (Stage 2A of the Candidate Sites Assessment process) were subject to SEA as reasonable options at this stage. The detailed findings for these sites are presented below.

Methodology

The ISA has been informed by the detailed Stage 2A Candidate Sites Assessment, and the parallels are identified in the table below.

Table AIV.1: ISA candidate site framework and assessment questions

ISA Themes	ISA Objectives	Relevant Stage 2A Questions	ISA candidate site assessment questions
Economy and Employment	Economic Growth, Tourism and Town Centres To increase sustainable economic growth, business competitiveness and strengthen and diversify the local economy by capitalising on regional opportunities associated with the Cardiff Capital Region City Deal, promote tourism and enhance the vitality and viability of town centres.	<ul style="list-style-type: none"> Question 5 (Does the site comprise PDL?) 	<ul style="list-style-type: none"> Is the site being proposed for employment, commercial, retail, leisure or tourism uses? If the site is being proposed for residential uses would development result in the loss of existing employment land?
	Employment, Skills and Education To increase levels of local employment and ensure distribution of employment whilst improving educational attainment and skill levels.	<ul style="list-style-type: none"> Question 2 (Can the site provide pedestrian access to key local services/ facilities/ destinations in line with the guidelines established by The Institute of Highways and Transportation (2000 and 2015)?) Question 3 (Could the catchment schools accommodate the additional places that would be generated by the development of the site?) 	<ul style="list-style-type: none"> If residential development is being proposed is the site within reasonable walking distance to schools? If residential development is being proposed could catchment schools accommodate the additional places that would be generated?
Population and Communities	Housing To provide a sufficient quantity of good quality market and affordable housing in a range of		<ul style="list-style-type: none"> Is the site being proposed for residential uses?

ISA Themes	ISA Objectives	Relevant Stage 2A Questions	ISA candidate site assessment questions
	types and tenures that meets identified housing needs.		
	<p>Sustainable Design/Placemaking</p> <p>To maintain and enhance the built environment for both its visual character and distinctiveness through place making and quality sustainable design.</p>	<ul style="list-style-type: none"> • Question 1 (How does the site relate to the settlement?) 	<ul style="list-style-type: none"> • Is it likely that development at the site could integrate with the existing built area/ community?
Health and wellbeing	<p>Health and Well Being</p> <p>To improve the health and wellbeing of the population including physical and mental health, social well-being and community safety by encouraging healthier lifestyles and quality living environments.</p>	<ul style="list-style-type: none"> • Question 2 (Can the site provide pedestrian access to key local services/ facilities/ destinations in line with the guidelines established by The Institute of Highways and Transportation (2000 and 2015)?) • Question 4 (Does the proposal result in the loss of public open space / recreational facilities / community facilities?) • Question 6 (Is the proposed land use compatible with neighbouring uses?) • Question 7 (Does the site have any known constraints such as Public Rights of Way, power cables, topography, hedgerows, woodland or Tree Preservation Orders?) • Question 11 (Can the site provide safe access to an Active Travel Route (ATR)?) • Question 29 (Does the site fall within a 'High Risk Development Area' regarding former coal workings and mine entry points?) 	<ul style="list-style-type: none"> • Is the site within reasonable walking distance to public open space/ recreational facilities/ community facilities? • Can the site provide safe access to an ATR? • Is the topography of the site likely to make walking/ cycling to services/ facilities and public transport difficult? • Would development result in the loss of public open space/ recreational facilities/ community facilities or PRowWs? • Are the neighbouring uses likely to result in any adverse effects on human health, as a result of noise, light or odour? • Does the site fall within a 'High Risk Development Area' regarding former coal workings and mine entry points?
Equalities, diversity and social inclusion	<p>Equalities, diversity and Inclusion</p> <p>To reduce poverty and inequality; tackle social exclusion and promote community cohesion.</p>	<ul style="list-style-type: none"> • Question 2 (Can the site provide pedestrian access to key local services/ facilities/ destinations in line with the guidelines established by The Institute of Highways and Transportation (2000 and 2015)?) • Question 4 (Does the proposal result in the loss of public open space / recreational facilities / community facilities?) 	<ul style="list-style-type: none"> • This theme is addressed through the assessment questions for other themes in terms of access to services/ facilities/ other community infrastructure and integration with existing communities.
Transport and movement	<p>Transport and Accessibility</p> <p>To improve access for all to jobs, services and facilities, encouraging sustainable transport use and reducing the need to travel whilst also</p>	<ul style="list-style-type: none"> • Question 10 (Is the site currently accessible from the existing public (adopted) highway network?) • Question 11 (Can the site provide safe access to an Active Travel Route (ATR)?) • Question 12 (Can the whole of the site be served by a public transport connection i.e. bus stop or railway) 	<ul style="list-style-type: none"> • Is the site within reasonable walking distance to public transport and is there an acceptable frequency of service? If no, is the site of a size that could sustain a commercial service to support the development?

ISA Themes	ISA Objectives	Relevant Stage 2A Questions	ISA candidate site assessment questions
	ensuring access to high quality digital communications and utilities.	<p>station, within the preferred maximum walking distance of 800m as identified by The Institute of Highways and Transportation (2000 and 2015)?)</p> <ul style="list-style-type: none"> • Question 13 (Does the public transport closest to the site provide an acceptable frequency (minimum of three services 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?) • Question 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?) • Question 15 (Is the current highway network capable of accommodating the traffic and travel movements associated with development of the site?) • Question 16 (Can a satisfactory highway access be provided to serve the site including the achievement of adequate visibility splays?) 	<ul style="list-style-type: none"> • Is the current highway network capable of accommodating the traffic and travel movements associated with development of the site? • Can a satisfactory highway access be provided to serve the site including the achievement of adequate visibility splays?
Natural Resources (Air, Land, Minerals and Water)	<p>Air</p> <p>To reduce air pollution to improve local air quality and ensure that it remains below statutory limits</p>	<ul style="list-style-type: none"> • Question 26 (Would development of the site create a significant negative impact on air quality or any potential air quality management area in the locality?) 	<ul style="list-style-type: none"> • Would development of the site create a significant negative impact on air quality or any potential air quality management area in the locality?
	<p>Land and Soil</p> <p>To make the most efficient use of land and buildings by prioritising development on previously developed land where possible and protecting where possible higher grade agricultural land.</p>	<ul style="list-style-type: none"> • Question 5 (Does the site comprise PDL?) • Question 8 (Is there any reasonable expectation that the site could be contaminated?) • Question 24 (Does the site comprise agricultural land of Grades 1, 2 or 3a?) 	<ul style="list-style-type: none"> • Is the site brownfield, greenfield or a mix? • Is it likely that the site might be contaminated and could development provide an opportunity to remediate the land? • Does the site contain any best and most versatile agricultural land?
	<p>Materials, Minerals and Waste</p> <p>To promote the circular economy by reducing waste generation and maximising reuse and recycling, ensuring the sustainable use of natural resources and the provision of an adequate supply of minerals.</p>	<ul style="list-style-type: none"> • Question 28 (Does the site contain any Category 1 or 2 aggregates resources?) 	<ul style="list-style-type: none"> • Does the site contain any Category 1 or 2 aggregates resources?

ISA Themes	ISA Objectives	Relevant Stage 2A Questions	ISA candidate site assessment questions
	<p>Water Quality and Quantity</p> <p>To maintain and improve the quality of ground and surface waters and to maintain the quantity of water available.</p>	<ul style="list-style-type: none"> Question 30 (Is the site located in proximity to existing utilities infrastructure with capacity to serve the proposed development?) 	<ul style="list-style-type: none"> Is the site located in proximity to existing utilities infrastructure with capacity to serve the proposed development? Does the site contain or is it hydrologically linked to any sensitive surface or groundwater bodies?
<p>Biodiversity and geodiversity</p>	<p>Biodiversity, and Geodiversity</p> <p>To conserve, protect and enhance Biodiversity and Geodiversity interests within and surrounding Torfaen.</p>	<ul style="list-style-type: none"> Question 7 (Does the site have any known constraints such as Public Rights of Way, power cables, topography, hedgerows, woodland or Tree Preservation Orders?) Question 19 (Is the site subject to an ecological or biodiversity designation that would have an impact upon the proposed development of the site?) Question 20 (Are there records of Protected Species/ Wales Priority Species or Habitats or Torfaen LBAP Species or Habitats on the site?) Question 21 (Is the site suitable for supporting protected species or habitats?) Question 22 (Is the site strategically important as a Wildlife Corridor or stepping stone habitat?) Question 23 (Does the Green Infrastructure Assessment for the site present constraints for the proposed development?) 	<ul style="list-style-type: none"> Does the site contain any designated biodiversity or geodiversity sites? Does the site contain or is it suitable for any protected species or habitats? Is the site strategically important as a Wildlife Corridor or stepping stone habitat?
<p>Historic Environment</p>	<p>Historic Environment and Cultural Heritage</p> <p>To conserve and enhance the significance of the County Borough's historic environment, cultural assets (including the use of the Welsh language) and heritage assets and their settings.</p>	<ul style="list-style-type: none"> Question 1 (How does the site relate to the settlement?) Question 5 (Does the site comprise PDL?) Question 17 (Is the site subject to a landscape designation that would have an impact upon the proposed development of the site? (National Park, AONB, World Heritage Site, Landscape of Historic Interest, Conservation Area or Registered Park & Gardens, TPOs)) Question 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?) 	<ul style="list-style-type: none"> 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? Does the site provide an opportunity to regenerate PDL and have a positive effect on the historic environment?
<p>Landscape</p>	<p>Landscape</p>	<ul style="list-style-type: none"> Question 1 (How does the site relate to the settlement?) Question 5 (Does the site comprise PDL?) 	<ul style="list-style-type: none"> Is the site visually prominent within its context so as to pose a potential constraint to development?

ISA Themes	ISA Objectives	Relevant Stage 2A Questions	ISA candidate site assessment questions
	To protect and enhance the quality and landscape character of the borough including our townscapes.	<ul style="list-style-type: none"> • Question 7 (Does the site have any known constraints such as Public Rights of Way, power cables, topography, hedgerows, woodland or Tree Preservation Orders?) • Question 9 (Is the site visually prominent within its context so as to pose a potential constraint to development?) • Question 17 (Is the site subject to a landscape designation that would have an impact upon the proposed development of the site?) • Question 18 (Is the site specifically valued for its contribution to the wider landscape and to what extent?) 	<ul style="list-style-type: none"> • Is the site subject to a landscape designation that would have an impact upon the proposed development of the site? • Is the site specifically valued for its contribution to the wider landscape and to what extent? • Does the site provide an opportunity to regenerate PDL and have a positive effect on the landscape/ townscape?
Climate Change	<p>Climate Change</p> <p>To mitigate and adapt to the effects of climate change through increasing energy efficiency and generation and use of low carbon and renewable energy sources.</p>	<ul style="list-style-type: none"> • Question 31 (Can the site accommodate energy minimising measures or renewable energy production in line with national policy guidance?) 	<ul style="list-style-type: none"> • Can the site accommodate energy minimising measures or renewable energy production in line with national policy guidance?
	<p>Flood risk</p> <p>To reduce and manage the risk of flooding and increase resilience against flooding.</p>	<ul style="list-style-type: none"> • Question 27 (Is the site located in an area of flood-risk (C1 or C2 flood-zone from published TAN15 Development Advice Maps) or adjacent to a watercourse?) 	<ul style="list-style-type: none"> • Is the site located in an area of flood-risk (C1 or C2 flood-zone from published TAN15 Development Advice Maps) or adjacent to a watercourse?

Table AIV.2: ISA candidate site key

++	Major positive effect
+	Minor positive effect
0	Neutral/ No effect
?	Uncertain effect
-	Minor negative effect
--	Major negative effect

ISA of candidate sites

Summary findings

Site reference	Site name	Economy and employment	Population and communities	Health and wellbeing	Equalities, diversity and social inclusion	Transport and movement	Natural resources (air, land, minerals and water)	Biodiversity and geodiversity	Historic environment	Landscape	Climate change
Strategic housing sites											
CSPL201	Llanfrechfa Strategic Action Area	++	++	+	0	++	-	-	--	-	-
CS-015	Pontypool College	+	++	-	0	-	-	+	0	+	+
CS-040	Land at Craig Y Felin (housing)	-	++	-	0	-	--	-	-	-	+
CSPL204	Land at Craig Y Felin (mixed-use)	+	++	-	0	-	--	-	-	-	+
CSPL212	Former County Hall Site and Police HQ	-	++	+	0	+	-	-	+	+	-
CS-061	Part of H1-1 Former County Hall Site	+	++	+	0	+	-	-	+	+	-
Non-strategic housing sites											
CS-008	Land off Giles Road	+	+	-	0	-	+	-	+	+	-
CS-013	Former Autopia Site	-	+	+	0	+	+	+	+	+	+

Site reference	Site name	Economy and employment	Population and communities	Health and wellbeing	Equalities, diversity and social inclusion	Transport and movement	Natural resources (air, land, minerals and water)	Biodiversity and geodiversity	Historic environment	Landscape	Climate change
CS-048	Land at Hafren Road	+	+	-	0	+	-	-	0	-	+
CS-049	Land at Church Avenue	+	+	-	0	+	-	-	0	-	+
CS-063	H3- 3 Former St Peter's Primary School	+	+	+	0	?	+	-	?	+	+
CS-077	Part of H1-1, Police HQ	-	+	+	0	+	+	-	0	+	-
CS-078	Pontypool Police Station (20 dwellings + commercial)	-	+	+	0	+	+	0	?	+	+
CS-079	Cwmbran Police Station (30 dwellings + commercial)	-	+	+	0	+	+	0	?	+	+
Employment development sites											
CSPL205	Land at Llantarnam Business Park	++	+	+	0	-	-	--	0	+	?
CS-014	Land at Kays and Kears	++	+	?	0	-	-	-	--	-	+
CS-019	Former Alfa Laval Site	++	+	+	0	+	+	-	+	+	?
CS-022	Plot C1, Llantarnam Business Park (employment)	+	+	+	0	-	-	--	0	+	?

Site reference	Site name	Economy and employment	Population and communities	Health and wellbeing	Equalities, diversity and social inclusion	Transport and movement	Natural resources (air, land, minerals and water)	Biodiversity and geodiversity	Historic environment	Landscape	Climate change
CS-033	Land at Bryntovey	++	+	?	0	-	-	-	0	-	?
CS-041	Land North of Ashbridge Inn	+	+	-	0	+	--	-	-	--	-
CS-069	Land opposite Heritage Court	+	+	--	0	-	-	-	-	?	-
CS-095	Land South of Best Western Hotel	+	+	-	0	-	-	-	?	?	+
Other land uses											
CS-076	Part of EET4/2, Land at Former Ty Coch Tip (leisure/tourism use)	+	0	+	0	-	-	-	?	?	-
CS-092	Part of EET4/2, Land at Former Ty Coch Tip (leisure/tourism use)	+	0	+	0	-	-	-	?	?	-
CS-093	Part of The British Strategic Site SAA4 (leisure/tourism use)	+	0	+	0	-	-	-	?	?	+
CS-060	Land at The British SAA5 Strategic Action Area (renewable energy use)	0	0	+	0	0	+	-	?	?	++

Detailed appraisals

Strategic development (strategic sites)

Site CSPL201 – Llanfrechfa Strategic Action Area (mixed use; employment, residential, school, community uses, neighbourhood retail, open space and highways infrastructure)

ISA Themes	Commentary	Likely significant effect?
Economy and Employment	This strategic development area is formed of both greenfield and brownfield land at the edge of Llanfrechfa. As a strategic area for mixed-use growth, new employment development, as well as educational facilities are likely to support the delivery of significant long-term positive effects.	++
Population and Communities	Significant long-term positive effects are anticipated as a result of mixed-use development, supporting new communities with new housing, employment uses, and new services, facilities and open space. Whilst development is edge of settlement, the provisions will provide a degree of self-containment as well as supporting existing residents with improved accessibility.	++
Health and wellbeing	<p>This mixed greenfield and brownfield site has a semi-rural context. It contains PRoWs and is recognised as informal open space. Development at this strategic location will deliver new open space provisions, avoiding the emergence of negative effects in this respect.</p> <p>Part of the site lies within a Noise Management Area. The A4042(T) runs immediately adjacent to the northern part of the site, which alongside the Grange University Hospital development has implications for noise, light and air quality which should be considered in the development of new homes. The strategic area is considered of sufficient scale to effectively locate housing development in areas which minimise impacts, which, alongside mitigation such as appropriate buffers, significantly reduce the potential for negative effects with regards to health and wellbeing.</p> <p>It is also noted that a potentially hazardous pipeline crosses the southern section of the site. Appropriate measures to reduce risks on site will need to be undertaken prior to development.</p> <p>The site is accessible by ATR, lying directly opposite TORFCR13A. Connections to the ATR across the strategic development site should be considered, maximising opportunities to encourage active travel.</p> <p>Overall, whilst constraints have been identified, development is considered of sufficient scale to overcome the potential constraints and deliver long-term positive effects in respect of this ISA theme.</p>	+
Equalities, diversity and social inclusion	<i>As noted in the method, this ISA Theme is covered under other Themes when considering sites so a neutral effect is anticipated.</i>	0
Transport and movement	Existing access points to the site would require improvements, and given the strategic scale of development, Transport Assessment would be required alongside development proposals for the site. Transport Assessments will need to consider cumulative effects alongside the development of the Grange University Hospital. Whilst public transport access and services are limited, the Council's Candidate Sites Assessment identifies that development is considered of sufficient scale to deliver significant improvements in respect of public transport access in this location. This will benefit both existing and new residents at this location, with the potential for significant long-term positive effects, with an element of uncertainty until Transport Assessment recommendations have been considered.	++

ISA Themes	Commentary	Likely significant effect?
Natural Resources (Air, Land, Minerals and Water)	<p>Given the adjacent A4042(T) further Air Quality Assessment will be required prior to development to inform the extent and significance of the potential effects.</p> <p>The Edgehill and southern section of the site contains Category 1 sand and gravel deposits. Most of the rest of the site is covered by an area of Category 2 sandstone. Consideration will need to be given to the potential safeguarding or extraction of these resources prior to any development in recognition of the potential for minor long-term negative effects with regards to mineral resources.</p> <p>This large site is a mixture of both brownfield and greenfield land and contains areas of high-quality (Grade 3a) agricultural land which could be lost to development. Given that the site is predominantly brownfield, minor (rather than major) long-term negative effects are anticipated through such losses. The regeneration of areas of brownfield is recognised for its potential positive effects with regards to efficient use of land. Areas of PDL will further require Contaminated Land Assessment prior to development, and any remediation of contaminated land is likely to deliver positive effects with regards to soil quality.</p> <p>Water and sewerage capacity are sufficient to serve development at this site.</p> <p>Overall, the potential for negative effects is identified at this stage with regards to this ISA theme, with an element of uncertainty until development proposals are more clearly defined and accompanied by further Air Quality Assessment, mineral resource investigation and proposed mitigation strategy, and Contaminated Land Assessment.</p>	-
Biodiversity and geodiversity	<p>Habitats on site include semi-improved neutral grassland, scattered trees, and hedgerows, with further Ancient Woodland lying adjacent to the site. The habitats are known to support Badgers at this site, and potentially support further species such as reptiles, bats, breeding birds and Dormouse. The site contains/ partially contains three areas designated as SINCs; the land at Edgehill, the hospital grounds and the stream in the south of the site which connects into Sirhowy Brook. The land at Edgehill is also considered to comprise a stepping stone habitat.</p> <p>Development has the potential to lead to long-term negative effects through direct habitat loss, as well as increased disturbance, noise, light and air pollution. The potential effects at the local level may be of significance given the extent of the site and development in this location; however, it is recognised that the avoidance of habitat loss would reduce the significance of the effects and delivering habitat enhancements can ultimately also provide benefits for biodiversity.</p> <p>Assuming significant habitat loss is avoided in development (which is considered viable given the extent of the strategic location), minor long-term negative effects are anticipated overall at this stage of assessment, with an element of uncertainty until design proposals are more clearly defined.</p>	-
Historic Environment	<p>This large site rounds off development at Edgehill and includes the Llanfrechfa Grange Hospital and new Grange University Hospital at the edge of Llanfrechfa. A significant proportion of the site is brownfield land, extending into greenfield sections at the north, south and at Edgehill, and there are a number of historic environment considerations at this strategic location. The site contains the Llanfrechfa Grange listed building and alongside the Grange, the walled garden and key original structures ancillary to the house/ Grange should be retained in development. Llantarnam Conservation Area and Llantarnam Abbey Registered Park and Garden lie south of the site, and development has the potential to impact upon the setting of listed building(s) at Glansirhowy Farm. Development is likely to be viewed as an urban extension</p>	--

ISA Themes	Commentary	Likely significant effect?
	<p>and may affect rural heritage settings. Development at this scale ultimately has the potential to significantly negatively affect designated heritage assets and historic environment settings. It is recognised that as an urban extension the development however, also has potential to successfully integrate. The overall effects will largely be dependent upon factors such as design and layout and uncertainties are noted at this stage in this respect.</p>	
Landscape	<p>This large site rounds off development at Edgehill and includes the Llanfrechfa Grange Hospital and new Grange University Hospital at the edge of Llanfrechfa. A significant proportion of the site is brownfield land, extending into greenfield sections at the north, south and at Edgehill. The site is notably divided between two aspect areas; with part of the site in the rolling agricultural landscape with scattered trees, whilst the hospital area is more urban in character. The site contains many PRoWs which may also be affected in development. Visual impacts are anticipated from Caerleon Road where urbanisation is likely to affect the existing rural character views in this area. Long distance views into the site from opposite hillsides are also likely to be affected. Ancient woodland and seasonal tree belts provide significant screening in the south, east and west of the site. Overall, minor long-term negative effects are anticipated as a result of the likely urbanising impacts of strategic development at this location.</p>	-
Climate Change	<p>The Energy Opportunities Map identifies that the site has potential for energy crop-based agriculture. It is also noted that there is potential to design a scheme to minimise energy requirements and utilise Building Integrated Renewable technologies.</p> <p>Whilst the site is not located in an area of high fluvial flood risk, ground water flooding is identified in the Council's Candidate Sites Assessment as a potential constraint with three watercourses and field drains on site. Hydrological surveys will be required prior to development to establish appropriate mitigation including SUDS. At this stage the potential for minor long-term negative effects is identified with some uncertainty until further hydrological surveys are carried out.</p>	-
<p>Summary</p> <p>This strategic development location is recognised for potential significant positive and negative effects. Significant positive effects are anticipated as a result of mixed-use development, delivering a range of housing, employment and community uses, alongside potential accessibility improvements. Potential significant negative effects have been identified with regards to the sensitive historic environment which will need to be considered early on in any design proposals. Prior to development further air quality assessment, mineral resource investigation/ mitigation, contamination land assessment and hydrological surveys will be required.</p>		

Site CS-015 – Pontypool College (140 dwellings)

ISA Themes	Commentary	Likely significant effect?
Economy and Employment	The site is proposed for residential development and will not result in the loss of any existing employment land. The site is located within reasonable walking distance of West Monmouth Secondary School, and catchment schools are considered to have sufficient capacity to serve the development. On this basis, minor positive effects are anticipated overall.	+
Population and Communities	Significant long-term positive effects are anticipated through the contribution of 140 new dwellings supporting identified housing needs and located within the town of Pontypool where there is good potential for successful integration.	++
Health and wellbeing	<p>Access to services and facilities are relatively limited; however, the site is located within excellent walking distance (350m or less) of allotments, a children's play space, and a community centre.</p> <p>The site is surrounded by compatible land uses; however, development would result in the loss of a playing field (previously supporting the college). Minor long-term negative effects are anticipated in this respect unless alternative provisions can be delivered. PRoWs on site should also be retained in development.</p> <p>The site lies within reasonable walking distance to an existing ATR. Whilst footpath connections are established, cycle connections to the ATR may be difficult to establish given topography.</p>	-
Equalities, diversity and social inclusion	<i>As noted in the method, this ISA Theme is covered under other Themes when considering sites so a neutral effect is anticipated.</i>	0
Transport and movement	<p>At present, the Council's Candidate Sites Assessment identifies that existing access to the site is unsuitable to serve residential development. New access off the A472 would be required; however, this would require substantial engineering works and it is not established at this stage whether this extent of works is viable. A transport assessment would also be required to establish if the current road network can accommodate the development. At this stage, uncertain effects are anticipated until further viability assessments have been undertaken to establish whether suitable access can be achieved at the scale of development proposed at the site.</p> <p>The site lies within good walking distance of an ATR and bus services along Blaendare Road. However, the bus services along Blaendare Road are limited and development is not of a scale to support any significant improvements in this respect. Higher levels of car dependency and minor long-term negative effects are anticipated in this respect.</p>	-
Natural Resources (Air, Land, Minerals and Water)	<p>Whilst no significant effects are anticipated in relation to air quality, it is recognised that development is likely to increase vehicle use on site, particularly considering the lack of access by public transport. Minor indirect negative effects are anticipated in this respect.</p> <p>Development would not affect known aggregate resources or high-quality agricultural land resources. As a predominantly brownfield site minor long-term positive effects are anticipated with regards to efficient land use; however, as PDL, contaminated land assessment would be required prior to development. Any remediation of contaminated land will support improved soil quality and lead to minor long-term positive effects in this respect. Water and sewerage capacity are sufficient to serve development at this site.</p>	-
Biodiversity and geodiversity	The site has limited recognised biodiversity values, although the Pipistrelle bat has been recorded within the college buildings. There is potential for the site to also support breeding birds. The Council's Candidate Sites Assessment	+

ISA Themes	Commentary	Likely significant effect?
	has identified opportunities to improve biodiversity values on site, by enhancing ecological connections between ancient woodland north and west of the site. On this basis, a good potential for minor long-term positive effects are identified at this stage, with an element of uncertainty until development proposals for the site are more clearly defined.	
Historic Environment	Lying within the urban context of Pontypool this brownfield site does not contain and does not lie adjacent to any Listed Buildings or Scheduled Monuments. West Mon School around 375m east of the site is listed; however, it is not considered likely that development would impact upon the setting of the asset. High-quality design should respect the important historic context of the Pontypool area. Overall, neutral effects are considered likely.	0
Landscape	This predominantly brownfield site lies within the urban context of Pontypool and whilst containing two PRoWs has limited visibility within the wider locality. It is screened from the north by topography and woodland and is screened from the south by topography. As a brownfield site, opportunities to support improved townscape settings are also identified. On this basis, a good potential for minor long-term positive effects is identified at this stage, with an element of uncertainty as ultimately the residual effects will be dependent upon the final design and layout of development.	+
Climate Change	The Energy Opportunities Map identifies that the site is not well positioned for renewable energy generation; however, there may be potential for solar generation to the north western corner of the site. It is also noted that there is potential to design a scheme to minimise energy requirements and utilise Building Integrated Renewable technologies. Whilst the site is not located in an area of high fluvial flood risk, surface water flooding may be a potential constraint and mitigation including SUDS should be included in development at the site. Overall, minor long-term positive effects are anticipated.	+
Summary		
Whilst this potential strategic housing development site performs relatively well and will deliver significant positive effects in respect of housing needs, minor negative effects are anticipated primarily as a result of the loss of existing recreational facilities and a lack of existing public transport access to support this level of growth.		

Site CS-040 – Land at Craig Y Felin (EET4-1), Croesyceiliog, Cwmbran (668 dwellings)

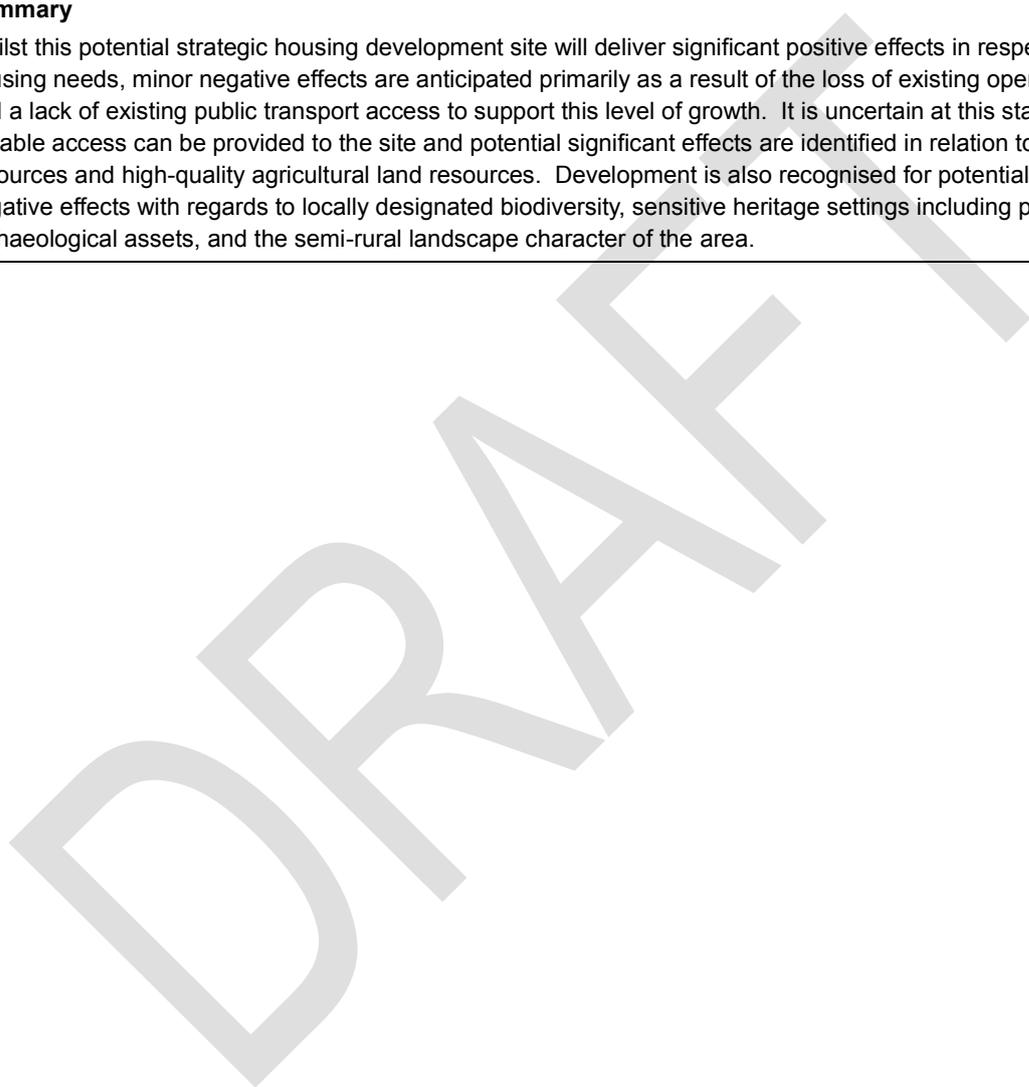
ISA Themes	Commentary	Likely significant effect?
Economy and Employment	The site is proposed for residential development and will not result in the loss of any existing employment land. The site is located within reasonable walking distance of Croesyceiliog Primary School, although catchment schools are unlikely to have sufficient capacity to serve the development. On this basis, minor negative effects are anticipated overall.	-
Population and Communities	Significant long-term positive effects are anticipated through the contribution of 668 new dwellings supporting identified housing needs. Development would expand the settlement boundary in the north of Cwmbran towards Sebastopol/ New Inn; however, it is relatively enclosed by woodland and highways.	++
Health and wellbeing	<p>The site is located within reasonable walking distance (800m or less) of: recreational spaces including allotments, a playing field and cricket ground; and community and leisure facilities including a convenience store, post office and social club. Pedestrian access to health facilities is limited to a chemist.</p> <p>The site is largely surrounded by compatible land uses however further air quality assessment would be required prior to development given the proximity of major highway and heavy industry uses.</p> <p>Development at the site would result in the loss of informal public open spaces containing a PRow and minor long-term negative effects are anticipated in this respect. The site does however lie within excellent walking distance of an ATR (TORFCR11) supporting active travel.</p> <p>Overall, minor long-term negative effects are anticipated as a result of the loss of informal open space, and further uncertainty exists until air quality assessment has been undertaken.</p>	-
Equalities, diversity and social inclusion	<i>As noted in the method, this ISA Theme is covered under other Themes when considering sites so a neutral effect is anticipated.</i>	0
Transport and movement	<p>At present, the Council's Candidate Site Assessment identifies that existing access to the site is unlikely to be suitable to serve the development. New access off the A4042(T)/ Chapel Lane Roundabout link road would be required however this would require substantial engineering works and re-signalisation off-site. It is not established at this stage whether this extent of works is viable. A transport assessment would also be required to establish if the current road network can accommodate the development. At this stage, uncertain effects are identified until further viability assessments have been undertaken to establish whether suitable access can be achieved at the scale of development proposed at the site.</p> <p>The site lies beyond reasonable walking distance of existing bus services (with the closest services located on Newport Road over 1km away). Development is not considered to be of sufficient scale to support significant improvements in respect of public transport and on this basis, minor long-term negative effects are anticipated in relation to this ISA theme. The site is accessible however, by an ATR and opportunities exist in this respect to encourage active travel. Development should seek to improve cycle connections between the site and the ATR.</p>	-
Natural Resources (Air, Land, Minerals and Water)	Development at the site is not considered likely to lead to any significant impacts on air quality though further assessment is required given its location in proximity of major highway and heavy industry uses. It is recognised that development is likely to increase vehicle use on site, particularly considering the lack of access by public transport. Minor indirect negative effects are anticipated in this respect.	--

ISA Themes	Commentary	Likely significant effect?
	<p>This greenfield site contains Category 1 sand and gravel deposits in the southern part of the site. Consideration will need to be given to the potential safeguarding or extraction of these resources prior to any development in recognition of the potential for minor to major (given the potential extent of resources across the site) long-term negative effects with regards to mineral resources.</p> <p>This greenfield site is a mix of Grades 3a and 3b agricultural land and development may result in the loss of high-quality (Grade 3a) agricultural land. On this basis, minor to major long-term negative effects are anticipated with regards to soil resources and the overall effects are largely dependent upon the extent of losses as established through development proposals for the site. Sufficient water resource and wastewater treatment capacity is available to serve the development.</p> <p>Areas of the site are also known to have been used for waste treatment, and on this basis contaminated land assessment will be required. Any remediation of contaminated land is considered to have long-term minor positive effects for soil quality.</p>	
Biodiversity and geodiversity	<p>This greenfield site contains designated SINC land comprising of Ancient Semi Natural Woodland to the north and western boundary. The site contains further semi-improved grassland and hedgerow habitats. Habitats on site may support reptiles, bats and breeding birds. It will be important to retain trees and habitats in development.</p> <p>On this basis, the potential for minor long-term negative effects are identified at this stage; however, it is also recognised that the retention of SINC land and trees on site could avoid the emergence of negative effects and any habitat enhancement could lead to long-term positive effects for biodiversity. Potential opportunities to improve connectivity on-site are recognised through development that creates woodland links between Craig y Felin to the west and Coed y Gwaelod in the east.</p>	-
Historic Environment	<p>This strategic greenfield location will expand the urban area of Cwmbran north into the semi-rural area between Cwmbran and Sebastopol/ New Inn. The site does not contain any designated heritage assets, though it does lie adjacent to a listed building in the west. The existing woodland on-site provides a buffer between the site and the listed building; the retention of which is likely to be crucial to minimising potential negative effects on the setting of this asset.</p> <p>The location is also identified in LANDMAP as of high-value with regards to both cultural and historic/ archaeological factors. The location features a coherent fieldscape and settlement pattern of medieval/ post-medieval origin plus the survival of well-preserved post-medieval vernacular buildings. Development is likely to significantly alter this wider historic landscape setting and minor long-term negative are anticipated in this respect at a minimum. Appropriate archaeological investigation will also be required prior to any development on site.</p>	-
Landscape	<p>This strategic greenfield location will expand the urban area of Cwmbran north into the semi-rural area between Cwmbran and Sebastopol/ New Inn. The site is screened from the west by the large block of ancient woodland, and from the south by roadside tree and hedgerow belts (though seasonal). Long-distance views that may be affected include the industrial chimney and distant ridgeline. The semi-rural character of Chapel Lane is sensitive to development which is likely to urbanise this route and reduce visual access of natural greenspace for users and residents. On this basis, minor long-term negative effects are anticipated overall.</p>	-

ISA Themes	Commentary	Likely significant effect?
Climate Change	<p>The Energy Opportunities Map identifies that the site has potential for energy crop-based agriculture. It is also noted that there is potential to design a scheme to minimise energy requirements and utilise Building Integrated Renewable technologies.</p> <p>Whilst the site is not located in an area of high fluvial flood risk, surface water flooding may be a potential constraint and mitigation including SUDS should be included in development at the site. Overall, minor long-term positive effects are anticipated.</p>	+

Summary

Whilst this potential strategic housing development site will deliver significant positive effects in respect of housing needs, minor negative effects are anticipated primarily as a result of the loss of existing open space and a lack of existing public transport access to support this level of growth. It is uncertain at this stage whether suitable access can be provided to the site and potential significant effects are identified in relation to mineral resources and high-quality agricultural land resources. Development is also recognised for potential minor negative effects with regards to locally designated biodiversity, sensitive heritage settings including potential archaeological assets, and the semi-rural landscape character of the area.



Site CSPL204– Land at Craig Y Felin (EET4-1), Croesyceiliog, Cwmbran (mixed use: around 330 dwellings and employment space)

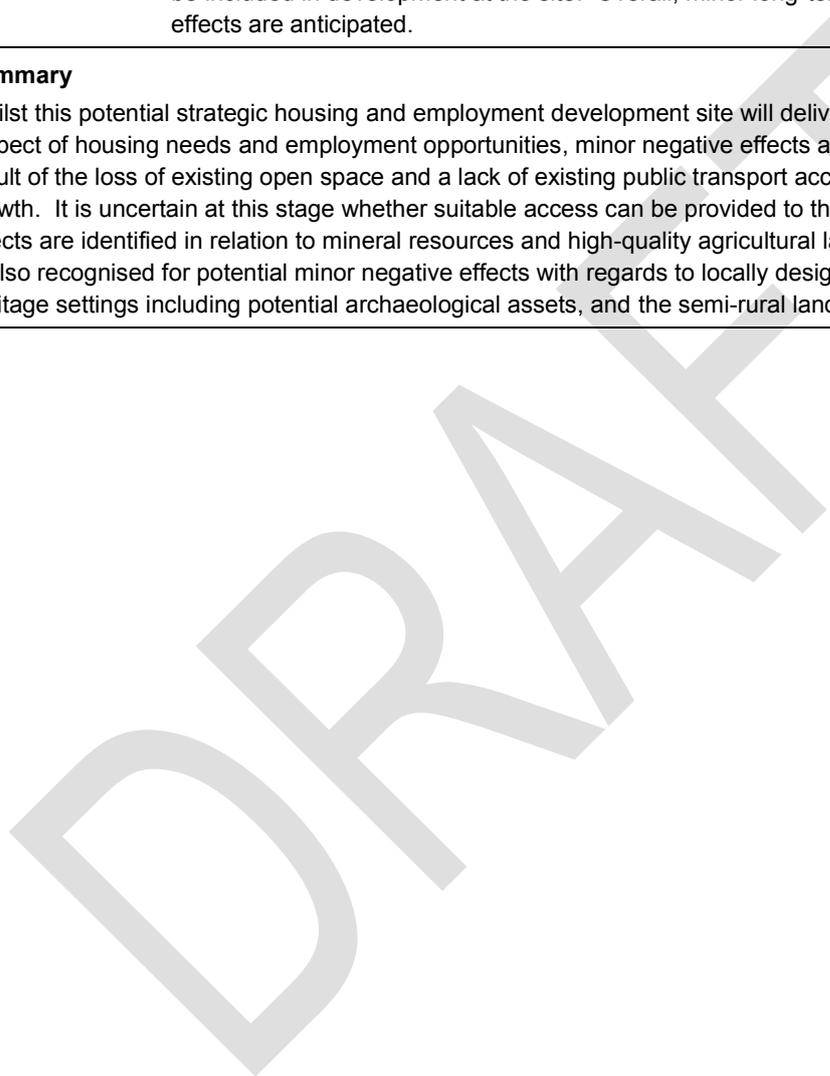
ISA Themes	Commentary	Likely significant effect?
Economy and Employment	The site is proposed for both residential development and employment space, and will therefore result in a gain of existing employment land. The site is located within reasonable walking distance of Croesyceiliog Primary School, although catchment schools are considered unlikely to have sufficient capacity to serve the development. On this basis, only minor positive effects are anticipated overall in relation to this ISA theme.	+
Population and Communities	Significant long-term positive effects are anticipated through the contribution of 330 new dwellings supporting identified housing needs. Development would expand the settlement boundary in the north of Cwmbran towards Sebastopol/ New Inn; however, it is relatively enclosed by woodland and highways. Further, the community will likely benefit from the opportunities brought about by increased employment space.	++
Health and wellbeing	The site is located within reasonable walking distance (800m or less) of: recreational spaces including allotments, a playing field and cricket ground; and community and leisure facilities including a convenience store, post office and social club. Pedestrian access to health facilities is limited to a chemist. The site is largely surrounded by compatible land uses however further air quality assessment would be required prior to development given the proximity of major highway and heavy industry uses. Development at the site would result in the loss of informal public open spaces containing a PRow and minor long-term negative effects are anticipated in this respect. The site does however lie within excellent walking distance of an ATR (TORFCR11) supporting active travel. Overall, minor long-term negative effects are anticipated as a result of the loss of informal open space, and further uncertainty exists until air quality assessment has been undertaken.	-
Equalities, diversity and social inclusion	<i>As noted in the method, this ISA Theme is covered under other Themes when considering sites so a neutral effect is anticipated.</i>	0
Transport and movement	At present, the Council's Candidate Site Assessment identifies that existing access to the site is unlikely to be suitable to serve the development. New access off the A4042(T)/ Chapel Lane Roundabout link road would be required however this would require substantial engineering works and re-signalisation off-site. It is not established at this stage whether this extent of works is viable. A transport assessment would also be required to establish if the current road network can accommodate the development. At this stage, uncertain effects are identified until further viability assessments have been undertaken to establish whether suitable access can be achieved at the scale of development proposed at the site. The site lies beyond reasonable walking distance of existing bus services (with the closest services located on Newport Road over 1km away). Development is not considered to be of sufficient scale to support significant improvements in respect of public transport and on this basis, minor long-term negative effects are anticipated in relation to this ISA theme. The site is accessible however, by an ATR and opportunities exist in this respect to encourage active travel to work. Development should seek to improve cycle connections between the site and the ATR.	-
Natural Resources (Air,	Development at the site is not considered likely to lead to any significant impacts on air quality though further assessment is required given its location in proximity of major highway and heavy industry uses. It is recognised that	--

ISA Themes	Commentary	Likely significant effect?
Land, Minerals and Water)	<p>development is likely to increase vehicle use on site, particularly considering the lack of access by public transport. Minor indirect negative effects are anticipated in this respect.</p> <p>This greenfield site contains Category 1 sand and gravel deposits in the southern part of the site. Consideration will need to be given to the potential safeguarding or extraction of these resources prior to any development in recognition of the potential for minor to major (given the potential extent of resources across the site) long-term negative effects with regards to mineral resources.</p> <p>This greenfield site is a mix of Grades 3a and 3b agricultural land and development may result in the loss of high-quality (Grade 3a) agricultural land. On this basis, minor to major long-term negative effects are anticipated with regards to soil resources and the overall effects are largely dependent upon the extent of losses as established through development proposals for the site. Sufficient water resource and wastewater treatment capacity is available to serve the development.</p> <p>Areas of the site are also known to have been used for waste treatment, and on this basis contaminated land assessment will be required. Any remediation of contaminated land is considered to have long-term minor positive effects for soil quality.</p>	
Biodiversity and geodiversity	<p>This greenfield site contains designated SINC land comprising of Ancient Semi Natural Woodland to the north and western boundary. The site contains further semi-improved grassland and hedgerow habitats. Habitats on site may support reptiles, bats and breeding birds. It will be important to retain trees and habitats in development.</p> <p>On this basis, the potential for minor long-term negative effects are identified at this stage; however, it is also recognised that the retention of SINC land and trees on site could avoid the emergence of negative effects and any habitat enhancement could lead to long-term positive effects for biodiversity. Potential opportunities to improve connectivity on-site are recognised through development that creates woodland links between Craig y Felin to the west and Coed y Gwaelod in the east.</p>	
Historic Environment	<p>This strategic greenfield location will expand the urban area of Cwmbrian north into the semi-rural area between Cwmbrian and Sebastopol/ New Inn. The site does not contain any designated heritage assets, though it does lie adjacent to a listed building in the west. The existing woodland on-site provides a buffer between the site and the listed building; the retention of which is likely to be crucial to minimising potential negative effects on the setting of this asset.</p> <p>The location is also identified in LANDMAP as of high-value with regards to both cultural and historic/ archaeological factors. The location features a coherent fieldscape and settlement pattern of medieval/ post-medieval origin plus the survival of well-preserved post-medieval vernacular buildings. Development is likely to significantly alter this wider historic landscape setting and minor long-term negative are anticipated in this respect at a minimum. Appropriate archaeological investigation will also be required prior to any development on site.</p>	
Landscape	<p>This strategic greenfield location will expand the urban area of Cwmbrian north into the semi-rural area between Cwmbrian and Sebastopol/ New Inn. The site is screened from the west by the large block of ancient woodland, and from the south by roadside tree and hedgerow belts (though seasonal). Long-distance views that may be affected include the industrial chimney and distant ridgeline. The semi-rural character of Chapel Lane is sensitive to development which is likely to urbanise this route and reduce visual access of</p>	

ISA Themes	Commentary	Likely significant effect?
	natural greenspace for users and residents. On this basis, minor long-term negative effects are anticipated overall.	
Climate Change	<p>The Energy Opportunities Map identifies that the site has potential for energy crop-based agriculture. It is also noted that there is potential to design a scheme to minimise energy requirements and utilise Building Integrated Renewable technologies.</p> <p>Whilst the site is not located in an area of high fluvial flood risk, surface water flooding may be a potential constraint and mitigation including SUDS should be included in development at the site. Overall, minor long-term positive effects are anticipated.</p>	+

Summary

Whilst this potential strategic housing and employment development site will deliver significant positive effects in respect of housing needs and employment opportunities, minor negative effects are anticipated primarily as a result of the loss of existing open space and a lack of existing public transport access to support this level of growth. It is uncertain at this stage whether suitable access can be provided to the site and potential significant effects are identified in relation to mineral resources and high-quality agricultural land resources. Development is also recognised for potential minor negative effects with regards to locally designated biodiversity, sensitive heritage settings including potential archaeological assets, and the semi-rural landscape character of the area.



Site CSPL212: Former County Hall Site and Police HQ, Cwmbran

ISA Themes	Commentary	Likely significant effect?
Economy and Employment	The site is proposed for residential development that would result in the loss of existing office space, with the potential for minor long-term negative effects with regards to this ISA theme. The site does however, lie within excellent walking distance of a primary school, comprehensive school and special school, which are considered to have sufficient capacity to serve the development.	-
Population and Communities	Significant long-term positive effects are anticipated through the contribution of around 180 new dwellings supporting identified housing needs and located within the town of Cwmbran where there is good potential for successful integration.	++
Health and wellbeing	<p>The site is located within reasonable walking distance (900m or less) of: recreational spaces including allotments, a recreation ground and children's play area; community and leisure facilities including convenience stores, a post office, a sports and social club; and health facilities including GP surgeries, a chemist and dental spa.</p> <p>The site is largely surrounded by compatible land uses; however, it lies within a Noise Management Area and lies adjacent to the A4042(T). Further air quality and noise assessment would be required prior to development and a potential mitigation strategy should be identified. Development would not result in the loss of any public or open spaces; however, TPOs and the existing PRoW within the site should be retained in development. The site lies adjacent to an existing ATR (TORFCR13A) supporting active travel.</p> <p>Overall, minor long-term positive effects are anticipated however there remains an element of uncertainty until further air quality and noise assessment has been undertaken at the site and appropriate mitigation measures proposed.</p>	+
Equalities, diversity and social inclusion	<i>As noted in the method, this ISA Theme is covered under other Themes when considering sites so a neutral effect is anticipated.</i>	0
Transport and movement	The Council's Candidate Sites Assessment identifies that the site has suitable access to the highways network; which is capable of accommodating development at the site. The site lies within reasonable walking distance of bus services along Woodland Road and Llanyrafon Way; which provide good frequency services to Cwmbran town centre, but other service connections are less frequent. The site also lies adjacent to an ATR. Overall, minor long-term positive effects are anticipated.	+
Natural Resources (Air, Land, Minerals and Water)	<p>Development at the site is not considered likely to lead to any significant impacts on air quality though further assessment is required given its location adjacent to the A4042T.</p> <p>This predominantly brownfield site contains two small areas of Category 2 sandstone. Consideration will need to be given to the potential safeguarding or extraction of these resources prior to any development in recognition of the potential for minor long-term negative effects with regards to mineral resources. Whilst predominantly brownfield, pockets of high-quality (Grade 3a) agricultural land may be lost in development with the potential for further minor negative effects in respect of soil resources.</p> <p>Sufficient water resource and wastewater treatment capacity is available to serve the development.</p> <p>As a predominantly brownfield site, long-term minor positive effects are anticipated in relation to efficient land use; however, a contaminated land</p>	-

ISA Themes	Commentary	Likely significant effect?
	<p>assessment will be required. Any remediation of contaminated land is considered to have long-term minor positive effects for soil quality.</p> <p>Overall, the potential for negative effects is identified at this stage with regards to this ISA theme, with an element of uncertainty until development proposals are more clearly defined and accompanied by further Air Quality Assessment, mineral resource investigation and proposed mitigation strategy, and Contaminated Land Assessment.</p>	
Biodiversity and geodiversity	<p>This brownfield site contains designated SINC land comprising of two areas of Ancient Semi Natural Woodland. The site contains further mature trees, as well as semi-improved neutral grassland with specific fungi habitat and recorded Mistletoe and bee orchid species. Habitats on site may further support reptiles, bats and breeding birds. It will be important to retain trees and habitats in development. On this basis, the potential for minor long-term negative effects are identified at this stage; however, it is also recognised that the retention of SINC land and trees on site could reduce the potential for negative effects and any habitat enhancement could lead to long-term positive effects for biodiversity.</p>	-
Historic Environment	<p>Lying within the urban context of Cwmbran this predominantly brownfield site does not contain any designated heritage assets but does lie adjacent to two listed buildings in the east of the site. Development has the potential to affect the setting of these assets, though as a current vacant site (the building has already been demolished) it is recognised that there is good potential for improvements to the setting in this respect. Any trees contributing to screening should also be retained in development. The proposed development is unlikely to significantly affect the wider cultural setting of Cwmbran, and high-quality design has the potential to support improved townscape settings. Overall a good potential for minor long-term positive effects is identified at this stage of assessment, although an element of uncertainty exists as ultimately the nature and significance of the effects will be dependent upon the final design and layout of development.</p>	+
Landscape	<p>This predominantly brownfield site lies within the urban context of Cwmbran. Mature trees protected by TPOs and amenity grassland are features contributing to the character of the area and should be retained in development.</p> <p>There is the potential for significant visual impacts in development from the roundabout, though it is recognised that the site is largely screened by seasonal roadside tree belts, and as a previously developed site, new development has the potential to improve upon townscape settings through high-quality design and appropriate layout. The site is also recognised for its contribution to defining the current extent of urban development with agricultural hinterland lying beyond. It will be important for development to consider boundary treatment in this respect.</p> <p>The layout and form of development should be informed by the architectural and planning significance of Cwmbran, and high-quality design can support long-term positive effects in this respect.</p>	+
Climate Change	<p>The Energy Opportunities Map identifies that the site has potential for energy crop-based agriculture. It is also noted that there is potential to design a scheme to minimise energy requirements and utilise Building Integrated Renewable technologies.</p> <p>Whilst the site is not located in an area of high fluvial flood risk, ground water flooding is identified in the Council's Candidate Sites Assessment as a potential constraint and hydrological surveys will be required prior to development to establish appropriate mitigation including SUDS. At this stage</p>	-

ISA Themes

Commentary

Likely significant effect?

the potential for minor long-term negative effects is identified with some uncertainty until further hydrological surveys are carried out.



Summary

This accessible and predominantly brownfield site in the urban context of Cwmbran offers good potential for sustainable residential development. Development at the site would however result in the loss of existing office space potentially affecting the local economy, and areas of biodiversity value on-site should be retained and enhanced to avoid negative effects arising with regards to biodiversity. Consideration will also need to be given to the landscape/ townscape setting of the site and appropriate boundary treatment. Further hydrological surveys will also be required to establish suitable mitigation can be provided to avoid negative effects arising in respect of groundwater flood risk.

DRAFT

Site CS-061 – Part of H1-1 Former County Hall Site, Cwmbran (110 dwellings)

ISA Themes	Commentary	Likely significant effect?
Economy and Employment	The site is proposed for residential development and will not result in the loss of any existing employment land. The site lies within excellent walking distance of a primary school, comprehensive school, special school, and Adult Education College which are considered to have sufficient capacity to serve the development.	+
Population and Communities	Significant long-term positive effects are anticipated through the contribution of 110 new dwellings supporting identified housing needs and located within the town of Cwmbran where there is good potential for successful integration.	++
Health and wellbeing	<p>The site is located within reasonable walking distance (750m or less) of: recreational spaces including allotments, a recreation ground and children's play area; community and leisure facilities including a sports and social club; and health facilities including GP surgeries and dental spa.</p> <p>The site is largely surrounded by compatible land uses; however, it lies within a Noise Management Area and lies adjacent to the A4042(T). Further air quality and noise assessment would be required prior to development and a potential mitigation strategy should be identified. Development would not result in the loss of any public or open spaces; however, TPOs and the existing PRoW within the site should be retained in development. The site lies adjacent to an existing ATR (TORFCR13A) supporting active travel.</p> <p>Overall, minor long-term positive effects are anticipated however there remains an element of uncertainty until further air quality and noise assessment has been undertaken at the site and appropriate mitigation measures proposed.</p>	+
Equalities, diversity and social inclusion	<i>As noted in the method, this ISA Theme is covered under other Themes when considering sites so a neutral effect is anticipated.</i>	0
Transport and movement	The Council's Candidate Sites Assessment identifies that the site has suitable access to the highways network; which is capable of accommodating development at the site. The site lies within reasonable walking distance of bus services along Woodland Road and Llanyrafon Way; which provide good frequency services to Cwmbran town centre, but other service connections are less frequent. The site also lies adjacent to an ATR. Overall, minor long-term positive effects are anticipated.	+
Natural Resources (Air, Land, Minerals and Water)	<p>Development at the site is not considered likely to lead to any significant impacts on air quality though further assessment is required given its location adjacent to the A4042T.</p> <p>This predominantly brownfield site contains two small areas of Category 2 sandstone. Consideration will need to be given to the potential safeguarding or extraction of these resources prior to any development in recognition of the potential for minor long-term negative effects with regards to mineral resources. Whilst predominantly brownfield, pockets of high-quality (Grade 3a) agricultural land may be lost in development with the potential for further minor negative effects in respect of soil resources.</p> <p>Sufficient water resource and wastewater treatment capacity is available to serve the development.</p> <p>As a predominantly brownfield site, long-term minor positive effects are anticipated in relation to efficient land use; however, a contaminated land assessment will be required. Any remediation of contaminated land is considered to have long-term minor positive effects for soil quality.</p>	-

ISA Themes	Commentary	Likely significant effect?
	Overall, the potential for negative effects is identified at this stage with regards to this ISA theme, with an element of uncertainty until development proposals are more clearly defined and accompanied by further Air Quality Assessment, mineral resource investigation and proposed mitigation strategy, and Contaminated Land Assessment.	
Biodiversity and geodiversity	This brownfield site contains designated SINC land comprising of two areas of Ancient Semi Natural Woodland. The site contains further mature trees, as well as semi-improved neutral grassland with specific fungi habitat and recorded Mistletoe and bee orchid species. Habitats on site may further support reptiles, bats and breeding birds. It will be important to retain trees and habitats in development. On this basis, the potential for minor long-term negative effects are identified at this stage; however, it is also recognised that the retention of SINC land and trees on site could reduce the potential for negative effects and any habitat enhancement could lead to long-term positive effects for biodiversity.	-
Historic Environment	Lying within the urban context of Cwmbrian this predominantly brownfield site does not contain any designated heritage assets but does lie adjacent to two listed buildings in the east of the site. Development has the potential to affect the setting of these assets, though as a current vacant site (the building has already been demolished) it is recognised that there is good potential for improvements to the setting in this respect. Any trees contributing to screening should also be retained in development. The proposed development is unlikely to significantly affect the wider cultural setting of Cwmbrian, and high-quality design has the potential to support improved townscape settings. Overall a good potential for minor long-term positive effects is identified at this stage of assessment, although an element of uncertainty exists as ultimately the nature and significance of the effects will be dependent upon the final design and layout of development.	+
Landscape	This predominantly brownfield site lies within the urban context of Cwmbrian. Mature trees protected by TPOs and amenity grassland are features contributing to the character of the area and should be retained in development. The site is largely screened from the immediate surrounding by ancient woodland and seasonal roadside tree belts. No significant effects are anticipated with regards to the landscape, and as a vacant brownfield site, the potential for positive townscape improvements is recognised. The layout and form of development should be informed by the architectural and planning significance of Cwmbrian, and high-quality design can support long-term positive effects in this respect.	+
Climate Change	<p>The Energy Opportunities Map identifies that the site has potential for energy crop-based agriculture. It is also noted that there is potential to design a scheme to minimise energy requirements and utilise Building Integrated Renewable technologies.</p> <p>Whilst the site is not located in an area of high fluvial flood risk, ground water flooding is identified in the Council's Candidate Sites Assessment as a potential constraint and hydrological surveys will be required prior to development to establish appropriate mitigation including SUDS. At this stage the potential for minor long-term negative effects is identified with some uncertainty until further hydrological surveys are carried out.</p>	-
<p>Summary</p> <p>Whilst this potential strategic housing development site performs relatively well and will deliver significant positive effects in respect of housing needs, minor negative effects are anticipated primarily as a result of potential effects on mineral resources, locally designated biodiversity and groundwater flood risk.</p>		

Housing development (non-strategic sites)

Site CS-008 – Land off Giles Road, Blaenavon (25 dwellings)

ISA Themes	Commentary	Likely significant effect?
Economy and Employment	The site is proposed for residential development and will not result in the loss of any existing employment land. The site is located within reasonable walking distance of Blaenavon Heritage VC Primary School, and catchment schools are considered to have sufficient capacity to serve the development. On this basis, minor positive effects are anticipated overall.	+
Population and Communities	Minor long-term positive effects are anticipated through the contribution of 25 new dwellings supporting identified housing needs and located within the town of Blaenavon where there is good potential for successful integration.	+
Health and wellbeing	<p>The site is located within excellent walking distance (450m or less) of recreational spaces including children's play space, community and leisure facilities including a social club, bowling green, tennis courts and leisure centre, and health facilities including a GP surgery, chemist, dentist and opticians.</p> <p>The site is surrounded by compatible land uses; however, development would result in the loss of semi-natural greenspace containing mature trees and scrub vegetation. This is not currently accessible greenspace, so no significant negative effects are anticipated in this respect.</p> <p>The site lies beyond reasonable walking distance to an existing ATR, and whilst footpath connections can be made, upgrades would be required to accommodate cycle travel. The location at around 1600m away from the closest ATR is likely to affect vulnerable groups such as the elderly and disabled. On this basis a minor long-term negative effect is anticipated.</p>	-
Equalities, diversity and social inclusion	<i>As noted in the method, this ISA Theme is covered under other Themes when considering sites so a neutral effect is anticipated.</i>	0
Transport and movement	At present, the Council's Candidate Sites Assessment identifies that there is no access from the site to the existing highway network. If access can be achieved the road network can accommodate development and the site lies within good walking distance of bus services along Giles Road. However, the services along Giles Road are limited, and the site lies beyond reasonable walking distance to the closest ATR. Development is not of a scale to support any significant improvements with regards to public transport access and on this basis, minor long-term negative effects are anticipated at this stage.	-
Natural Resources (Air, Land, Minerals and Water)	Whilst the site does not benefit from good access to public transport, the small-scale development proposed is not considered likely to give rise to any significant effects in relation to air quality. Development would not affect known aggregate resources or high-quality agricultural land resources. The site is brownfield (restored) land and due to previous use as water works, a contaminated land assessment would be required prior to development. Any remediation of contaminated land will support improved soil quality and lead to minor long-term positive effects in this respect. Water and sewerage capacity are sufficient to serve development at this site. On this basis, overall minor long-term positive effects are anticipated.	+
Biodiversity and geodiversity	The site is a restored water works site and habitats present include unimproved acid grassland, dry acid heath, mature trees and hedgerows and bare ground, potentially supporting reptiles and breeding birds. Trees along the western boundary of the site are protected with TPOs and lie within the	-

ISA Themes	Commentary	Likely significant effect?
	Blaenavon Flower Gardens. It is also noted that the site may function as a stepping stone habitat, and ecological surveys will be required prior to development in this respect. The site lies in proximity of the Blorenge SSSI where mitigation may be required to reduce the effects of disturbance, noise, light and air pollution. On this basis, the potential for minor long-term negative effects is identified.	
Historic Environment	Lying within the urban context of Blaenavon this restored brownfield site does not contain and does not lie near any Listed Buildings or Scheduled Monuments. The site does however sit within the wider Blaenavon Industrial Landscape World Heritage Site and Blaenavon Landscape of Outstanding Historic Interest, where sensitive design responses will be required. The small-scale development proposed is unlikely to significantly affect the wider heritage setting, and high-quality design has the potential to support improved townscape settings. On this basis, overall minor long-term positive effects are anticipated; however, there remains an element of uncertainty as the nature and significance of the effects will ultimately be dependent upon the final design and layout of development.	+
Landscape	The site is a restored brownfield site lying within the urban context of Blaenavon. Mature trees, hedgerows and scrub vegetation are features contributing to the character of the area and should be retained in development, particularly those supporting the adjacent Blaenavon Flower Gardens. It is recommended that development is set back from Giles Road to retain expansive views of the wider landscape to the south, which will further ensure that the form of development does not affect the wider Blaenavon Landscape designated for its historic interest. The small-scale of development proposed is likely to be suitably assimilated in the landscape and minor long-term positive effects are anticipated overall. However, there remains an element of uncertainty as the nature and significance of the effects will ultimately be dependent upon the final design and layout of development.	+
Climate Change	The site is not well positioned for renewable energy generation; however, it is noted that there is potential to design a scheme to minimise energy requirements and utilise Building Integrated Renewable Technologies. Whilst the site is not located in an area of high fluvial flood risk, ground water flooding is identified in the Council's Candidate Sites Assessment as a potential constraint and hydrological surveys will be required prior to development to establish appropriate mitigation including SUDS. At this stage the potential for minor long-term negative effects is identified with some uncertainty until further hydrological surveys are carried out.	-
Summary		
Overall the site performs relatively well as a restored brownfield site located within the urban context of Blaenavon. Whilst the site has good access to community services, facilities and recreational opportunities, it is located beyond reasonable walking distance from the closest ATR, and suitable access to the highways network cannot be identified at this stage (it is anticipated that this will be overcome by acquiring adjacent third-party land). Prior to development at this site there is likely to be a requirement for contaminated land assessment, ecological surveys and hydrological surveys. It is also recommended that development at the site is set back from Giles Road to retain expansive views of the landscape to the south.		

Site CS-013 – Former Autopia Site, Llantarnam Road, Cwmbran (48 dwellings)

ISA Themes	Commentary	Likely significant effect?
Economy and Employment	<p>The site is proposed for residential development which would result in the loss of existing employment land with the potential for minor long-term negative effects.</p> <p>The site is located within reasonable walking distance of Our Lady of the Angels RC Primary School and a private day nursery, but it is uncertain at this stage whether catchment schools have sufficient capacity to serve the development. Minor negative effects are anticipated overall on this basis, with an element of uncertainty until further capacity assessments are undertaken.</p>	-
Population and Communities	<p>Minor long-term positive effects are anticipated through the contribution of 48 new dwellings supporting identified housing needs and located within the urban area of Cwmbran where there is good potential for successful integration.</p>	+
Health and wellbeing	<p>The site is located within good walking distance (800m or less) of recreational spaces including a football pitch, community and leisure facilities including a sports centres, community centre and Cwmbran Town Centre, and health facilities including a GP surgery, chemist, and dentist.</p> <p>The site is largely surrounded by compatible land uses though more detailed assessment of land uses to the north of the site would be required. Development would not result in the loss of any public open space or recreational areas. The site is also located within excellent walking distance (around 350m) of ATRs (TORFCR15 and TORFCR14). On this basis, minor long-term positive effects are anticipated overall.</p>	+
Equalities, diversity and social inclusion	<p><i>As noted in the method, this ISA Theme is covered under other Themes when considering sites so a neutral effect is anticipated.</i></p>	0
Transport and movement	<p>The Council's Candidate Sites Assessment identifies that the site has suitable access to the highways network; however, further transport assessment may be required to establish the capacity of the highway network for this development. The site lies within excellent walking distance of bus routes along Llantarnam Road which provide good frequency services, and two ATRs. On this basis, minor long-term positive effects are anticipated overall, with an element of uncertainty until further highway network capacity assessments have been undertaken.</p>	+
Natural Resources (Air, Land, Minerals and Water)	<p>Development at the site is not considered likely to lead to any significant impacts on air quality and would not affect known aggregate resources or high-quality agricultural land resources. The site is brownfield land as part of a wider established industrial estate. Given its industrial nature further contaminated land assessment would be required prior to development. Any remediation of contaminated land will support improved soil quality and lead to minor long-term positive effects in this respect. Water and sewerage capacity are sufficient to serve development at this site. On this basis, minor long-term positive effects are anticipated overall.</p>	+
Biodiversity and geodiversity	<p>The site is brownfield land with limited biodiversity. There is remnant broad leaved woodland on site which includes TPOs as well as a verge of amenity grassland and mature trees. There is potential presence of protected species including bats and Bee Orchid. The site is not recognised for any stepping stone habitats or any contribution to existing wildlife corridors; however, the verge planting creates a green corridor between Llantarnam Rd and the buildings and ecological links to Oakfield Park should be retained or</p>	+

ISA Themes	Commentary	Likely significant effect?
	enhanced. On this basis, development has good opportunity to improve biodiversity on-site and minor long-term positive effects are anticipated overall.	
Historic Environment	Lying within the urban context of Cwmbran this brownfield industrial site does not contain any designated heritage assets. The nearby Court Road Industrial Estate sign is a Listed Building; however, this is unlikely to be affected by residential development unless there are proposed changes to the road layout. As suitable access to the site exists it is anticipated that changes to the road layout can be avoided. High-quality design is also considered for its potential to improve the immediate townscape and on this basis, minor long-term positive effects are anticipated overall.	+
Landscape	The site is a brownfield industrial site lying within the urban context of Cwmbran. Mature trees and amenity grassland are features contributing to the character of the area and should be retained in development, particularly the frontage verge which creates effective screening of buildings from Llantarnam Road. The LANDMAP assessment for the site also evaluates the site as being outstanding with regard to culture, largely reflecting the overall cultural importance of Cwmbran as a relatively 'new' town. The layout and form of development should be informed by the architectural and planning significance of Cwmbran, and high-quality design can support long-term positive effects in this respect.	+
Climate Change	The Energy Opportunities Map identifies that the site falls within an area of sufficiently high heat intensity to enable a District Heat Network. Development should ensure that housing can connect to such networks in the future and it is noted that there is potential to design a scheme to minimise energy requirements and utilise Building Integrated Renewable technologies. Development is likely to support positive effects in relation to climate change mitigation. Whilst the site is not located in an area of high fluvial flood risk, surface water flooding may be a potential constraint and mitigation including SUDS should be included in development at the site. Overall, minor long-term positive effects are anticipated.	+
<p>Summary</p> <p>Overall the site performs quite well as an industrial brownfield site located within the urban context of Cwmbran. The site has good access to community services, facilities and recreational opportunities, as well as public transport and ATRs. Prior to development further investigation may be required into the capacity of the local comprehensive school and the surrounding road network to serve the development, the compatibility of land uses north of the site and the potential presence of contaminated land.</p>		

Site CS-048 – Land at Hafren Road – Sirhowy Court, Thornhill, Cwmbran (13 dwellings)

ISA Themes	Commentary	Likely significant effect?
Economy and Employment	The site is proposed for residential development and will not result in the loss of any existing employment land. The site is located within reasonable walking distance of Woodlands Community Primary School, and catchment schools are considered to have sufficient capacity to serve the development. On this basis, minor positive effects are anticipated overall.	+
Population and Communities	Minor long-term positive effects are anticipated through the contribution of 13 new dwellings supporting identified housing needs and located within the urban area of Cwmbran where there is good potential for successful integration.	+
Health and wellbeing	<p>The site is located within excellent walking distance (450m or less) of recreational spaces including allotments and a children’s play area, community and leisure facilities including a sports court and community centre, and health facilities including a GP surgery and chemist.</p> <p>The site is surrounded by compatible land uses; however, development would result in the loss of designated Important Urban Open Space negatively impacting both existing and future residents unless alternative open space can be provided. The site is also located within good walking distance (around 700m) of an ATR (TCBCINM26); however, as a sloping site topography may also hinder active travel to a minor degree.</p> <p>Overall, a minor long-term negative effect is anticipated at this stage due to the loss of existing important open space. However, it is recognised that this could be mitigated through alternative provisions/ enhancements in the locality.</p>	-
Equalities, diversity and social inclusion	<i>As noted in the method, this ISA Theme is covered under other Themes when considering sites so a neutral effect is anticipated.</i>	0
Transport and movement	At present, the Council’s Candidate Sites Assessment identifies that there is no access from the site to the existing highway network; however, it is identified that suitable access could be taken from the existing lower hierarchy highway, Sirhowy Court, and the road network can accommodate development. The site lies within excellent walking distance of bus services along Hafren Road which provide good frequency services, as well as an ATR. On this basis, minor long-term positive effects are anticipated overall.	+
Natural Resources (Air, Land, Minerals and Water)	Development at the site is not considered likely to lead to any significant impacts on air quality and would not affect known aggregate resources or high-quality agricultural land resources. Water and sewerage capacity are also sufficient to serve development at this site. However, the site is greenfield land and public open space as part of the existing green infrastructure network, the loss of which is likely to lead to minor long-term negative effects for this ISA theme.	-
Biodiversity and geodiversity	The site is a designated Important Urban Open Space and habitats present include ancient semi-natural woodland and semi-improved acid grassland, potentially supporting reptiles and breeding birds. Habitats on site contribute to wildlife corridors, and a buffer zone between development and the existing blocks of woodland would be required. Any loss of grassland may also affect water infiltration, interception and attenuation. On this basis, the potential for minor long-term negative effects is identified at this stage, though it is recognised that mitigation may reduce the extent and significance of these effects.	-

ISA Themes	Commentary	Likely significant effect?
Historic Environment	Lying within the urban context of Cwmbran this greenfield site does not contain and does not lie near any designated heritage assets. The small-scale development proposed is unlikely to significantly affect the wider cultural setting of Cwmbran, and high-quality design has the potential to support improved townscape settings. Overall neutral effects are anticipated at this stage of assessment, although an element of uncertainty exists as ultimately the nature and significance of the effects will be dependent upon the final design and layout of development.	0
Landscape	The site is designated Important Urban Open Space within the green infrastructure network of Cwmbran. Green verges backed by woodland as found at this site is characteristic of the town and its loss is likely to affect the immediate townscape to some degree, particularly given its visual prominence from the surrounding residential properties. Should the site be progressed alternative open space provisions should be sought to counteract the urbanising effects of development in this location; however, given the scale of development at the site, it is questionable as to whether this could be viable/achieved. On this basis, minor long-term negative effects are anticipated overall.	-
Climate Change	The site is not well positioned for renewable energy generation; however, it is noted that there is potential to design a scheme to minimise energy requirements and utilise Building Integrated Renewable Technologies. Whilst the site is not located in an area of high fluvial flood risk, surface water flooding may be a potential constraint and mitigation including SUDS should be included in development at the site. Overall, minor long-term positive effects are anticipated.	+
<p>Summary</p> <p>Overall a number of minor long-term negative effects are anticipated as a result of development at this site. Whilst it is well positioned within the urban context of Cwmbran, the loss of greenfield land designated as Important Urban Open Space negatively impacts a range of ISA themes.</p>		

Site CS-049 – Land at Church Avenue, Bythway Road, Trevethin (48 dwellings)

ISA Themes	Commentary	Likely significant effect?
Economy and Employment	The site is proposed for residential development and will not result in the loss of any existing employment land. The site is located within reasonable walking distance of Ysgol Gyfun Gwynllyw, and catchment schools are considered to have sufficient capacity to serve the development. On this basis, minor positive effects are anticipated overall.	+
Population and Communities	Minor long-term positive effects are anticipated through a net gain of around 28 homes supporting identified housing needs and located within the urban form of Trevethin where there is good potential for successful integration.	+
Health and wellbeing	The site is located within good walking distance (700m or less) of recreational spaces including allotments, a skatepark, playing field and children's play area, and community and leisure facilities including a community centre, youth activity centre and active living centre, a convenience store, and a chemist. The site is surrounded by compatible land uses; however, development would result in the loss of designated Important Urban Open Space incorporating a small children's play area negatively impacting both existing and future residents unless alternative open space can be provided. The site is also located within good walking distance (around 600m) of an ATR (TCBCINM8) however, as a steeply sloping site, topography may hinder active travel, and significant engineering works may be necessary. On this basis, minor long-term negative effects are anticipated.	-
Equalities, diversity and social inclusion	<i>As noted in the method, this ISA Theme is covered under other Themes when considering sites so a neutral effect is anticipated.</i>	0
Transport and movement	The Council's Candidate Sites Assessment identifies that the site has suitable access to the highways network; which is identified as capable of accommodating development at the site. The site lies within good walking distance of bus services on Bythway Road which provide good frequency services, and an ATR. On this basis, minor long-term positive effects are anticipated overall.	+
Natural Resources (Air, Land, Minerals and Water)	Development at the site is not considered likely to lead to any significant impacts on air quality and would not affect known aggregate resources or high-quality agricultural land resources. Water and sewerage capacity are also sufficient to serve development at this site. However, the site is a mixture of both greenfield and brownfield land which includes existing flats and public open space as part of the existing green infrastructure network. The minor loss of greenspace is likely to lead to minor long-term negative effects for this ISA theme.	-
Biodiversity and geodiversity	The site is a designated Important Urban Open Space and habitats present include semi-improved acid/ neutral grassland, potentially supporting reptiles and breeding birds. Habitats on site contribute to ecological links to the wider countryside. On this basis, the potential for minor long-term negative effects is identified at this stage, though it is recognised that mitigation may reduce the extent and significance of these effects.	-
Historic Environment	Lying within the urban context of Trevethin this mixed greenfield and brownfield site does not contain and does not lie near any designated heritage assets. However, the wider landscape is identified in the LANDMAP Characterisation Study as having outstanding value with regards to its history and nationally important historic associations as a post-medieval urban/ industrial centre. The small-scale development proposed is unlikely to significantly affect the wider setting of Trevethin, and high-quality design has	0

ISA Themes	Commentary	Likely significant effect?
	<p>the potential to support improved townscape settings. Overall, neutral effects are anticipated at this stage of assessment, although an element of uncertainty exists as ultimately the nature and significance of the effects will be dependent upon the final design and layout of development.</p>	
<p>Landscape</p>	<p>This mixed brownfield and greenfield site contains an area of designated Important Urban Open Space within the green infrastructure network of Trevethin. The site is a steeply sloping site and the open space contributes to giving an open aspect at this location which is currently lacking in alternative open spaces. Trevethin lies on the top of a hill overlooking Pontypool and the site can be viewed as far as Pontypool town centre. The area of Trevethin is also recognised as having outstanding value with regards to its history and nationally important historic associations as a post-medieval urban/ industrial centre.</p> <p>Should the site be progressed alternative open space provisions should be sought to counteract the urbanising effects of development in this location; however, given the scale of development at the site, it is questionable as to whether this could be viable/ achieved.</p> <p>On this basis, minor long-term negative effects are anticipated overall, although it is recognised that there remains an element of uncertainty given the overall nature and significance of the effects will ultimately be dependent upon the final design and layout of development.</p>	<p>-</p>
<p>Climate Change</p>	<p>The Energy Opportunities Map identifies that the site falls within an area of suitable heat intensity to consider a District Heat Network. Development should ensure that housing can connect to such networks in the future and it is noted that there is potential to design a scheme to minimise energy requirements and utilise Building Integrated Renewable technologies. Development is likely to support positive effects in relation to climate change mitigation. Whilst the site is not located in an area of high fluvial flood risk, surface water flooding may be a potential constraint and mitigation including SUDS should be included in development at the site. Overall, minor long-term positive effects are anticipated.</p>	<p>+</p>
<p>Summary</p> <p>Whilst development at the site could deliver new housing in a relatively accessible location, the potential loss of Important Urban Green Space at the site is considered to have the potential for minor long-term negative effects with regards to land resources, biodiversity, health and wellbeing and the landscape setting.</p>		

Site CS-063 – H3-3 Former St Peter's Primary School, Blaenavon (18 dwellings)

ISA Themes	Commentary	Likely significant effect?
Economy and Employment	The site is proposed for residential development and will not result in the loss of any existing employment land (as a vacant primary school site). The site is located within reasonable walking distance of Blaenavon Heritage VC Primary School, and catchment schools are considered to have sufficient capacity to serve the development. On this basis, minor positive effects are anticipated overall.	+
Population and Communities	Minor long-term positive effects are anticipated through the contribution of 18 new dwellings supporting identified housing needs and located within the town of Blaenavon where there is good potential for successful integration.	+
Health and wellbeing	<p>The site is located within reasonable to excellent walking distance (900m or less) of recreational spaces including public open space and allotments, community and leisure facilities including a convenience store, social club, bowling green, tennis courts and leisure centre, and health facilities including a GP surgery, chemist, dentist and opticians.</p> <p>The site is surrounded by compatible land uses and development would not result in the loss of any public or open spaces. The site lies within good walking distance (around 450m) to an existing ATR (TORFCR1); however, topography within the site itself may hinder active travel to a minor degree. Despite this, on-balance, minor long-term positive effects are anticipated overall.</p>	+
Equalities, diversity and social inclusion	<i>As noted in the method, this ISA Theme is covered under other Themes when considering sites so a neutral effect is anticipated.</i>	0
Transport and movement	The Council's Candidate Sites Assessment identifies that public and vehicular access to the site is deemed problematical given a requirement for substantial re-profiling which is likely to be at a significant cost. Given the scale of development proposed at the site, it is unlikely that such works would be viable. If suitable access can be achieved, then the road network is identified as capable of accommodating the development and the site benefits from good access to the existing frequent bus services along Upper Waun Street. At this stage, uncertain effects are anticipated until further viability assessments have been undertaken to establish whether suitable access can be achieved at the scale of development proposed at the site.	?
Natural Resources (Air, Land, Minerals and Water)	<p>Development at the site is not considered likely to lead to any significant impacts on air quality and would not affect known aggregate resources or high-quality agricultural land resources. Water and sewerage capacity are also sufficient to serve development at this site. As a brownfield site, long-term minor positive effects are anticipated in relation to efficient land use, however, given demolition works required on-site a contaminated land assessment will be required. Any remediation of contaminated land is considered to have long-term minor positive effects for soil quality.</p> <p>Given the above, overall minor long-term positive effects are anticipated in relation to this ISA theme.</p>	+
Biodiversity and geodiversity	The site is brownfield land with habitats present including; broadleaved woodland and mature vegetation potentially supporting reptiles, bats and breeding birds. The Common pipistrelle bat as a Protected/ Priority Species has been identified at the site. Conifer hedging lines three of the four sides of the site and the southern half contains scattered trees. The boundary vegetation is also recognised as an ecological corridor link to the adjacent allotment site. The ecological value of the site, through ecological survey,	-

ISA Themes	Commentary	Likely significant effect?
	<p>should be investigated further prior to development. Given these findings, development is considered likely to lead to minor long-term negative effects for biodiversity at this stage. However, it is recognised that mitigation may reduce the significance of these effects, and any habitat enhancement could lead to positive effects.</p>	
Historic Environment	<p>Lying within the urban context of Blaenavon, this former school site is recognised for earlier links (the now-demolished British and Foreign Society School) to attributes and components of the wider Blaenavon Industrial Landscape World Heritage Site and Landscape of Outstanding Historic Interest. The site is surrounded by Listed Buildings and adjacent to the Conservation Area boundary. Development ultimately has the potential to negatively affect heritage settings, but it is also recognised that there are significant opportunities to better reveal the historic links of the site. It is identified that any new housing should follow the existing settlement pattern of terraced housing forming a grid pattern rising up the hillside. Long-distance views into and out of the adjacent Conservation Area and wider historic landscape setting should also be retained and enhanced in development. Alongside this, appropriate archaeological investigation should be undertaken at the site prior to development.</p> <p>Whilst the potential for negative effects is recognised, a good potential for positive effects is also recognised and on this basis the overall effects are considered uncertain at this stage, and dependent upon the final design and layout of development.</p>	?
Landscape	<p>The site is a brownfield site lying within the urban context of Blaenavon. Broad-leaved woodland and mature vegetation, particularly border vegetation along Lower Waun Street, are features contributing to the character of the area and should be retained in development. The site is recognised for earlier links (the now-demolished British and Foreign Society School) to attributes and components of the wider Blaenavon Industrial Landscape World Heritage Site and Landscape of Outstanding Historic Interest. It is recognised that removal of the school building has impacted the character of the street, and dwellings of an appropriate design could lead to improvements in this respect. Consideration should also be given to long-distance views into and out of the adjacent Conservation Area and wider historic landscape setting, which should also be retained and enhanced in development.</p> <p>The small-scale of development proposed is likely to be suitably assimilated in the landscape and minor long-term positive effects are anticipated overall. However, there remains an element of uncertainty as the nature and significance of the effects will ultimately be dependent upon the final design and layout of development.</p>	+
Climate Change	<p>The site is not well positioned for renewable energy generation; however, it is noted that there is potential to design a scheme to minimise energy requirements and utilise Building Integrated Renewable Technologies. Whilst the site is not located in an area of high fluvial flood risk, surface water flooding may be a potential constraint and mitigation including SUDS should be included in development at the site. Overall, minor long-term positive effects are anticipated.</p>	+

Summary

Whilst this accessible brownfield site within the urban context of Blaenavon performs well with regards to many of the ISA themes, key constraints and uncertainties in development have been identified. Namely there is a requirement for substantial re-profiling of the site to deliver suitable public and vehicular access, and whether this is viable given the scale of development at the site is unknown at this stage. It is recommended that this is

ISA Themes**Commentary****Likely
significant
effect?**

investigated further prior to any progression of the site. Ecological surveys would also be required prior to development as Protected/ Priority Species have been identified on site.

Potential opportunities to better reveal the historic links associated with the site and improve upon the local street scene have also been identified; however, the overall effects will ultimately be dependent upon the final design and layout of development.

DRAFT

Site CS-077 – Part of H1-1, Police HQ, Cwmbran (70 dwellings)

ISA Themes	Commentary	Likely significant effect?
Economy and Employment	The site is proposed for residential development that would result in the loss of existing office space, with the potential for minor long-term negative effects with regards to this ISA theme. The site does however, lie within excellent walking distance of a primary school, comprehensive school and special school, which are considered to have sufficient capacity to serve the development.	-
Population and Communities	Minor long-term positive effects are anticipated through the contribution of 70 new dwellings supporting identified housing needs and located within the town of Cwmbran where there is good potential for successful integration.	+
Health and wellbeing	<p>The site is located within reasonable walking distance (900m or less) of community facilities including two convenience stores and a post office, and health facilities including two GP surgeries, a chemist and dentist. However, there is a lack of accessible recreational space and leisure facilities to support healthy lifestyles.</p> <p>The site is largely surrounded by compatible land uses however further air quality and noise assessment would be required prior to development and potential mitigation such as buffer zones given the adjacent A4042T. Development would not result in the loss of any public or open spaces; however, Footpath No.92 and TPOs within the site should be retained in development. The site lies adjacent to an existing ATR (TORFCR13A) supporting active travel.</p> <p>Overall, minor long-term positive effects are anticipated; however, there remains an element of uncertainty until further air quality assessment has been undertaken at the site and appropriate mitigation measures proposed.</p>	+
Equalities, diversity and social inclusion	<i>As noted in the method, this ISA Theme is covered under other Themes when considering sites so a neutral effect is anticipated.</i>	0
Transport and movement	The Council's Candidate Sites Assessment identifies that the site has suitable access to the highways network; which is capable of accommodating development at the site. The site lies within excellent walking distance of bus services along Llanyrafon Way and The Highway/ Woodland Road; which provide good frequency services. The site also lies adjacent to an ATR. On this basis, minor long-term positive effects are anticipated overall.	+
Natural Resources (Air, Land, Minerals and Water)	<p>Development at the site is not considered likely to lead to any significant impacts on air quality though further assessment is required given its location adjacent to the A4042T. Development would not affect known aggregate resources or high-quality agricultural land resources. Water and sewerage capacity are also sufficient to serve development at this site. As a predominantly brownfield site, long-term minor positive effects are anticipated in relation to efficient land use; however, a contaminated land assessment will be required. Any remediation of contaminated land is considered to have long-term minor positive effects for soil quality.</p> <p>Given the above, overall minor long-term positive effects are anticipated in relation to this ISA theme with an element of uncertainty until further air quality assessments have been undertaken at the site.</p>	+
Biodiversity and geodiversity	This brownfield site is recognised as part of the County Hall SINC. Whilst the majority of the site is hard surfacing comprising of car parking and buildings, there is some green space comprising of semi-improved grassland habitat and mature and semi-mature trees; potentially supporting reptiles, bats and breeding birds. It will be important to retain trees in development and all	-

ISA Themes	Commentary	Likely significant effect?
	buildings should be surveyed for bats prior to development. On this basis, the potential for minor long-term negative effects are identified at this stage; however, it is also recognised that the retention of SINC land and trees on site could avoid the emergence of negative effects and any habitat enhancement could lead to long-term positive effects for biodiversity.	
Historic Environment	Lying within the urban context of Cwmbran this predominantly brownfield site does not contain and does not lie near any designated heritage assets. The proposed development is unlikely to significantly affect the wider cultural setting of Cwmbran, and high-quality design has the potential to support improved townscape settings. Overall neutral effects are anticipated at this stage of assessment, although an element of uncertainty exists as ultimately the nature and significance of the effects will be dependent upon the final design and layout of development.	0
Landscape	This predominantly brownfield site lies within the urban context of Cwmbran. Mature trees protected by TPOs and amenity grassland are features contributing to the character of the area and should be retained in development. There is the potential for significant visual impacts in development from the roundabout, though it is recognised that the site is seasonally screened by roadside tree belts, and as a previously developed site, new development has the potential to improve upon townscape settings through high-quality design and appropriate layout. The site is also recognised for its contribution to defining the current extent of urban development with agricultural hinterland lying beyond. It will be important for development to consider boundary treatment in this respect. The layout and form of development should be informed by the architectural and planning significance of Cwmbran, and high-quality design can support long-term positive effects in this respect.	+
Climate Change	The site is not well positioned for renewable energy generation; however, it is noted that there is potential to design a scheme to minimise energy requirements and utilise Building Integrated Renewable Technologies. Whilst the site is not located in an area of high fluvial flood risk, ground water flooding is identified in the Council's Candidate Sites Assessment as a potential constraint and hydrological surveys will be required prior to development to establish appropriate mitigation including SUDS. At this stage the potential for minor long-term negative effects is identified with some uncertainty until further hydrological surveys are carried out.	-
<p>Summary</p> <p>This accessible and predominantly brownfield site in the urban context of Cwmbran offers good potential for sustainable residential development. Development at the site would however result in the loss of existing office space potentially affecting the local economy, and areas of biodiversity value on-site should be retained and enhanced to avoid negative effects arising with regards to biodiversity. Consideration will also need to be given to the landscape/ townscape setting of the site and appropriate boundary treatment. Further hydrological surveys will also be required to establish suitable mitigation can be provided to avoid negative effects arising in respect of groundwater flood risk.</p>		

Site CS-078 – Pontypool Police Station (20 dwellings + commercial)

ISA Themes	Commentary	Likely significant effect?
Economy and Employment	The site is proposed for residential development that would result in the loss of existing office space, with the potential for minor long-term negative effects with regards to this ISA theme. However, as a town centre location, the site lies within good distance of schools which are considered to have sufficient capacity to serve the development.	-
Population and Communities	Minor long-term positive effects are anticipated through the contribution of 20 new dwellings supporting identified housing needs and located within the town of Pontypool where there is good potential for successful integration.	+
Health and wellbeing	As a town centre location, the site is considered to be within excellent walking distance of a wide range of services and facilities supporting healthy lifestyles. The site is largely surrounded by compatible land uses however further air quality assessment would be required prior to development given the adjacent car parking areas. Development would not result in the loss of any public or open spaces and the site lies adjacent to an existing ATR (TORFCR4A) supporting active travel. Overall, minor long-term positive effects are anticipated however there remains an element of uncertainty until further air quality assessment has been undertaken at the site and appropriate mitigation measures proposed.	+
Equalities, diversity and social inclusion	<i>As noted in the method, this ISA Theme is covered under other Themes when considering sites so a neutral effect is anticipated.</i>	0
Transport and movement	The Council's Candidate Sites Assessment identifies that the site has suitable access to the highways network; which is capable of accommodating development at the site. The site lies adjacent to Pontypool bus station providing access to a wide range of frequent services and also lies adjacent to an ATR. On this basis, minor long-term positive effects are anticipated overall.	+
Natural Resources (Air, Land, Minerals and Water)	Development at the site is not considered likely to lead to any significant impacts on air quality though further assessment is required given its location adjacent to car parking areas. Development would not affect known aggregate resources or high-quality agricultural land resources. Water and sewerage capacity are also sufficient to serve development at this site. As a brownfield site, long-term minor positive effects are anticipated in relation to efficient land use, however a contaminated land assessment will be required. Any remediation of contaminated land is considered to have long-term minor positive effects for soil quality. Given the above, overall minor long-term positive effects are anticipated in relation to this ISA theme with an element of uncertainty until further air quality assessments have been undertaken at the site.	+
Biodiversity and geodiversity	The site is brownfield land with minimal greenspace adjacent to the existing buildings on site. It does however sit within a relatively strong green infrastructure network provided by the ecological corridor of the Afon Lwyd and Pontypool Park in the vicinity and there may be the potential to improve ecological linkages within and around the site. Buildings on site may also support bat species which should be investigated prior to development. Overall neutral effects are anticipated at this stage; alongside recognition of the potential to deliver benefits for biodiversity at this site.	0
Historic Environment	Lying within Pontypool Town Centre, this brownfield site does not contain any designated heritage assets. It does however lie within the buffer zone of the Pontypool Conservation Area surrounded by town centre listed buildings.	?

ISA Themes	Commentary	Likely significant effect?
	<p>The site is identified in the LANDMAP Characterisation Study as having outstanding value for historic, archaeological and cultural aspects. The historic environment setting of Pontypool town centre would need to be considered in design, and appropriate archaeological investigation would be required prior to development.</p> <p>High-quality design is considered for its potential to enhance the immediate townscape however at this stage the overall effects remain uncertain, and largely dependent upon the final design and layout of development and its response to the immediate heritage setting.</p>	
Landscape	<p>This brownfield site lies within Pontypool Town Centre. A new building designed in materials more sympathetic to local vernacular and less cramped within the site is recognised for its potential to improve the visual quality of the street. The immediate heritage setting would need to also be considered in design. High-quality design that is reflective of the cultural significance of the immediate townscape is likely to lead to minor long-term positive effects overall.</p>	+
Climate Change	<p>The site is not well positioned for renewable energy generation; however, it is noted that there is potential to design a scheme to minimise energy requirements and utilise Building Integrated Renewable Technologies. Whilst the site is not located in an area of high fluvial flood risk, surface water flooding may be a potential constraint and mitigation including SUDS should be included in development at the site. Overall, minor long-term positive effects are anticipated.</p>	+
<p>Summary</p> <p>This highly accessible town centre location presents a good opportunity for sustainable development. As a brownfield site positive effects are anticipated for most of the ISA themes and opportunities for biodiversity and townscape improvements that contribute to the immediate heritage setting are identified. However, further air quality assessment and archaeological investigation should be undertaken prior to development at the site.</p>		

Site CS-079 – Cwmbran Police Station (30 dwellings + commercial)

ISA Themes	Commentary	Likely significant effect?
Economy and Employment	The site is proposed for residential development that would result in the loss of existing office space, with the potential for minor long-term negative effects with regards to this ISA theme. However, as an edge of town centre location, the site lies within good distance of schools which are considered to have sufficient capacity to serve the development.	-
Population and Communities	Minor long-term positive effects are anticipated through the contribution of 30 new dwellings supporting identified housing needs and located adjacent to Cwmbran Town Centre where there is good potential for successful integration.	+
Health and wellbeing	As the site lies adjacent to the town centre, it is considered to be within excellent walking distance of a wide range of services and facilities supporting healthy lifestyles. The site is largely surrounded by compatible land uses; however, further air quality assessment would be required prior to development given the proximity of the three lane Tudor Road. Development would not result in the loss of any public or open spaces and the site lies within excellent walking distance of an ATR (TORFCR9); however, it is recognised that there may be difficulty in achieving the new footway connections to this route that would be required. Overall, minor long-term positive effects are anticipated; however, there remains an element of uncertainty until further air quality assessment has been undertaken at the site and appropriate mitigation measures proposed, and potentially alternative active travel route options identified.	+
Equalities, diversity and social inclusion	<i>As noted in the method, this ISA Theme is covered under other Themes when considering sites so a neutral effect is anticipated.</i>	0
Transport and movement	The Council's Candidate Sites Assessment identifies that the site has suitable access to the highways network; which is capable of accommodating development at the site. The site lies within good walking distance of frequent bus services along Llewelyn Road as well as Cwmbran bus station providing access to a wide range of services. Whilst the site lies within excellent walking distance of an ATR, new footway connections would be required which are likely to be problematical in terms of delivery. Despite this, this edge of town centre location provides good opportunities for sustainable transport access alongside a reduced need to travel and minor long-term positive effects are anticipated overall.	+
Natural Resources (Air, Land, Minerals and Water)	Development at the site is not considered likely to lead to any significant impacts on air quality though further assessment is required given its location in close proximity of Tudor Road. Development would not affect known aggregate resources or high-quality agricultural land resources. Water and sewerage capacity are also sufficient to serve development at this site. As a brownfield site, long-term minor positive effects are anticipated in relation to efficient land use; however, a contaminated land assessment will be required. Any remediation of contaminated land is considered to have long-term minor positive effects for soil quality. Given the above, overall minor long-term positive effects are anticipated in relation to this ISA theme with an element of uncertainty until further air quality assessments have been undertaken at the site.	+
Biodiversity and geodiversity	The site is brownfield land with minimal ecological value. Protected moth species have been recorded close to the site, and buildings on site may also support bat species which should be investigated prior to development.	0

ISA Themes	Commentary	Likely significant effect?
	Overall neutral effects are anticipated at this stage; however, a good potential to improve the ecological value of the site should be recognised which could lead to positive effects for biodiversity in the long-term.	
Historic Environment	<p>Lying at the edge of Cwmbran Town Centre, this brownfield site does not contain or lie near any designated heritage assets. Despite this, the LANDMAP categorises the site as having outstanding value for its cultural aspects and high value for its historic and archaeological aspects, reflecting the importance of Cwmbran as a centre of business, commerce, retailing and employment serving the wider area.</p> <p>High-quality design is considered in the Council's Candidate Sites Assessment for its potential to enhance the immediate townscape and minor positive effects could be achieved in this respect; however, at this stage the overall effects remain uncertain and largely dependent upon the final design and layout of development and its response to the wider heritage setting.</p>	?
Landscape	<p>This brownfield site lies at the edge of Cwmbran Town Centre. A new building of more contemporary design is recognised for its potential to compliment the street scene. High-quality design that is reflective of the cultural significance of the immediate townscape is likely to lead to minor long-term positive effects overall; however, an element of uncertainty exists as the nature and significance of the effects are ultimately dependent upon the final design and layout of development.</p>	+
Climate Change	<p>The Energy Opportunities Map identifies that the site falls within an area of sufficient high density to consider a District Heat Network. Development should ensure that housing can connect to such networks in the future and it is noted that there is potential to design a scheme to minimise energy requirements and utilise Building Integrated Renewable technologies.</p> <p>Development is likely to support positive effects in relation to climate change mitigation. Whilst the site is not located in an area of high fluvial flood risk, surface water flooding may be a potential constraint and mitigation including SUDS should be included in development at the site. Overall, minor long-term positive effects are anticipated.</p>	+
<p>Summary</p> <p>This accessible brownfield edge of town centre location offers good potential for sustainable development. Minor negative effects are only anticipated with regards to one ISA theme; economy and employment, and this is as a result of the loss of employment uses on site. Further air quality assessment will be required at the site prior to development and opportunities to enhance biodiversity and the immediate street scene are recognised.</p>		

Employment development

CSPL205, Llantarnam Business Park, Cwmbran

ISA Themes	Commentary	Likely significant effect?
Economy and Employment	This reclaimed PDL site lies within Llantarnam Business Park in the urban area of Cwmbran. New employment development within an existing employment area is likely to lead to major long-term positive effects with regards to this ISA theme.	++
Population and Communities	New employment development is likely to support the population and local communities with improved access to employment opportunities in an established employment area. On this basis, minor long-term positive effects are anticipated in relation to this ISA theme.	+
Health and wellbeing	Access to services and facilities at this location is limited. The site is accessible by ATR (TCBCINM31) though upgraded cycle connections to this route should be considered in development. Development at the site will not lead to the loss of any existing open spaces or recreational areas and the site is surrounded by compatible land uses. On this basis, overall minor long-term positive effects are anticipated.	+
Equalities, diversity and social inclusion	<i>As noted in the method, this ISA Theme is covered under other Themes when considering sites so a neutral effect is anticipated.</i>	0
Transport and movement	The Council's Candidate Sites Assessment identifies suitable access to the site and considers the highway network capable of supporting further development. The site however lies beyond reasonable walking distance of existing bus services (with the closest services located on Newport Road over 1km away). Development is not considered to be of sufficient scale to support significant improvements in respect of public transport access and on this basis, minor long-term negative effects are anticipated in relation to this ISA theme. The site is accessible however, by an ATR and opportunities exist in this respect to encourage active travel to work. Development should seek to improve cycle connections between the site and the ATR.	-
Natural Resources (Air, Land, Minerals and Water)	<p>Whilst no significant effects are anticipated in relation to air quality, it is recognised that employment development has the potential to generate higher levels of vehicle use on site, particularly considering the lack of access by public transport. Minor indirect negative effects are anticipated in this respect. The overall effects are also dependent upon the type of industry that will occupy the site.</p> <p>No constraints are identified in relation to mineral resources, and sufficient water resource and wastewater treatment capacity is available to serve the development. The site comprises mainly Grade 3b lower-quality agricultural land which is reclaimed PDL. No significant negative effects are anticipated in relation to soil resources, and minor positive effects are anticipated in relation to the efficient use of land; however, as reclaimed land, contaminated land assessment will be required prior to development. Any remediation of contaminated land is likely to lead to minor long-term positive effects with regards to soil quality.</p>	-
Biodiversity and geodiversity	This reclaimed PDL site is designated as a SINC abutting the Dowlais Brook SINC which feeds into the River Usk SAC (highlighting particular water environment sensitivities at the site). Protected/ Priority habitats and species on site include; streams and open water, broadleaved and wet woodland, marshy grassland, reptiles, bee orchid and yellow bartsia – with further potential for reptiles associated with grassland and standing water. The site forms an open grassland area adjacent to an important ecological corridor and	--

ISA Themes	Commentary	Likely significant effect?
	development has the potential to lead to long-term negative effects as a result of impacts to groundwater and surface water, disturbance, noise, light and air pollution. Given environmental pathways connect the site with the River Usk SAC the potential effects may be of significance though this will be determined in greater detail through the HRA.	
Historic Environment	This reclaimed PDL site is located within Llantarnam Business Park in Cwmbran. The site does not contain and is not located near to any designated heritage assets. The LANDMAP identifies that industrial estates and business parks are of great significance for their contribution to the wider landscape of Cwmbran and represent a substantial change of cultural attitude from monolithic industry dependency to a more diverse and independent working environment. Development should consider the wider cultural setting of Cwmbran in design from early stage. Overall, neutral effects with respect of this ISA theme are considered likely.	0
Landscape	This reclaimed PDL site is located within an existing business park in Cwmbran. A bank of trees at the rear of the site are identified as contributing landscape features that should be retained in development. The wider business park is well landscaped, but development is likely to cut off existing views to the wooded streamside north. It is considered that there is good potential for high-quality design to also enhance the immediate setting particularly through the regeneration of areas of existing hard surfacing, however an element of uncertainty exists and ultimately the overall effects will be largely dependent upon the final design and layout of development.	+
Climate Change	<p>The Energy Opportunities Map identifies that the site has potential for energy crop-based agriculture and solar power generation. It is also noted that there is potential to design a scheme to minimise energy requirements and utilise Building Integrated Renewable technologies.</p> <p>Whilst the site is largely not located within the flood zone, the adjacent Dowlais Brook has an associated C1 flood risk zone making part of the site unpractical to develop. Development could avoid this area of the site and appropriate mitigation will be required. Surface water flooding may also be a potential constraint and mitigation including SUDS should be included in development at the site. Overall, uncertain effects are concluded in respect of potential flood risk issues on site, which will require further consideration in development proposals for the site.</p>	?
<p>Summary</p> <p>Overall a number of constraints to development have been identified at this site. Key constraints include a lack of public transport access to the site. Development therefore, is likely to increase car reliance in this area, which can indirectly negatively affect air quality. Environmental pathways (Dowlais Brook) connect the site with the River Usk SAC and development has the potential to affect water resources/ quality feeding into this sensitive environmental receptor. The resultant effects have the potential to be of significance and will be explored further through the HRA process if this site is progressed. The flood zone associated with the Dowlais Brook may also prevent development in part of the site.</p>		

CS-014 – Land at Kays and Kears (EET3/3) (7,000m²)

ISA Themes	Commentary	Likely significant effect?
Economy and Employment	This vacant PDL site in the western side of Kays and Kears Industrial Estate is proposed for new employment development. Development would regenerate areas of existing employment land, with the potential for significant long-term positive effects.	++
Population and Communities	New employment development is likely to support the population and local communities with improved access to employment opportunities in an established employment area. On this basis, minor long-term positive effects are anticipated in relation to this ISA theme.	+
Health and wellbeing	As part of an industrial estate, development will not lead to the loss of any existing open spaces or recreational areas. The site is accessible by ATR (TORFCR1) to support active travel to work opportunities. However, the site falls within a High-Risk Coal Area designation and a Coal Mining Risk Assessment will be required prior to development. Uncertain effects are identified at this stage, until further risk assessment has been undertaken.	?
Equalities, diversity and social inclusion	<i>As noted in the method, this ISA Theme is covered under other Themes when considering sites so a neutral effect is anticipated.</i>	0
Transport and movement	The Council's Candidate Sites Assessment identifies that the site has existing access and the highway network is capable of supporting further development. The site however lies beyond reasonable walking distance of existing bus services (with the closest services located on North Street over 1km away). Development is not considered to be of sufficient scale to support significant improvements in respect of public transport and on this basis, minor long-term negative effects are anticipated in relation to this ISA theme. The site is accessible however, by an ATR and opportunities exist in this respect to encourage active travel to work.	-
Natural Resources (Air, Land, Minerals and Water)	Whilst no significant effects are anticipated in relation to air quality, it is recognised that the overall effects are largely dependent upon the type of industry that will occupy the site. It is also recognised that employment development has the potential to generate higher levels of vehicle use on site, particularly considering the lack of access by public transport. Minor indirect negative effects are anticipated in this respect. No constraints are identified in relation to mineral resources, and sufficient water resource and wastewater treatment capacity is available to serve the development. The site comprises very low-grade agricultural land (Grade 5) and no significant negative effects are anticipated in relation to soil resources. As reclaimed PDL minor positive effects are anticipated in relation to the efficient use of land, however as part of an industrial estate, contaminated land assessment will be required prior to development. Any remediation of contaminated land is likely to lead to minor long-term positive effects with regards to soil quality.	-
Biodiversity and geodiversity	This predominantly post-industrial site is a combination of marshy and acid grassland potentially supporting reptiles. The site lies within the Kays and Kears Industrial Estate on the southern edge of Garn Lakes LNR. The site is surrounded by woodland with a tree belt in the north around Cinderpit House. Minor long-term negative effects are anticipated as a result of increased disturbance, noise, light and air pollution through development. However, it is also recognised that any habitat enhancement could lead to benefits for biodiversity.	-

ISA Themes	Commentary	Likely significant effect?
Historic Environment	<p>This reclaimed PDL (restored) site is set within the upland landscape of Blaenavon Industrial Landscape World Heritage Site and development will likely be viewed as a visual extension to the existing industrial estate. Views into and out of the site will need to be considered in terms of impact on the development pattern of Blaenavon and this part of the WHS when viewed across the valley from the Ironworks. Six industrial related Scheduled Monuments lie nearby, and appropriate archaeological investigation should be undertaken prior to development at the site. Many listed buildings also lie nearby. Overall, development is considered to have the potential to affect the significance of designated heritage assets and their settings, and mitigation, including archaeological investigation and design considerations, will be required to minimise the likely negative impacts – it is uncertain at this stage whether the potential impacts on the significance of assets could be sufficiently mitigated.</p>	--
Landscape	<p>This reclaimed PDL site is set within the upland landscape of Blaenavon Industrial Landscape World Heritage Site and Blaenavon Landscape of Outstanding Historic Interest and is visible from surrounding areas within the context of both the open countryside and the adjoining industrial estate. The site can be viewed from popular upland walking routes including the Iron Mountain Trail.</p> <p>Overall development is recognised for its potential to affect the character of the area and far-reaching views, and minor long-term negative effects are anticipated in this respect, although it is recognised that there remains an element of uncertainty given the overall nature and significance of the effects will ultimately be dependent upon the final design and layout of development, and design mitigation has the potential to reduce the significance of the likely effects.</p>	-
Climate Change	<p>The site is not well positioned for renewable energy generation; however, it is noted that there is potential to design a scheme to minimise energy requirements and utilise Building Integrated Renewable Technologies. Whilst the site is not located in an area of high fluvial flood risk, surface water flooding may be a potential constraint and mitigation including SUDS should be included in development at the site. Overall, minor long-term positive effects are anticipated.</p>	+
<p>Summary</p> <p>Whilst development will utilise reclaimed PDL within an existing industrial estate location to deliver new employment workspace, a number of potential negative effects have been identified. The site has poor access to public transport and development may affect designated biodiversity within/ surrounding the site. The site falls within a prominent area of upland landscape and can be viewed from long-distances. Development is likely to be seen as an extension to the industrial estate and may affect the wider World Heritage Site setting. The site is surrounded by many Scheduled Monuments and Listed Buildings, giving rise to a need for further archaeological and heritage impact assessment, to determine the likely effects of development on the significance of designated heritage/ potential new finds.</p>		

CS-019 – Former Alfa Laval Site, Grange Road, Cwmbran (11,800m²)

ISA Themes	Commentary	Likely significant effect?
Economy and Employment	This vacant PDL site in the Eastern Strip employment area in Cwmbran is proposed for new employment development. Development would regenerate areas of existing employment land, with the potential for significant long-term positive effects.	++
Population and Communities	New employment development is likely to support the population and local communities with improved access to employment opportunities in an established employment area. On this basis, minor long-term positive effects are anticipated in relation to this ISA theme.	+
Health and wellbeing	As part of an industrial estate, development will not lead to the loss of any existing open spaces or recreational areas. The site is located within good walking distance of Cwmbran Town Centre (around 500m away) and accessible by ATR (TORFCR14) to support active travel to work opportunities. The site is also surrounded by compatible land uses. On this basis, overall minor long-term positive effects are anticipated.	+
Equalities, diversity and social inclusion	<i>As noted in the method, this ISA Theme is covered under other Themes when considering sites so a neutral effect is anticipated.</i>	0
Transport and movement	The Council's Candidate Sites Assessment identifies that the site has suitable access to the highways network; which is identified as capable of accommodating development at the site. There are also numerous frequent bus services that directly pass the site along Llanfrechfa Way. The site is accessible by ATR (TORFCR14) providing opportunities to promote active travel to work. On this basis, minor long-term positive effects are anticipated overall.	+
Natural Resources (Air, Land, Minerals and Water)	Whilst no significant effects are anticipated in relation to air quality, it is recognised that the overall effects are largely dependent upon the type of industry that will occupy the site. No constraints are identified in relation to mineral resources, and sufficient water resource and wastewater treatment capacity is available to serve the development. The site comprises urban land and no significant negative effects are anticipated in relation to soil resources. As vacant PDL minor positive effects are anticipated in relation to the efficient use of land, however as part of an industrial estate, contaminated land assessment will be required prior to development. Any remediation of contaminated land is likely to lead to minor long-term positive effects with regards to soil quality. Considering the above, minor long-term positive effects are anticipated overall.	+
Biodiversity and geodiversity	This vacant PDL site is known to contain mature trees and support reptiles including slow worm. The site lies adjacent to an inland water course along the eastern boundary which is a locally designated SINC. Development is recognised for its potential to lead to long-term minor negative effects as a result of increased disturbance, noise, light and air pollution. It is also recognised; however, that any habitat enhancement can deliver benefits for biodiversity.	-
Historic Environment	This vacant PDL site does not contain or lie near any designated heritage assets. Despite this, the LANDMAP categorises the site as having outstanding value for its cultural aspects and high value for its historic and archaeological aspects, reflecting the importance of Cwmbran as a centre of business, commerce, retailing and employment serving the wider area. High-quality design is considered for its potential to enhance the immediate townscape and minor positive effects are anticipated in this respect; however,	+

ISA Themes	Commentary	Likely significant effect?
	at this stage the overall effects remain uncertain, and largely dependent upon the final design and layout of development and its response to the wider heritage setting.	
Landscape	This vacant PDL site lies within the urban context of Cwmbran. The site is at a corner location and has the potential to be prominent within street views. It is currently viewed as a flat expanse of concrete floor slab, and whilst development may change the character of views and increase enclosure, it is recognised that there is good potential for positive impacts on the townscape. On this basis, overall minor positive effects are anticipated. High-quality design should be reflective of the cultural significance of Cwmbran.	+
Climate Change	<p>The Energy Opportunities Map identifies that the site falls within an area of sufficient high density to consider a District Heat Network. Development should ensure that buildings can connect to such networks in the future and it is noted that there is potential to design a scheme to minimise energy requirements and utilise Building Integrated Renewable technologies.</p> <p>A significant area of the site is located within the NRW DAM C2 flood zone; however, employment use (as a form of less vulnerable development) may be appropriate for the site, uncertainties exist in this respect. Surface water flooding may also be a potential constraint and mitigation including SUDS should be included in development at the site. Overall, uncertain effects are concluded in respect of potential flood risk issues on site until the nature of development proposals are more clearly defined and mitigation strategies identified.</p>	?
Summary		
This vacant and accessible PDL site offers good potential for sustainable development. However, factors that need consideration prior to development include; potential disturbances to adjacent habitats and effects on biodiversity, and flood risk on site. Contaminated land assessment will also be required. The potential for habitat enhancement and townscape enhancements should also be recognised.		

CS-022 – Plot C1 (EET1/4), Llantarnam Business Park, Cwmbran (4,440m²)

ISA Themes	Commentary	Likely significant effect?
Economy and Employment	This reclaimed PDL site lies within Llantarnam Business Park in the urban area of Cwmbran. New employment development within an existing employment area is likely to lead to minor long-term positive effects with regards to this ISA theme.	+
Population and Communities	New employment development is likely to support the population and local communities with improved access to employment opportunities in an established employment area. On this basis, minor long-term positive effects are anticipated in relation to this ISA theme.	+
Health and wellbeing	Access to services and facilities at this location is limited. The site is accessible by ATR (TCBCINM31) though upgraded cycle connections to this route should be considered in development. Development at the site will not lead to the loss of any existing open spaces or recreational areas and the site is surrounded by compatible land uses. On this basis, overall minor long-term positive effects are anticipated.	+
Equalities, diversity and social inclusion	<i>As noted in the method, this ISA Theme is covered under other Themes when considering sites so a neutral effect is anticipated.</i>	0
Transport and movement	The Council's Candidate Sites Assessment identifies suitable access to the site and considers the highway network capable of supporting further development. The site however lies beyond reasonable walking distance of existing bus services (with the closest services located on Newport Road over 1km away). Development is not considered to be of sufficient scale to support significant improvements in respect of public transport access and on this basis, minor long-term negative effects are anticipated in relation to this ISA theme. The site is accessible however, by an ATR and opportunities exist in this respect to encourage active travel to work. Development should seek to improve cycle connections between the site and the ATR.	-
Natural Resources (Air, Land, Minerals and Water)	<p>Whilst no significant effects are anticipated in relation to air quality, it is recognised that employment development has the potential to generate higher levels of vehicle use on site, particularly considering the lack of access by public transport. Minor indirect negative effects are anticipated in this respect. The overall effects are also dependent upon the type of industry that will occupy the site.</p> <p>No constraints are identified in relation to mineral resources, and sufficient water resource and wastewater treatment capacity is available to serve the development. The site comprises mainly Grade 3b lower-quality agricultural land which is reclaimed PDL. No significant negative effects are anticipated in relation to soil resources, and minor positive effects are anticipated in relation to the efficient use of land; however, as reclaimed land, contaminated land assessment will be required prior to development. Any remediation of contaminated land is likely to lead to minor long-term positive effects with regards to soil quality.</p>	-
Biodiversity and geodiversity	This reclaimed PDL site is designated as a SINC abutting the Dowlais Brook SINC which feeds into the River Usk SAC (highlighting particular water environment sensitivities at the site). Protected/ Priority habitats and species on site include; streams and open water, broadleaved and wet woodland, marshy grassland, reptiles, bee orchid and yellow bartsia – with further potential for reptiles associated with grassland and standing water. The site forms an open grassland area adjacent to an important ecological corridor and development has the potential to lead to long-term negative effects as a result of impacts to groundwater and surface water, disturbance, noise, light and air	--

ISA Themes	Commentary	Likely significant effect?
	pollution. Given environmental pathways connect the site with the River Usk SAC the potential effects may be of significance though this will be determined in greater detail through the HRA.	
Historic Environment	This reclaimed PDL site is located within Llantarnam Business Park in Cwmbran. The site does not contain and is not located near to any designated heritage assets. The LANDMAP identifies that industrial estates and business parks are of great significance for their contribution to the wider landscape of Cwmbran and represent a substantial change of cultural attitude from monolithic industry dependency to a more diverse and independent working environment. Development should consider the wider cultural setting of Cwmbran in design from early stage. Overall, neutral effects with respect of this ISA theme are considered likely.	0
Landscape	This reclaimed PDL site is located within an existing business park in Cwmbran. A bank of trees at the rear of the site are identified as contributing landscape features that should be retained in development. The wider business park is well landscaped, but development is likely to cut off existing views to the wooded streamside north. It is considered that there is good potential for high-quality design to also enhance the immediate setting particularly through the regeneration of areas of existing hard surfacing, however an element of uncertainty exists and ultimately the overall effects will be largely dependent upon the final design and layout of development.	+
Climate Change	<p>The Energy Opportunities Map identifies that the site has potential for energy crop-based agriculture and solar power generation. It is also noted that there is potential to design a scheme to minimise energy requirements and utilise Building Integrated Renewable technologies.</p> <p>Whilst the site is largely not located within the flood zone, the adjacent Dowlais Brook has an associated C1 flood risk zone making part of the site unpractical to develop. Development could avoid this area of the site and appropriate mitigation will be required. Surface water flooding may also be a potential constraint and mitigation including SUDS should be included in development at the site. Overall, uncertain effects are concluded in respect of potential flood risk issues on site, which will require further consideration in development proposals for the site.</p>	?
<p>Summary</p> <p>Overall a number of constraints to development have been identified at this site. Key constraints include a lack of public transport access to the site. Development therefore, is likely to increase car reliance in this area, which can indirectly negatively affect air quality. Environmental pathways (Dowlais Brook) connect the site with the River Usk SAC and development has the potential to affect water resources/ quality feeding into this sensitive environmental receptor. The resultant effects have the potential to be of significance and will be explored further through the HRA process if this site is progressed. The flood zone associated with the Dowlais Brook may also prevent development in part of the site.</p>		

CS-033 – Land at Bryntovey, Usk Road, Mamhilad (19,480m²)

ISA Themes	Commentary	Likely significant effect?
Economy and Employment	This greenfield site lies within the strategic development area at Mamhilad Industrial Park; an emerging employment hub based around the A4042(T). New employment development at a strategic employment growth area is considered likely to lead to major long-term positive effects with regards to this ISA theme.	++
Population and Communities	New employment development is likely to support the population and local communities with improved access to employment opportunities at a strategic employment location. On this basis, minor long-term positive effects are anticipated in relation to this ISA theme.	+
Health and wellbeing	<p>Access to services and facilities at this location is limited, though immediate restaurant, gym and nursery facilities are located within Mamhilad Park Estate. The site is accessible by ATR (TCBCINM14) and development has good potential to promote active travel to work and should considering improving cycle connections to the ATR.</p> <p>An isolated dwelling lies adjacent to the site, and the compatibility of development will ultimately be dependent on the type of industry to occupy the site. Development will not lead to the loss of any existing open spaces or recreational areas, however the site is bordered by a railway line and a major highway, and an inland watercourse runs through the centre of the site. The constraints on site will need careful consideration in the design and layout of development. Uncertain effects are identified at this stage until further detail in respect of the type, design and layout of development emerge.</p>	?
Equalities, diversity and social inclusion	<i>As noted in the method, this ISA Theme is covered under other Themes when considering sites so a neutral effect is anticipated.</i>	0
Transport and movement	<p>Suitable access to the site is identified in the Council's Candidate Site Assessment subject to some required improvements and the highway network is considered capable of supporting further development subject to Transport Assessment recommendations. However, whilst the site lies within reasonable walking distance of existing bus routes, the services are not frequent, and development is not of a scale to support significant improvements in this respect.</p> <p>The site is accessible however, by an ATR and opportunities exist in this respect to encourage active travel to work. Development should seek to improve cycle connections between the site and the ATR.</p> <p>Overall, the lack of frequent public transport access is considered likely to lead to increased private vehicle use and minor long-term negative effects with regards to the ISA objective for this theme.</p>	-
Natural Resources (Air, Land, Minerals and Water)	<p>Whilst no significant effects are anticipated in relation to air quality, it is recognised that employment development has the potential to generate higher levels of vehicle use on site, particularly considering the lack of access by public transport. Minor indirect negative effects are anticipated in this respect. The overall effects are also dependent upon the type of industry that will occupy the site.</p> <p>This greenfield site lies entirely within an area of Category 2 sandstone and gravel. Consideration will need to be given to the potential safeguarding or extraction of these resources prior to any development in recognition of the potential for minor long-term negative effects with regards to mineral resources. The loss of greenfield land is likely to lead to minor long-term negative effects with regards to efficient land use, and small areas of high-</p>	-

ISA Themes	Commentary	Likely significant effect?
	<p>quality (Grade 3a) agricultural land are likely to be lost in development with the potential for further minor negative effects in respect of soil resources.</p> <p>Sufficient water resource and wastewater treatment capacity is available to serve the development.</p>	
Biodiversity and geodiversity	<p>A SINC designated inland watercourse (Berthin Brook) runs through the centre of the site with an accompanying treeline. Recorded habitats/ species on site include otters and white clawed crayfish, lowland deciduous woodland and running water. The habitats present have the potential to support further species including reptiles, bats, and breeding birds. Development is likely to lead to long-term minor negative effects as a result of increased disturbance, noise, light and air pollution, and potential impacts on water quality may also negatively impact upon biodiversity on-site. It is also recognised however, that habitat enhancement measures could lead to long-term benefits for biodiversity.</p>	-
Historic Environment	<p>This greenfield site lies within the strategic development area at Mamhilad Industrial Park; an emerging employment hub based around the A4042(T). Listed buildings exist to the west and north-east of the A4042; however, these buildings are separated from the site by a main road, and commercial units are already in situ. On this basis, it is considered unlikely that development will negatively impact upon heritage settings, and neutral effects are considered likely overall.</p>	0
Landscape	<p>This greenfield site lies within the strategic development area at Mamhilad Industrial Park; an emerging employment hub based around the A4042(T). Landscape features on site include the Berthin Brook running through the centre of the site and its accompanying treeline, and these should be retained in any development. The site is prominent in views when travelling west on the A4042(T); however, it is viewed within the context of the wider Industrial Park.</p> <p>The LANDMAP recognises the value of this locality as a cohesive rural area surrounding the major southern settlements in Torfaen, and in providing an important backdrop to Cwmbran.</p> <p>As part of an existing strategic employment development area no significant negative effects are anticipated in relation to this ISA theme; however, the loss of greenfield is likely to lead to minor long-term negative effects with regards to the rural character of this area.</p>	-
Climate Change	<p>The Energy Opportunities Map identifies that the site has potential for energy crop-based agriculture and solar power generation. It is also noted that there is potential to design a scheme to minimise energy requirements and utilise Building Integrated Renewable technologies.</p> <p>Most of the site is located within the NRW DAM C2 flood zone; however, employment use (as a form of less vulnerable development) may be appropriate for the site, uncertainties exist in this respect. Surface water flooding may also be a potential constraint and mitigation including SUDS should be included in development at the site. Overall, uncertain effects are concluded in respect of potential flood risk issues on site until development proposals and appropriate flood risk mitigation strategies are more clearly defined.</p>	?

Summary

Whilst located within a wider strategic employment development area, a number of constraints to development have been identified at this greenfield site. The site has poor public transport access, which is likely to increase private vehicle use and lead to minor indirect effects for air quality. The entire site is also recognised for its mineral resource potential and safeguarding or prior extraction will need to be considered before any

ISA Themes**Commentary****Likely
significant
effect?**

development. The Berthin Brook which runs through the centre of the site is also a designated SINC supporting protected/ priority species and is likely to be affected through development by increased disturbance, noise, light and air pollution. The loss of greenfield land at this location is also likely to lead to minor negative effects with regards to the rural character of this area.

DRAFT

CS-041 – Land North of Ashbridge Inn, Avondale Road, Cwmbran (7,280m²)

ISA Themes	Commentary	Likely significant effect?
Economy and Employment	This greenfield site lies within the urban context north of Cwmbran. Employment development at the site is likely to lead to minor long-term positive effects with regards to this ISA theme.	+
Population and Communities	New employment development is likely to support the population and local communities with improved access to employment opportunities within Cwmbran. On this basis, minor long-term positive effects are anticipated in relation to this ISA theme.	+
Health and wellbeing	<p>Whilst the site is located in a relatively accessible location, development would result in the loss of open space forming part of the green infrastructure network here, and in the absence of alternative provisions minor long-term negative effects are anticipated with regards to resident health and wellbeing. The site is surrounded by the rail line, Avondale Road and a hotel/ pub. The compatibility of development with the surrounding uses is largely dependent on the type of industry to occupy the site.</p> <p>The site is accessible by ATR with good potential to support active travel to work opportunities, and development should consider upgrading footpath and cycle connections to this route.</p>	-
Equalities, diversity and social inclusion	<i>As noted in the method, this ISA Theme is covered under other Themes when considering sites so a neutral effect is anticipated.</i>	0
Transport and movement	<p>The Council's Candidate Sites Assessment identifies that improvements to the existing access to the site (via Ashbridge Inn) would be required to enable employment development. Further Transport Assessment is also required to establish whether the highway network is capable of accommodating employment development. The site is accessible by ATR and within excellent walking distance of frequent bus services along Avondale Road.</p> <p>Overall, there is good potential for minor long-term positive effects with regards to this ISA theme, though an element of uncertainty exists until further Transport Assessment has been undertaken.</p>	+
Natural Resources (Air, Land, Minerals and Water)	<p>Due to the proximity of a major highway and heavy industry uses, further air quality assessment at this location will be required to establish the potential effects of development. This greenfield site lies entirely within an area of Category 2 sand and gravel deposits and consideration will need to be given to the potential safeguarding or extraction of these resources prior to any development; in recognition of the potential for minor long-term negative effects with regards to mineral resources. The loss of greenfield land is likely to lead to minor long-term negative effects with regards to efficient land use, and development will result in the loss of high-quality (Grade 2) agricultural land with the potential for major negative effects in respect of soil resources. Sufficient water resource and wastewater treatment capacity is available to serve the development.</p> <p>Overall, the site comprises high-quality soils and mineral resources, the loss of which is likely to lead to significant long-term negative effects with regards to the ISA objectives for this theme.</p>	--
Biodiversity and geodiversity	This greenfield site contains a woodland buffer as well as isolated trees. Habitats on site include semi-improved grassland, scrub, remnant hedgerow, and running/ standing water potentially supporting reptiles, bats and breeding birds. The railway line and parallel Afon Lwyd tributary provide an ecological corridor. Development is likely to lead to long-term minor negative effects as a result of increased disturbance, noise, light and air pollution. However, it is	-

ISA Themes	Commentary	Likely significant effect?
	also recognised that any habitat enhancement may lead to benefits for biodiversity.	
Historic Environment	This greenfield site in the north of Cwmbran does not contain or lie near any designated heritage assets and no significant effects are anticipated in this respect. However, the LANDMAP identifies this location of high value with regards to cultural, historic and archaeological factors. This location features a coherent fieldscape and settlement pattern of medieval/ post-medieval origin plus the survival of a series of exceptionally well-preserved early post-medieval vernacular buildings. Development will need to carefully consider this wider cultural and heritage setting in design, but the loss of greenfield at this location is inevitably likely to lead to minor long-term negative effects.	-
Landscape	This greenfield site lies within the urban context of northern Cwmbran. Landscape features on site include isolated trees and a woodland buffer. Development at this location is considered for a potential high impact given the extent of views into the site from the New Inn Roundabout and the A4042. The current view of riverside pasture and woodland would be replaced with development affecting the semi-rural nature and character of this area. On this basis, the potential for significant negative effects with regards to the landscape are identified at this stage. The overall effects will ultimately be dependent upon the design and layout of development and its associated urbanising effect.	--
Climate Change	The Energy Opportunities Map identifies that the site has potential for energy crop-based agriculture. It is also noted that there is potential to design a scheme to minimise energy requirements and utilise Building Integrated Renewable technologies. Whilst the site is not located in an area of high fluvial flood risk, ground water flooding is identified in the Council's Candidate Sites Assessment as a potential constraint given the watercourse/ drain across the site. Hydrological surveys will be required prior to development to establish appropriate mitigation including SUDS. At this stage the potential for minor long-term negative effects is identified with some uncertainty until further hydrological surveys are carried out.	-
Summary		
Overall, a number of constraints to development have been identified at this site, including the potential for significant negative effects. Development is likely to result in the loss of high-quality agricultural land comprised of mineral resources, in a high visual impact area. Development will also result in the loss of open space forming part of the green infrastructure network, in a historic field pattern system. Habitats/ species along the rail line and Afon Lwyd tributary are also likely to be affected by development to some degree. Groundwater flood risk is also a potential constraint and further hydrological assessment will be required prior to development. Due the surrounding uses, including a major road and heavy industry, further air quality assessment will also be required prior to development.		

CS-069 – Land opposite Heritage Court, Blaenavon (EET3/4) (3,200m²)

ISA Themes	Commentary	Likely significant effect?
Economy and Employment	This PDL site lies in the north of the existing Gilchrist Thomas Industrial Estate in Blaenavon. New employment development within an existing employment location is considered likely to lead to minor long-term positive effects with regards to this ISA theme.	+
Population and Communities	New employment development is likely to support the population and local communities with improved access to employment opportunities within Blaenavon. On this basis, minor long-term positive effects are anticipated in relation to this ISA theme.	+
Health and wellbeing	<p>The site has relatively limited pedestrian access to existing services and facilities and the compatibility of development with the surrounding land uses will ultimately be dependent upon the type of industry to occupy the site. Development at the site would not result in the loss of any existing public open space or recreational areas; however the Council's Candidate Sites Assessment identified potential constraints due to land instability. Further assessment in this respect will be required prior to development to establish the nature and significance of potential effects for health and wellbeing. The site also falls across a High-Risk Development Area and a Coal Mining Risk Assessment will be required prior to any progression of the site for development. The potential for significant negative effects are identified at this stage, with an element of uncertainty reflecting the need for further risk and land stability assessments.</p> <p>The site lies within good walking distance of an ATR which can support active travel to work opportunities. Development should consider upgrading cycle connections to this route.</p>	--
Equalities, diversity and social inclusion	<i>As noted in the method, this ISA Theme is covered under other Themes when considering sites so a neutral effect is anticipated.</i>	0
Transport and movement	<p>Suitable access to the site is identified through the Council's Candidate Site Assessment and the highway network is considered capable of supporting further development. However, the site lies beyond reasonable walking distance of existing bus services (with the closest services located on North Street over 1km away). Development is not considered to be of a scale to support significant improvements in respect of public transport. The site is accessible however, by an ATR and opportunities exist in this respect to encourage active travel to work. Development should seek to improve cycle connections between the site and the ATR.</p> <p>Overall, the lack of frequent public transport access is considered likely to lead to increased private vehicle use and minor long-term negative effects with regards to the ISA objective for this theme.</p>	-
Natural Resources (Air, Land, Minerals and Water)	<p>Whilst no significant effects are anticipated in relation to air quality, it is recognised that employment development has the potential to generate higher levels of vehicle use on site, particularly considering the lack of access by public transport. Minor indirect negative effects are anticipated in this respect. The overall effects are also dependent upon the type of industry that will occupy the site.</p> <p>No constraints are identified in relation to mineral resources, and sufficient water resource and wastewater treatment capacity is available to serve the development. The site comprises urban land and no significant negative effects are anticipated in relation to soil resources. As a brownfield site, minor positive effects are anticipated in relation to the efficient use of land, however as PDL, contaminated land assessment will be required prior to development.</p>	-

ISA Themes	Commentary	Likely significant effect?
	Any remediation of contaminated land is likely to lead to minor long-term positive effects with regards to soil quality.	
Biodiversity and geodiversity	The site is semi-reclaimed land with some hardstanding. A mosaic of semi-natural habitat exists on site and includes grassland, marshy grassland, semi-improved acid grassland, woodland, scrub and rush pasture potentially supporting reptiles, bats and breeding birds. Development has the potential for minor long-term negative effects as a result of increased disturbance, noise, light and air pollution. Increases in hard surfacing could also impact on water attenuation and affect habitats on site. However, it is also recognised that habitat enhancement could also lead to benefits for biodiversity.	-
Historic Environment	This brownfield site lies within the Blaenavon Industrial Landscape World Heritage Site and the Blaenavon Landscape of Outstanding Historic Interest. This location is largely characterised by the Ironworks and Big Pit Mining Museum. Sufficient screening to the north and east of the site protects the setting of the Ironworks and listed buildings in the vicinity. On the assumption that screening is retained or enhanced no significant effects are therefore anticipated. However, given the sensitive heritage setting the potential for minor long-term negative effects are still identified at this stage, with an element of uncertainty as the overall effects will ultimately be dependent upon the final design and layout of development.	-
Landscape	This brownfield site lies within the Gilchrist Thomas Industrial Estate in the Blaenavon Landscape of Outstanding Historic Interest. Existing screening will minimise landscape impacts; however, additional screen planting and low roof levels would be required to minimise impacts on the residents of West View Terrace. Provided design gives due consideration to existing views, building materials and colour palette significant effects are likely to be avoided. The regeneration of brownfield land and areas of hard standing may also contribute to minor long-term positive effects. Uncertain effects are concluded at this stage, and the overall effects are largely dependent upon the final design and layout of development.	?
Climate Change	The site is not well positioned for renewable energy generation; however, it is noted that there is potential to design a scheme to minimise energy requirements and utilise Building Integrated Renewable Technologies. Whilst the site is not located in an area of high fluvial flood risk, ground water flooding is identified in the Council's Candidate Sites Assessment as a potential constraint. Hydrological surveys will be required prior to development to establish appropriate mitigation including SUDS. At this stage the potential for minor long-term negative effects is identified with some uncertainty until further hydrological surveys are carried out.	-

Summary

A number of constraints to development have been identified for this site. The potential for significant negative effects is identified in relation to health and wellbeing due to potential land instability at the site and its location within a High-Risk Development Area. A Coal Mining Risk Assessment will be required prior to any development at the site. Sustainable transport connections to the site are limited though active travel opportunities exist. Whilst the site lies in a sensitive heritage setting no significant effects are anticipated in relation to the historic environment or landscape, with existing screening on site (which should be retained in development) providing mitigation and potential opportunities to enhance the immediate townscape given the PDL nature of the site. Groundwater flooding may be a constraint to development however, and further hydrological surveys will be required prior to development to establish suitable and appropriate mitigation.

CS-095 – Land South of Best Western Hotel, Lower Mill, Pontypool (EET2/4) (employment/commercial)

ISA Themes	Commentary	Likely significant effect?
Economy and Employment	This re-established brownfield site lies within the urban context of Pontypool. New employment development is considered likely to lead to minor long-term positive effects with regards to this ISA theme.	+
Population and Communities	New employment development is likely to support the population and local communities with improved access to employment opportunities within Pontypool. On this basis, minor long-term positive effects are anticipated in relation to this ISA theme.	+
Health and wellbeing	The site has relatively limited pedestrian access to existing services and facilities and the compatibility of development with the surrounding land uses, which include the A4042(T), rail line, hotel and roadside services, will ultimately be dependent upon the type of industry to occupy the site. Development at the site may result in the loss of woodland and a public footpath connecting New Road to the hotel and services, with the potential for minor negative effects on these community assets. However, the site lies within good walking distance of an ATR which can support active travel to work opportunities. Development should consider upgrading cycle connections to this route.	-
Equalities, diversity and social inclusion	<i>As noted in the method, this ISA Theme is covered under other Themes when considering sites so a neutral effect is anticipated.</i>	0
Transport and movement	Suitable access to the site is identified in the Council's Candidate Sites Assessment; however, further Transport Assessment is required to establish whether the highway network is capable of accommodating employment development. The site lies beyond reasonable walking distance of existing bus services and development is not considered to be of a scale to support significant improvements in respect of public transport. However, the site is accessible by ATR and opportunities exist in this respect to encourage active travel to work. Development should seek to improve cycle connections between the site and the ATR. Overall, the lack of frequent public transport access is considered likely to lead to increased private vehicle use and minor long-term negative effects with regards to the ISA objective for this theme.	-
Natural Resources (Air, Land, Minerals and Water)	Whilst no significant effects are anticipated in relation to air quality, it is recognised that employment development has the potential to generate higher levels of vehicle use on site, particularly considering the lack of access by public transport. Minor indirect negative effects are anticipated in this respect. The overall effects are also dependent upon the type of industry that will occupy the site. No constraints are identified in relation to mineral resources, and sufficient water resource and wastewater treatment capacity is available to serve the development. The site comprises urban land and no significant negative effects are anticipated in relation to soil resources. As a brownfield site, minor positive effects are anticipated in relation to the efficient use of land, however as PDL, contaminated land assessment will be required prior to development. Any remediation of contaminated land is likely to lead to minor long-term positive effects with regards to soil quality.	-
Biodiversity and geodiversity	This re-established brownfield site contains secondary lowland woodland potentially supporting bats and breeding birds. This linear block of woodland forms part of a roadside corridor, the loss of which through development is	-

ISA Themes	Commentary	Likely significant effect?
	likely to lead to long-term minor negative effects with regards to this ISA theme.	
Historic Environment	This re-established brownfield site lies east of the Canal Conservation Area and associated mile post. However, the dual carriageway between is considered for its contribution as a buffer. The loss of woodland on site through development is likely to affect the setting to some degree and uncertain effects are identified in this respect until the nature and layout of the proposal is more clearly defined.	?
Landscape	This re-established brownfield site is considered for its landscape contribution as a woodland strip between the A4042(T) and rail line. Felling of the woodland would be required through development and the visual impact of this along the A4042(T) is likely to be high. Mitigation will be required to reduce the potential for significant negative effects and the overall effects will ultimately be dependent upon the design and layout of development and its associated visual impact. Uncertainty exists in this respect.	?
Climate Change	The Energy Opportunities Map identifies that the site falls within an area of sufficient heat intensity to consider a District Heat Network. Development should ensure the capacity to connect to such networks in the future and it is noted that there is potential to design a scheme to minimise energy requirements and utilise Building Integrated Renewable technologies. Development is likely to support positive effects in relation to climate change mitigation. Whilst the site is not located in an area of high fluvial flood risk, surface water flooding may be a potential constraint and mitigation including SUDS should be included in development at the site. Overall, minor long-term positive effects are anticipated.	+
Summary		
Overall, there are constraints to development in this location. The loss of woodland in this strip of land has the potential to negatively impact upon valued community assets and walking routes, biodiversity, the landscape (in particular views along the A4042) and heritage settings. A lack of good public transport access is likely to increase private vehicle use on site and this is likely to indirectly affect local air quality. Further Transport Assessment and Contaminated Land Assessment would also be required prior to any development.		

Other land uses

CS-076 – Part of EET4/2 Land at Former Ty Coch Tip (leisure/ tourism use)

ISA Themes	Commentary	Likely significant effect?
Economy and Employment	This edge of settlement site is proposed for leisure/ tourism development, which could potentially provide support for local economies/ employment opportunities and lead to minor long-term positive effects with regards to this ISA theme. Development at the site would not result in the loss of any existing employment land.	+
Population and Communities	The site is proposed for leisure/ tourism development and neutral effects are anticipated in relation to this ISA theme, which is predominantly concerned with residential development. Whilst improved access to recreational facilities is considered likely to lead to positive impacts for residents, this is explored within the health and wellbeing ISA theme.	0
Health and wellbeing	As an edge of settlement location, development of the site for leisure/ tourism uses has the potential to improve recreational facilities and public access to the Canal, providing minor long-term positive effects for health and wellbeing. Health hazards on-site include overhead power lines which will need to be considered in design proposals, and as a former tip site contaminated land assessment will be required. There are also footpaths (Footpath No's 138 and 139) on site which should be retained in development. The site is also accessible by the ATR TORFCR10 adjacent.	+
Equalities, diversity and social inclusion	<i>As noted in the method, this ISA Theme is covered under other Themes when considering sites so a neutral effect is anticipated.</i>	0
Transport and movement	Suitable public and vehicular access to the site has been identified through the Council's Candidate Sites Assessment; however, a transport assessment would be required to assess the impact of development on the local highways network. The site is accessible by the adjacent ATR; TORFCR10; however, there are no bus routes within the vicinity of the site. The scale of development at the site is also unlikely to deliver any significant improvements to public transport access. Overall, in respect of the lack of public transport access, minor long-term negative effects are anticipated overall.	-
Natural Resources (Air, Land, Minerals and Water)	Whilst no significant effects are anticipated in relation to air quality, it is recognised that leisure/ tourism development has the potential to generate higher levels of vehicle use on site, particularly considering the lack of access by public transport. Minor indirect negative effects are anticipated in this respect. Sufficient water resource and wastewater treatment capacity have been identified to serve the development. The site does however, contain a small area of Category 2 sandstone resources. Further investigation is required into the need for safeguarding or extraction of these resources prior to development. The site, as a former tip, comprises reclaimed PDL which is identified as of low-grade agricultural land quality (Grade 3b). Given the former use, contaminated land assessment will also be required. Any remediation of contaminated land is likely to deliver minor long-term positive effects for soil quality.	-
Biodiversity and geodiversity	The whole site is a designated SINC containing Protected/ Priority habitats and species including; otters, bats, semi-improved grassland, mature trees and Ancient Woodland, hedgerow and standing water. The habitats present make suitable grounds for potential presence of further species which include reptiles (including Great Crested Newt), breeding birds and Dormouse. The western edge shares its boundary with the strategic ecological corridor of the	-

ISA Themes	Commentary	Likely significant effect?
	<p>Mon and Brecon Canal. Built leisure/ tourism development is likely to lead to long-term minor negative effects by way of disturbance, noise, light and air pollution. However, it is also recognised that development could contribute to habitat enhancement.</p>	
Historic Environment	<p>The western edge of the site shares its boundary with the Mon and Brecon Canal, which is a designated Conservation Area. Listed structures within/ adjacent to the site include the Canal Bridges at Shop Lock and Rachel's Lock. Ultimately built leisure/ tourism development at the site has the potential to negatively affect heritage settings, but it is also recognised for its potential to deliver multiple benefits to local communities, which includes improved access to the Canal and opportunities to better reveal its links to industrial heritage. At this stage, the nature of the proposal needs to be more clearly defined in order to understand the potential impacts and uncertain effects are identified. The overall nature and significance of the effects will also be ultimately dependent upon the final design and layout of development.</p>	?
Landscape	<p>This restored tip site is located at the edge of the settlement and provides a transitional area between urban and rural settings. Development has the potential to impact upon the rural character of the Canal Conservation Area, however the potential for low-key and high-quality development to positively contribute to the visual scene is also recognised. Views from the Canal Conservation Area and long-distance views from the surrounding upland landscape should be factored into design from an early stage. Overall uncertain effects are identified at this stage, as the nature and significance of the effects will ultimately be dependent upon the final design and layout of development.</p>	?
Climate Change	<p>The Energy Opportunities Map identifies that the land has the potential for solar power generation and energy from crop-based agriculture. There is also potential to design a scheme to minimise energy requirements and utilise Building Integrated Renewable technologies. Whilst the site is not located in an area of high fluvial flood risk, due to the proximity of known wells to the site, groundwater flooding is identified in the Council's Candidate Sites Assessment as a potential constraint and hydrological surveys will be required prior to development to establish appropriate mitigation including SUDS. At this stage the potential for minor long-term negative effects is identified with some uncertainty until further hydrological surveys are carried out.</p>	-
<p>Summary</p> <p>This reclaimed PDL site is currently designated as a SINC with notable biodiversity values. Development at the site has the potential to negatively affect designated biodiversity, and groundwater flooding may pose further constraints. Further hydrological assessment will be required prior to development, as well as further minerals safeguarding/ extraction assessment. A number of uncertainties are also noted, until the nature, scale and design of development is proposed it is difficult to predict with any degree of accuracy the potential effects arising with regards to the ISA themes of transport, historic environment and landscape.</p>		

CS-092 – Part of EET4/2 Land at Former Ty Coch Tip (leisure/ tourism use)

ISA Themes	Commentary	Likely significant effect?
Economy and Employment	This edge of settlement site is proposed for leisure/ tourism development, which could potentially provide support for local economies/ employment opportunities and lead to minor long-term positive effects with regards to this ISA theme. Development at the site would not result in the loss of any existing employment land.	+
Population and Communities	The site is proposed for leisure/ tourism development and neutral effects are anticipated in relation to this ISA theme, which is predominantly concerned with residential development. Whilst improved access to recreational facilities is considered likely to lead to positive impacts for residents, this is explored within the health and wellbeing ISA theme.	0
Health and wellbeing	As an edge of settlement location, development of the site for leisure/ tourism uses has the potential to improve recreational facilities and public access to the Canal, providing minor long-term positive effects for health and wellbeing. Health hazards on-site include overhead power lines which will need to be considered in design proposals, and as a former tip site contaminated land assessment will be required. There are also footpaths (Footpath No's 138 and 139) on site which should be retained in development. The site is also accessible by the ATR TORFCR10 adjacent.	+
Equalities, diversity and social inclusion	<i>As noted in the method, this ISA Theme is covered under other Themes when considering sites so a neutral effect is anticipated.</i>	0
Transport and movement	Suitable public and vehicular access to the site has been identified through the Council's Candidate Sites Assessment; however, a transport assessment would be required to assess the impact of development on the local highways network. The site is accessible by the adjacent ATR; TORFCR10; however, there are no bus routes within the vicinity of the site. The scale of development at the site is also unlikely to deliver any significant improvements to public transport access. Overall, in respect of the lack of public transport access, minor long-term negative effects are anticipated overall.	-
Natural Resources (Air, Land, Minerals and Water)	Whilst no significant effects are anticipated in relation to air quality, it is recognised that leisure/ tourism development has the potential to generate higher levels of vehicle use on site, particularly considering the lack of access by public transport. Minor indirect negative effects are anticipated in this respect. Sufficient water resource and wastewater treatment capacity have been identified to serve the development. The site does however, contain a small area of Category 2 sandstone resources. Further investigation is required into the need for safeguarding or extraction of these resources prior to development. The site, as a former tip, comprises reclaimed PDL which is identified as of low-grade agricultural land quality (Grade 3b). Given the former use, contaminated land assessment will also be required. Any remediation of contaminated land is likely to deliver minor long-term positive effects for soil quality.	-
Biodiversity and geodiversity	The whole site is a designated SINC containing Protected/ Priority habitats and species including; otters, bats, semi-improved grassland, mature trees and Ancient Woodland, hedgerow and standing water. The habitats present make suitable grounds for potential presence of further species which include reptiles (including Great Crested Newt), breeding birds and Dormouse. The western edge shares its boundary with the strategic ecological corridor of the Mon and Brecon Canal. Built leisure/ tourism development is likely to lead to long-term minor negative effects by way of disturbance, noise, light and air	-

ISA Themes	Commentary	Likely significant effect?
	pollution. However, it is also recognised that development could contribute to habitat enhancement.	
Historic Environment	The western edge of the site shares its boundary with the Mon and Brecon Canal, which is a designated Conservation Area. Listed structures within/ adjacent to the site include the Canal Bridges at Shop Lock and Rachel's Lock. Ultimately built leisure/ tourism development at the site has the potential to negatively affect heritage settings, but it is also recognised for its potential to deliver multiple benefits to local communities, which includes improved access to the Canal and opportunities to better reveal its links to industrial heritage. At this stage, the nature of the proposal needs to be more clearly defined in order to understand the potential impacts and uncertain effects are identified. The overall nature and significance of the effects will also be ultimately dependent upon the final design and layout of development.	?
Landscape	This restored tip site is located at the edge of the settlement and provides a transitional area between urban and rural settings. Development has the potential to impact upon the rural character of the Canal Conservation Area, however the potential for low-key and high-quality development to positively contribute to the visual scene is also recognised. Views from the Canal Conservation Area and long-distance views from the surrounding upland landscape should be factored into design from an early stage. Overall uncertain effects are identified at this stage, as the nature and significance of the effects will ultimately be dependent upon the final design and layout of development.	?
Climate Change	The Energy Opportunities Map identifies that the land has the potential for solar power generation and energy from crop-based agriculture. There is also potential to design a scheme to minimise energy requirements and utilise Building Integrated Renewable technologies. Whilst the site is not located in an area of high fluvial flood risk, due to the proximity of known wells to the site, groundwater flooding is identified in the Council's Candidate Sites Assessment as a potential constraint and hydrological surveys will be required prior to development to establish appropriate mitigation including SUDS. At this stage the potential for minor long-term negative effects is identified with some uncertainty until further hydrological surveys are carried out.	-
<p>Summary</p> <p>This reclaimed PDL site is currently designated as a SINC with notable biodiversity values. Development at the site has the potential to negatively affect designated biodiversity, and groundwater flooding may pose further constraints. Further hydrological assessment will be required prior to development, as well as further minerals safeguarding/ extraction assessment. A number of uncertainties are also noted, until the nature, scale and design of development is proposed it is difficult to predict with any degree of accuracy the potential effects arising with regards to the ISA themes of transport, historic environment and landscape.</p>		

CS-093 – Part of The British Strategic Site SAA4 (leisure/ tourism use)

ISA Themes	Commentary	Likely significant effect?
Economy and Employment	This site in the open countryside is proposed for leisure/ tourism development, which could potentially provide support for local economies/ employment opportunities and lead to minor long-term positive effects with regards to this ISA theme. Development at the site would not result in the loss of any existing employment land.	+
Population and Communities	The site is proposed for leisure/ tourism development and neutral effects are anticipated in relation to this ISA theme, which is predominantly concerned with residential development. Whilst improved access to recreational facilities is considered likely to lead to positive impacts for residents, this is explored within the health and wellbeing ISA theme.	0
Health and wellbeing	Development of the site for leisure/ tourism uses has the potential to deliver new recreational facilities, providing minor long-term positive effects for health and wellbeing. Health hazards on-site include former mine workings which will need to be considered in design proposals, and as the former British Iron Works Reclamation site, contaminated land assessment will be required. There are also PRoW's (413/83/1, 413/83/2 and 413/92/) on/ adjacent to the site which should be retained in development.	+
Equalities, diversity and social inclusion	<i>As noted in the method, this ISA Theme is covered under other Themes when considering sites so a neutral effect is anticipated.</i>	0
Transport and movement	As an open countryside site, the site is relatively inaccessible by means of public transport. The Council's Candidate Sites Assessment identifies suitable access to the site, and the highway network is considered capable of accommodating the development. PRoWs also lie within/ adjacent to the site. Overall, residents and tourists are likely to rely on private vehicles to access the site and minor long-term negative effects are anticipated in this respect.	-
Natural Resources (Air, Land, Minerals and Water)	As identified above, development at this open countryside location is likely to increase vehicle presence in the area negatively affecting local air quality to a minor degree; significant negative effects are not anticipated at this stage. Sufficient water resource and wastewater treatment capacity have been identified to serve the development. The site however, contains a small area of Category 2 Sand and Gravel deposits. Further investigation is required into the need for safeguarding or extraction of these resources prior to development. The site, as the former British Iron Works site, comprises reclaimed PDL which is identified as of low-grade agricultural land quality (predominantly Grade 5 with small pockets of Grade 4). Given the former use, contaminated land assessment will also be required. Any remediation of contaminated land is likely to deliver minor long-term positive effects for soil quality. Overall, given likely minor impacts on air quality overall minor long-term negative effects are anticipated.	-
Biodiversity and geodiversity	The whole site is a designated SINC and semi-improved grassland/ dry heath habitat potentially supporting reptiles, bats and breeding birds. Nesting peregrine have been recorded in the adjacent woodland. The site forms part of an upland ecological corridor and lies adjacent to Cwmbran Corridor LNR. Built leisure/ tourism development is likely to lead to long-term minor negative effects by way of disturbance, noise, light and air pollution. However, it is also recognised that development could contribute to habitat enhancement.	-

ISA Themes	Commentary	Likely significant effect?
Historic Environment	<p>As the Former British Iron Works, the site contains a Scheduled Monument (Cwmbyrgwn Colliery) and listed building (Chimney in the Colliery). Further listed buildings lie adjacent to the site in the east. The site lies within the wider upland area dominated by coal streams and limestone deposits which provided the cultural backdrop on which industrialisation and subsequent changes to the former agricultural regime took place.</p> <p>Ultimately built leisure/ tourism development at the site has the potential to negatively affect heritage settings, but it is also recognised for its potential to deliver multiple benefits to local communities, which includes land reclamation and opportunities to better reveal its links to industrial heritage. At this stage, the nature of the proposal needs to be more clearly defined in order to understand the potential impacts and uncertain effects are identified. The overall nature and significance of the effects will also be ultimately dependent upon the final design and layout of development.</p>	?
Landscape	<p>This restored PDL site is in the open countryside and recognised as of high cultural value as an important rural landscape intersected by industrial setting. Visual impacts will depend on the scale and nature of development, but development is likely to alter the skyline above the British site and long-distance views from Talywain and Garndiffaith. If sited on the southern flank of Mynydd Brygwm development will be viewable from Cwm Du. Consideration should also be given to potential long-distance views from Mynydd Varteg Fawr as part of the Blaenavon Industrial Landscape World Heritage Site and immediate views from the adjacent PROWs.</p> <p>Development has the potential to impact upon the rural character of the countryside; however, the potential for low-key and high-quality development to positively contribute to the visual scene is also recognised. Overall uncertain effects are identified at this stage, as the nature and significance of the effects will ultimately be dependent upon the final design and layout of development.</p>	?
Climate Change	<p>The Energy Opportunities Map identifies that the land has the potential for both solar and wind powered energy generation on site. Whilst the site is not located in an area of high fluvial flood risk, surface water flooding may be a potential constraint and mitigation including SUDS should be included in development at the site. Overall, minor long-term positive effects are anticipated.</p>	+
Summary		
<p>This reclaimed PDL site is currently designated as a SINC with notable biodiversity values as a result development at the site has the potential to negatively affect designated biodiversity. As an open countryside site, it is largely inaccessible by public transport, and development is likely to increase vehicle presence in the area. This is likely to lead to minor negative effects for air quality. Further minerals safeguarding/ extraction assessment will also be required prior to development. A number of uncertainties are also noted, until the nature, scale and design of development is proposed it is difficult to predict with any degree of accuracy the potential effects arising with regards to the ISA themes of historic environment and landscape.</p>		

CS-060 – Land at The British SAA5 Strategic Action Area (renewable energy use generating 6-10 MW)

ISA Themes	Commentary	Likely significant effect?
Economy and Employment	The site is proposed for renewable energy generation with minimal effects that directly relate to this ISA theme. Neutral effects are anticipated in this respect.	0
Population and Communities	The site is proposed for renewable energy generation and neutral effects are anticipated in relation to this ISA theme, which is predominantly concerned with residential development.	0
Health and wellbeing	Increased renewable energy generation can provide minor support in reducing fuel poverty indirectly benefiting resident health and wellbeing in the long-term. A Coal Mining Risk Assessment will be required for any development.	+
Equalities, diversity and social inclusion	<i>As noted in the method, this ISA Theme is covered under other Themes when considering sites so a neutral effect is anticipated.</i>	0
Transport and movement	The site is proposed for renewable energy generation with minimal effects that directly relate to this ISA theme. Neutral effects are anticipated in this respect.	0
Natural Resources (Air, Land, Minerals and Water)	Renewable energy development is unlikely to lead to any significant effects in relation to air quality, water resources and land resources. Development would utilise reclaimed PDL and given its former use (British Ironworks Site) contaminated land assessment would be required. Any remediation of contaminated land is likely to lead to minor long-term positive effects for soil quality.	+
Biodiversity and geodiversity	The whole site is a designated SINC and semi-improved grassland/ dry heath habitat potentially supporting reptiles, bats and breeding birds. Nesting peregrine have been recorded in the adjacent woodland. The site forms part of an upland ecological corridor and lies adjacent to Cwmbran Corridor LNR. Renewable energy development may lead to short-term minor negative effects by way of disturbance, noise, light and air pollution, predominantly at construction and decommissioning stages.	-
Historic Environment	As the Former British Iron Works, the site contains a Scheduled Monument (Cwmbyrgwn Colliery) and listed building (Chimney in the Colliery). Further listed buildings lie adjacent to the site in the east. The site lies within the wider upland area dominated by coal streams and limestone deposits which provided the cultural backdrop on which industrialisation and subsequent changes to the former agricultural regime took place. Ultimately energy generation development has the potential to negatively affect heritage settings, but these effects are unlikely to be significant or long-term. The overall nature and significance of the effects will ultimately dependent upon the final design and layout of development and in recognition of this this, uncertain effects are summarised at this stage.	?
Landscape	This restored PDL site is in the open countryside and recognised as of high cultural value as an important rural landscape intersected by industrial setting. Visual impacts will depend on the type of development, and it is recognised that wind turbines would create a strong vertical element in an otherwise horizontal landscape. Development is likely to be viewed on the skyline above the British site and from Talywain and Garndiffaith. If sited on the southern flank of Mynydd Brygwm development may also be viewable from Cwm Du. Consideration should also be given to potential long-distance views from Mynydd Varteg Fawr as part of the Blaenavon Industrial Landscape World Heritage Site and immediate views from the adjacent PRowS.	?

ISA Themes	Commentary	Likely significant effect?
	Development has the potential to impact upon the rural character of the countryside, however the effects are unlikely to be significant or long-term. Overall uncertain effects are identified at this stage, as the nature and significance of the effects will ultimately be dependent upon the final design and layout of development.	
Climate Change	The Energy Opportunities Map identifies that the land has the potential for both solar and wind powered energy generation on site and such development is likely to significantly positively affect this ISA theme. Whilst the site is not located in an area of high fluvial flood risk, surface water flooding may be a potential constraint and mitigation including SUDS may be required in development at the site.	++

Summary

This reclaimed PDL site is currently designated as a SINC with notable biodiversity values that have the potential to be impacted upon by development. A number of uncertainties are also noted, until the type, scale and design of development is proposed it is difficult to predict with any degree of accuracy the potential effects arising with regards to the ISA themes of historic environment and landscape. However, renewable energy generation is considered likely to provide significant positive effects in relation to climate change mitigation.

