

Rhondda Cynon Taf Local Development Plan (2006 –2021)

Findings of the Candidate Site Assessment Process 2009

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1. INTRODUCTION

The purpose of this document is to outline the findings of the Rhondda Cynon Taf candidate site process. In doing so the document will outline:

- The Candidate Site Process
- The Candidate Site Assessment Methodology, and
- The Results of the Candidate Site Assessment Process

Background information in relation to the assessment process is included in Appendix 5.1 – 5.6.

2. THE CANDIDATE SITE PROCESS

The Local Development Plan (LDP) Manual advises that early consideration should be given to engagement with developers and landowners on potential sites to be included within the new LDP system, in order to avoid substantial numbers of additional sites coming forward at the examination stage.

In September 2005 the Council wrote to potential landowners, identified agents and developers offering them the opportunity to identify and promote any areas of land they considered suitable for residential or commercial development. The deadline for the submission of sites for inclusion in the LDP process was 31st August 2006. This approach built on a process for identifying land that had been established for the Unitary Development Plan.

In total 658 Candidate Sites ranging in size from less than 0.3 hectares to 100 hectares were submitted for consideration.

These sites fall into the following categories:

- Sites Promoted by Private Landowners and External Agencies
- Rhondda Cynon Taf Land Review Sites
- Undeveloped Existing Local Plan Allocations
- Sites identified by the Council

3. CANDIDATE SITE ASSESSMENT METHODOLOGY

In order to ensure a consistent and rigorous assessment of each site a methodology was developed for the assessment of all sites over 0.3 of a hectare. The Candidate Site Assessment Methodology requires a three-stage approach to assessment.

This first stage assessment involves a wide-ranging appraisal of the unique characteristics of all candidate sites, identifying both restraints and potential for development.

- Economic viability;
- Accessibility and ease of movement;
- Environmental capital;
- Site context and character;
- Continuity and enclosure, and
- Potential Use.

The purpose of the first stage assessment is to remove all

those sites that are overly constrained, from the process

The second stage of the process allowed for the assessment of possible future allocations against the Sustainability Appraisal / Strategic Environmental Assessment framework developed specifically for the LDP. The aim of the second stage assessment is to ensure that land selected for allocation contribute towards achieving the overall objectives and strategy of the LDP.

Small Site Assessment

Sites of less than 0.3 of a hectare were considered as part of the settlement boundary review. The methodology employed to assess these sites required consideration of the relationship between the candidate site and the existing urban area. The assessment determined whether or not the site should be included in the urban area or considered to be part of the countryside.

Consultation with Specific Consultation Bodies

Following the completion of the first stages of the assessment process, the Council sought the views of appropriate, specific, consultation bodies in respect of those sites identified as suitable for future development. The bodies consulted include;

- Welsh Assembly Government
- Countryside Council for Wales

- Environment Agency Wales
- Dwr Cymru / Welsh Water
- Glamorgan - Gwent Archaeological Trust
- CADW
- The Coal Authority
- South Wales Police
- South Wales Fire Service
- Health & Safety Executive
- Wales and West Utilities
- Western Power Distribution

Further detail of the assessment process and the appropriate assessment forms are contained in the Councils Candidate Site Assessment Methodology (2006).

4. THE RESULTS OF THE CANDIDATE SITE ASSESSMENT PROCESS

The Council undertook a rigorous assessment of each of the candidate sites during 2007 / 08. The assessment process reviewed 486 sites of 0.3 hectares or more and 172 sites of less than 0.3 hectares.

The results of the Candidate Site Assessment Process were approved by Cabinet on 15th December 2008 and Full Council on 14th January 2009.

The results of the Candidate Site Assessment process are outlined in Tables 1 – 3.

Table 1: CANDIDATE SITES APPROVED

Site ID	Site Name	Proposal
3	Rear of Maerdy Road, Maerdy	Residential development
6	Ferndale Industrial Estate, Maerdy	Employment development
7	Ferndale Industrial Estate, Maerdy	Employment development
8	Ferndale Industrial Estate, Maerdy	Employment development
9	Highfield Industrial Estate, Maerdy	Employment development
13	Land rear of Gwernllwyn Terrace, Tylorstown	Residential development
23	Site off Fenwick Street, Pontygwaith	Residential development
31	Old hospital site and playground, Treherbert	Residential development
40	Land at the end of Ynysfeio Avenue, Treherbert	Residential development
43	Site at the end of Mace Lane, Treorchy	Residential development
46	Site off Cemetery Road, Treorchy	Residential development
49	Cae Mawr Industrial Estate, Treorchy	Employment development
84	Hospital Site, Llwynypia	Residential development
94	Site South of Cwm Clydach School, Clydach Vale	Residential development
113	Llanilid OCS, Llanharan	Mixed use development
114	Rhyd Lethin, Llanharan	Mixed use development
115	West of Llechau, Llanharan	Residential development
116	Mwyndy NE, Pontyclun	Mixed use development
117	Mwyndy NW, Pontyclun	Mixed use development
118	Mwyndy Park, Pontyclun	Mixed use development
119	Purolite site and Pant Marsh, Llantrisant	Mixed use development
127	Trane Farm, Tonyrefail	Residential development
130	Tylcha Wen, Tonyrefail	Residential development
132	Cwm Coking Plant, Beddau	Mixed use development
134	Land north of Concorde Drive, Tonyrefail	Residential development
142	South of Llantrisant Business Park, Llantrisant	Employment development

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164	Land South of Brynna Road, Brynna	Residential development
167	Site at Church Village, Church Village	Residential development
171	East of Station Road, Llantwit Fardre	Residential development
176	Dyffryn Row, Cwmbach	Residential/commercial development
177	Land South of Llantrisant Business Park, Llantrisant	Employment development
182	WPD Depot, Station Road, Church Village	Residential development
186	Tylcha Fawr Farm, Tonyrefail	Residential/retail development
187	Former Fernhill Colliery Site, Blaenrhondda	Mixed use development
200	Land at Park Street, Clydach Vale	Residential development
206	Cwm Colliery Reclamation, Beddau	Mixed use development
214	Land at Dinas Road/ Graig Ddu Road, Porth	Residential development
216	Former sidings, Robertstown	Mixed use development
217	Gelliwion Reclamation, Pontypridd	Residential development
226	Land South of Llwydcoed Community Centre, Llwydcoed	Residential development
237	Tegfan Farm, Trecynon	Residential development
248	Land rear of Birchwood, Llwydcoed	Residential development
249	Former Universal Furnishings site, Robertstown	Mixed use development
256	Aberdare Goods Yard, Robertstown	Mixed use development
267	Land at Nant Y Wenallt, Abernant	Residential development
275	Aberdare General Hospital	Residential development
279	Land bordered by Cefn Pennar Road, Cwmbach	Residential development
288	Land East of Trenant, Penywaun	Residential development
309	Land at Dolau, East of Primary School, Llanharan	Residential development
326	Land South of Brynteg Court, Beddau	Residential development
336	Site 2 - Land South of Waungron Roundabout, Hirwaun	Mixed use development
338	Land part of Tylcha Ganol Farm, Mill Street, Tonyrefail	Residential development
348	Land at Catherine Terrace, Cymmer	Residential development
352	Coed-yr-hendy & land north of Cefn-yr-hendy, Pontyclun	Mixed use development
353	Land east of Y Pant Comprehensive School [Pant Marsh], Llantrisant	Mixed use development
358	Policy H1.22 TELP, Llantrisant	Residential development
359	Land at former Mayhew Chicken factory, Trecynon	Employment development
375	Llantrisant Business Park, Ynysmaerdy	Employment development

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403	Land at Gwern Heulog, Tylcha Fach Tonyrefail	Residential development
411	Land adjacent to Graig Y Hesg- quarry extension, Glyncoch	Mineral resource
412	Gwernifor Grounds, Mountain Ash	Residential development
416	Brickworks and dairy site, Llwydcoed	Residential development
417	Land South of Rhigos Road, Hirwaun	Residential development
422	Collenna Farm, Tonyrefail	Residential development
424	Trane Farm, Tonyrefail	Residential development
429	Cefn Lane, Glyncoch	Residential development
431	Glyntaff Farm, Rhydyfelin	Residential development
443	Former Phurnacite Plant, Abercwmboi	Mixed use development
446	North of Fifth Avenue, Hirwaun	Employment development
450	Land to rear of Staedtler Factory, Llantrisant	Mixed use development
452	Coed Ely, Coed Ely	Employment development
462	Former Maerdy Colliery Site, Maerdy	Mixed use development
456	Gellihirion South, Rhydyfelin	Employment development
468	Remainder of Ynyscynon Farm, Cwmbach	Residential development
476	Land at Llanilid OCS (Dragon Studio), Llanharan	Mixed use development
483	Land at Fenwick Street, Pontygwaith	Residential development
486	Land south of Waungron Roundabout, Hirwaun	Mixed use development
487	Land south of A465, Hirwaun	Mixed use development
488	Land adjacent to Treherbert Road (Tower Colliery)	Mixed use development
490	Brown Lenox, Pontypridd	Retail / bulky goods / convenience goods
494	Land between A465 and Treherbert Road, Hirwaun	Mixed use development
496	Land East of Mill Street, Tonyrefail	Residential/retail development
497	Hendre Wen, Brynna Road, Llanharan	Residential development
512	Land to the end of Godreaman Street, Godreaman	Residential development
534	Land north of Gilfach Road, Tonyrefail	Residential development
538	Land at Mwyndy, Pontyclun	Mixed use development
556	The Link site, Church Village	Residential development
588	Site of the former Hillside Club, Tonyrefail	Residential development
602	Land east of Capel Hill and Hafod Wen, Tonyrefail	Residential development

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610	Land north of Investiture Place, Tonyrefail	Residential development
620	Land at Dyffryn Row, Cwmbach	Residential development
621	Site of former Chubb Factory, Ferndale	Employment development
632	Land adjoining Dyffryn Road, Cwmbach	Residential development
638	Land to the east of Mill Street, Tonyrefail	Residential development
639	Land at Cae Gwerlais Farm, Tonyrefail	Residential development
640	Land the south of The Ridings, Tonteg	Residential development
641	Land off Gilfach Road/ Trane Farm, Tonyrefail	Residential development
642	Land at Trane Farm/ adjacent to Bryn Golau, Tonyrefail	Residential development
654	Land at Llantrisant Road, Beddau	Residential development

Table 2: CANDIDATE SITES REJECTED

Site ID	Name	Proposal	Principle reason for refusal
5	Rear of Richard Street, Maerdy	Residential development	The site is subject to access constraints.
11	Station Road, east of the river bridge, Ferndale	Residential development	The site is subject to access constraints. The site is subject to topography constraints.
12	Playing Fields, Ferndale	Residential development	The site provides an important community facility in a built up area.
17	Site at northern end of Upper Terrace, Stanleytown	Residential development	The site is subject to access constraints. The site is subject to topography constraints.
22	Site off Heol Llechau, Wattstown	Residential development	The site is subject to access constraints. The site is subject to topography constraints.
24	Land at the end of The Avenue, Pontygwaith	Residential development	The site is subject to access constraints. The site is a designated SINC.
28	Off Blaen-y-Cwm Road, Blaenrhondda	Residential development	The site is a designated SINC. The site is subject to flooding constraints.
29	Eileen Place, Treherbert	Residential development	The site provides an important community facility in a built up area.
33	Site off St Mary's Close, Treherbert	Residential development	The site is subject to topography constraints. The site provides an important community facility in a built up area.
39	Site near Everest factory, Treherbert	Employment development	The site will not contribute towards the overall objectives and strategy of the LDP.
45	Site opposite Ynyswen Infants School, Treorchy	Employment development	The site will not contribute towards the overall objectives and strategy of the LDP.
48	Druids Close, Treorchy	Residential development	The site is subject to topography constraints. The site is subject to land stability constraints.
50	Vicarage Terrace, Treorchy	Residential development	The site is subject to topography constraints. The site is subject to access constraints. The site is a designated SINC.

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53	Land adjacent to Alison House Community Facility, Treorchy	Residential development	The site is subject to access constraints.
58	Site off Catherine Street, Pentre	Residential development	The site is subject to topography constraints.
60	Site to the end of Pleasant View, Pentre	Residential development	The site is subject to topography constraints.
61	Site at rear of Pleasant View, Pentre	Residential development	The site is subject to topography constraints. The site is subject to access constraints.
62	Site to the rear of Ystrad Road, Pentre	Residential development	The site is subject to topography constraints. The site is subject to access constraints. The site is subject to land stability constraints.
63	Site off Ystrad Road, Pentre	Residential development	The site is subject to topography constraints. The site is a designated SINC.
64	Site at the rear of Dinam Park, Pentre	Residential development	The site is subject to access constraints. The site is subject to topography constraints.
65	Large site at the rear of Kennard Street, Pentre	Residential development	The site is subject to access constraints. The site is subject to topography constraints.
66	Large site at the rear of Kennard Street, Pentre	Residential development	The site is subject to access constraints. The site is subject to topography constraints.
67	Site at rear of Bwllfa Cottages, Pentre	Residential development	The site is subject to access constraints. The site is subject to topography constraints.
70	Site off Ystrad Road, Pentre	Residential development	The site is subject to topography constraints. The site is subject to access constraints.
72	Gelli Road, Gelli Industrial Estate, Gelli	Residential development	The site will not contribute towards the overall objectives and strategy of the LDP.
73	Land to east of Nebo Estate, Ystrad	Residential development	The site is subject to flooding constraints.
75	Steep valley area, Ystrad	Residential development	The site is subject to topography constraints. The site is a designated SINC.
83	Land off hospital site, Tonypandy	Residential development	The site is a designated SINC.
86	Site to rear of Mountain View, Tonypandy	Residential development	The site is subject to topography constraints. The site is subject to access constraints.

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87	Land to the rear of Buckley Road, Trealaw	Residential development	The site is subject to access constraints. The site is subject to topography constraints. The site is a designated SINC.
88	Land near visitor centre, Tonypandy	Residential development	The site is subject to flooding constraints. The site is subject to access constraints. The site is in the countryside and unrelated to an existing settlement.
90	Land south of Court Street, Clydach Vale	Residential development	The site is subject to access constraints.
91	Land south of Railway Terrace, Clydach Vale	Residential development	The site is subject to flooding constraints. The site is subject to access constraints.
92	Site at rear of RCT offices, Tonypandy	Residential development	The site is subject to access constraints. The site is in the countryside and unrelated to an existing settlement.
93	Site to west of RCT offices, Tonypandy	Residential development	The site is in the countryside and unrelated to an existing settlement. The site is subject to access constraints.
97	Land south of Park Street, Tonypandy	Residential development	The site is in the countryside and unrelated to an existing settlement.
99	Land at the end of Howard Street, Clydach Vale	Residential development	The site is in the countryside and unrelated to an existing settlement.
103	Vacant site off B4278, Tonypandy	Retail development	The site will not contribute towards the overall objectives and strategy of the LDP.
104	Cwm Farm, Aberdare	Residential development	The site is subject to access constraints.
105	Rose Row, Hirwaun	Residential development	The site is in the countryside and unrelated to an existing settlement. The site is subject to access constraints.
106	Werfa Farm, Cefn Rhigos	Residential development	The site is in the countryside and unrelated to an existing settlement.
107	Werfa Farm, Cefn Rhigos	Residential development	The site is in the countryside and unrelated to an existing settlement.

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108	Werfa Farm, Cefn Rhigos	Residential development	The site is in the countryside and unrelated to an existing settlement.
109	Gwaun Miskin, Tynant	Residential development	The site is a designated SINC.
110	Llwynocrwn Isaf, Beddau	Residential development	The site is a designated SINC. The site is a designated SSSI.
111	Land adjacent to Ship Public House, Crown Hill, Llantwit Fadre	Residential development	The site is subject to flooding constraints.
112	Rear of 31 Heol-y-Parc, Efail Isaf	Residential development	The site is subject to access constraints. The site is a designated SINC.
121	Former Llanharan STW, Pencoed	Employment/recycling/ residential development	The site will not contribute towards the overall objectives and strategy of the LDP.
123	North of Talygarn House, Talygarn	Residential development	The site is in the countryside and unrelated to an existing settlement.
124	North west of Talygarn, Talygarn	Residential development	The site will not contribute towards the overall objectives and strategy of the LDP
125	West of Talygarn (1), Talygarn	Residential development	The site will not contribute towards the overall objectives and strategy of the LDP.
126	West of Talygarn (2), Talygarn	Residential development	The site will not contribute towards the overall objectives and strategy of the LDP.
131	Land rear of High Street, Gilfach Goch	Residential development	The site is subject to access constraints. The site is a designated SINC.
133	Land south of Trebanog, Tonyrefail	Residential development	The site is subject to access constraints. The site is a designated SSSI. The site is a designated SINC.
135	Land adjacent to Rhiw Garn, Trebanog	Residential development	The site is a designated SINC.
136	Land fronting Trebanog Road, Trebanog	Residential development	The site is a designated SINC.
137	Land rear of Trebanog Road, Trebanog	Residential development	The site is subject to access constraints. The site is subject to topography constraints.
138	North of Cross Inn Road, Llantrisant	Residential development with green wedge	The site is subject to topography constraints. The site is a designated SINC.

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141	Rear of Emanda Gardens, Brynna	Residential development	The site is subject to access constraints.
143	Between Brookfield Lane & Heather view Road, Pontypridd	Residential development	The site is subject to topography constraints. The site is subject to access constraints.
144	Land adjacent to Sherwood, east of Brookfield Lane, Pontypridd	Residential development	The site is subject to topography constraints. The site is subject to access constraints.
145	Land adjacent to Killay Bungalow, east of Brookfield Lane, Pontypridd	Residential development	The site is subject to topography constraints. The site is subject to access constraints.
146	Land east of Heather view Road, Pontypridd	Residential development	The site is a designated SINC. The site is subject to topography constraints. The site is subject to access constraints.
147	Heol-y-Parc North, Efail Isaf	Residential development	The site is subject to access constraints. The site is a designated SINC.
148	Land Adjacent to Maendy Farm, Ton Pentre	Residential development	The site is subject to access constraints.
150	Marton Brynteg, Llantrisant	Residential development	The site is subject to access constraints. The site is subject to topography constraints.
151	Rhigos Road, Hirwaun	Residential development	The site is a designated SINC. The site is a designated SSSI. The site is subject to access constraints. The site is subject to flooding constraints.
152	Gelli Seren West, Tonyrefail	Residential development	The site is a designated SINC. The site is a designated SSSI.
153	Interbrew Factory Coedcae Lane, Pontyclun	Residential development	Unsuitable location in industrial zone and loss of employment land.
155	Adjoining Woodfield House, Llandraw Woods, Maesycod	Residential development	The site is subject to access constraints.
156	Land to NW and SW, Ely Valley Road & Elwyn Street, Coed Ely	Residential development	The site will not contribute towards the overall objectives and strategy of the LDP.
158	Talygarn Equestrian Centre, Talygarn	Residential development	The site is subject to access constraints. The site is in the countryside and unrelated to an existing settlement. The site is a designated SINC.

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159	Rear of Brynhir, Aberdare	Residential development	The site is a designated SINC.
161	Whitehills Golf Course, Brynna	Residential development	The site is a designated SINC. The site is subject to flooding constraint.
163	Brynna West, Brynna	Residential development	The site is a designated SINC. The site is in the countryside and unrelated to an existing settlement.
165	Malthouse Farm, Llantrisant	Residential development	The site is subject to access constraints. The site is in the countryside and unrelated to an existing settlement.
166	Riverside Forge Oxford Street, Nantgarw	Offices, housing development or other development	The site is subject to flooding constraints The site is subject to access constraints
170	North of Harold Street, Llanharan	Residential development	The site is subject to flooding constraints. The site is a designated SINC.
172	Llanharan RFC, Llanharan	Residential development	The site is subject to flooding constraints.
173	Land between A4059 and River Cynon, Ynysboeth	Green wedge or countryside protection	Issue considered in topic paper.
174	Otters Brook/ Ceulan Farm, south of railway, Pontyclun	Residential development	The site is subject to flooding constraints. The site is subject to access constraints. The site is a designated SINC.
175	Heol Y Parc, Efail Isaf	Residential development	The site is subject to access constraints. The site is a designated SINC.
178	Land rear of 100 Church Road [between 97 Church Road and Heol-y-cawl, Tonteg	Residential development	The site is subject to access constraints. The site is in the countryside and unrelated to an existing settlement.
180	Land at Ty'n-y-coed Villas, Thomastown	Residential development	The site is in the countryside and unrelated to an existing settlement.
181	Land at former Cilely Colliery, Trebanog	Residential development	The site is in the countryside and unrelated to an existing settlement. The site is a designated SINC. The site is a designated SSSI.

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183	Standard Tip and land adjoining, Wattstown	Residential development	The site is subject to access constraints. The site is subject to topography constraints. The site is a designated SINC.
184	Ystrad Barwig Isaf, Llantwit Fadre	Residential development	The site is subject to access constraints. The site is subject to flooding constraints. The site is a designated SINC.
185	Caerysgol Farm, Tonyrefail	Residential development	The site is subject to access constraints. The site is a designated SINC. The site is a designated SSSI.
188	Land to the rear of Pen Y Waun - small site, Efail Isaf	Residential development	The site will not contribute towards the overall objectives and strategy of the LDP.
189	Land to the rear of Pen Y Waun - large site, Efail Isaf	Residential development	The site will not contribute towards the overall objectives and strategy of the LDP.
190	Land fronting Heol Y Parc, Efail Isaf	Residential development	The site will not contribute towards the overall objectives and strategy of the LDP.
191	Plot 10-12, Incline Row, Cwmaman	Residential development	The site is subject to access constraints. The site is subject to flooding constraints.
192	Land to the rear of Queen Street, Cwmdare	Residential development	The site is subject to access constraints.
193	Land at Tir Coed, Llwydcoed	Residential development	The site is subject to access constraints. The site is in the countryside and unrelated to an existing settlement.
195	Land r/o Cilfynydd Road/ Bodwenarth quarries, Cilfynydd	Residential development	The site is subject to access constraints. The site is subject to topography constraints. The site is a designated SINC.
196	Land rear of Werfa Lane, Abernant	Residential development	The site is subject to access constraints. The site is in the countryside and unrelated to an existing settlement.
197	Land North of Werfa Lane, Abernant	Residential development	The site is a designated SINC.
198	Hirwaun Ironworks, Hirwaun	Residential development	The site is subject to access constraints.
202	Land and allotments Park Street, Clydach Vale	Residential development	The site provides an important community facility in a built up area.

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204	Pentwyn lower tip, Penrhiwceiber	Residential development	The site is subject to topography constraints The site is in the countryside and unrelated to an existing settlement
205	Glamorgan Street, Penrhiwceiber	Residential development	Loss of recreation area and fragmented.
208	Pentwyn Avenue, Penrhiwceiber	Residential development	The site is subject to access constraints. The site is in the countryside and unrelated to an existing settlement.
210	North east of railway, Penrhiwceiber	Residential development	The site will not contribute towards the overall objectives and strategy of the LDP.
213	Land south of Nythbran Terrace, Porth	Residential development	The site is subject to topography constraints.
215	Robertstown Playing field, Robertstown	Mixed Use development	The site provides an important community facility in a built up area.
218	Windsor Terrace, Allotments and open land, Abernant	Residential development	The site is a designated SINC. The site is subject to access constraints. The site is in the countryside and unrelated to an existing settlement. The site provides an important community facility in a built up area.
219	Windsor Terrace, Abernant	Residential development	The site is subject to access constraints. The site is in the countryside and unrelated to an existing settlement.
221	Site of Treforest Boys School, St Michaels Avenue, Treforest	Residential development	The site is subject to access constraints. The site is subject to topography constraints.
223	Land at Maesyffynnon Lane, Aberdare	Residential development	The site provides an important community facility in a built up area.
224	Land of Cymmer Road, Porth	Residential development	The site is subject to access constraints. The site is subject to topography constraints.
234	Land fronting Ynyshir Road, Wattstown	Residential development	The site is subject to access constraints. The site is subject to topography constraints.
235	Land fronting Tonteg Road, Power Station Hill, Tonteg	Employment development	The Church Village bypass will occupy Land.

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238	Land rear of Garth Street, Coed Ely	Residential development	The site is subject to access constraints. The site is subject to topography constraints.
239	Land rear of 15-22 Pendre Crescent Llanharan	Residential development	The site is subject to access constraints.
240	Land off Heol Cronfa, Cilfynydd	Residential development	The site is in the countryside and unrelated to an existing settlement.
241	Land north of Yr Hendre, Nantgarw	Residential development	The site is in the countryside and unrelated to an existing settlement. The site provides an important community facility in a built up area.
244	Egans Field, opposite Llanfabon Court, Cilfynydd	Residential development	The site is subject to access constraints.
245	Land adjoining Graig-yr-Hesg Infants School, Ynysybwl Road, Glyncoch	Residential development	The site is subject to access constraints.
246	Land off Llanharry Road, south of Bryn Derwen, Llanharan	Residential development	The site is subject to access constraints.
247	Land adjoining Swn yr Afon, High Street, Gilfach Goch	Primary health care centre	The site is subject to flooding constraints. The site is subject to topography constraints lack of developable land.
250	Land adjacent to Ffordd Llanbad/ Lewis Close, Gilfach Goch	Residential development	The site will not contribute towards the overall objectives and strategy of the LDP.
252	Land south of the M4, north of St Annes Court, Brynsadler	Residential development	The site will not contribute towards the overall objectives and strategy of the LDP.
254	Fletchers Field, Coedpenmaen Road, Pontypridd	Residential development	The site is subject to access constraints.
258	Land rear of YGG Pont-Sion-Norton, Pontshonnorton Road, Pontypridd	Residential development	The site is subject to access constraints. The site is subject to topography constraints.
260	Land off Maple Court, Tonyrefail	Residential development	The site is subject to flooding constraints. The site is a designated SSSI.
261	Red Cow Field, Tonyrefail	Residential development	The site provides an important community facility in a built up area.

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262	Land off Cardiff Road, rear of 1-2 Park Lane, Taffs Well	Residential development	The site is subject to access constraints. The site is subject to flooding constraints.
264	Land at Hendreforgan Farm, Gilfach Goch	Residential development	The site will not contribute towards the overall objectives and strategy of the LDP.
265	Land to the rear of Upper Terrace, Stanleytown	Residential development	The site is subject to access constraints. The site is subject to topography constraints.
268	Elms Farm, Llanharry	Residential development	The site will not contribute towards the overall objectives and strategy of the LDP.
269	Land adjacent to Canal Road, Cwmbach	Residential development	The site is subject to flooding constraints.
270	Land at Maesycwmrig, Hirwaun Road, Penywaun	Residential development	The site is in the countryside and unrelated to an existing settlement.
271	Garth Uchaf Farm, Llanharan	Industrial/ Residential development	The site is subject to access constraints.
272	Land off Trebanog Road, Trebanog	Residential development	Back land development.
274	Land south of Hirwaun road, Penywaun	Mixed use development	The site will not contribute towards the overall objectives and strategy of the LDP.
276	Mountain Ash General Hospital, Mountain Ash	Residential development	The site is a designated SINC.
277	Land east of Llwydcoed Football Ground and south of Merthyr Road, Llwydcoed	Residential development	The site is subject to access constraints.
278	Land north of football ground, Merthyr Road, Llwydcoed	Residential development	The site is subject to access constraints.
281	Land rear of Wyndham Street/ Kimberley Way, Cymmer	Residential development	The site is a designated SINC. The site is subject to topography constraints.
282	Land to the south west of Darren Ddu Road, Ynysybwl	Residential development	The site is subject to access constraints. The site is subject to topography constraints.
283	Land south east of Cowbridge Road, Talygarn	Residential development	The site is in the countryside and unrelated to an existing settlement.

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284	Land south west of 'Greenlands', Talygarn	Residential development or other	The site is in the countryside and unrelated to an existing settlement.
285	Land to the east of The Elms Farm, Llanharry	Residential development	The site is in the countryside and unrelated to an existing settlement.
287	Land south of Fairview, Gilfach Goch	Residential development	The site is subject to topography constraints.
289	Land rear of Cambrian Avenue, Gilfach Goch	Residential development	The site is a designated SINC. The site is subject to topography constraints.
290	Site rear of St Annes Chapel, Talygarn	Residential development	The site will not contribute towards the overall objectives and strategy of the LDP.
292	Land rear of Pontypridd and District Hospital, Pontypridd	Residential development	The site is subject to access constraints. The site is subject to topography constraints.
293	Land North of Ty Coch, Heathlands, Gilfach Goch	Residential development	The site is subject to access constraints.
295	Land North of Llanharry Road, Brynsadler	Residential development	The site is subject to flooding constraints.
296	Land between Llwyna Farm and Paddocks Crescent, Brynsadler	Residential development	The site is in the countryside and unrelated to an existing settlement.
297	Land north of Mwyndy Cross, Pontyclun	Mixed use development	The site is a designated SINC.
298	Land beyond Upper Terrace, Stanleytown	Residential development	The site is subject to topography constraints. The site is subject to access constraints.
299	Land at former 1 - 6 Aberdare Road, Blaenllechau	Residential development	The site is subject to access constraints.
300	Land at Glyn Taf farm, Rhydyfelin	Residential development	The site is subject to access constraints.
303	Land at Felindre Road, St Mary Hill, Pencoed	Residential development	The site is in the countryside and unrelated to an existing settlement.
304	Land adjacent to 'Greenway', Blaencwm	Residential development	The site is in the countryside and unrelated to an existing settlement.
305	Land Adjacent to Llanharan Service Station, Llantrisant Road, Llanharan	Residential development	The site is subject to access constraints. The site is in the countryside and unrelated to an existing settlement.

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306	Land adjacent to Llanharan service station, Llantrisant Road, Llanharan	Residential development	The site is subject to access constraints. The site is in the countryside and unrelated to an existing settlement.
308	Land at Heol Creigiau, Llantwit Fadre	Residential development	The site is subject to flooding constraints. The site is in the countryside and unrelated to an existing settlement.
310	Land adjacent to The Chestnuts, Miskin	Residential development	The site is a designated SINC.
311	Gwaun Miskin, Tynant	Mixed use development	The site is a designated SINC. The site is subject to flooding constraints.
312	Site A, Land north of Griffin Inn, Tonyrefail	Residential development	The site will not contribute towards the overall objectives and strategy of the LDP.
313	Site B, Land north of Griffin Inn, Tonyrefail	Residential development	The site will not contribute towards the overall objectives and strategy of the LDP.
314	Land between Tyntyla Park and Penrhys Road, Llwynypia	Residential development	The site is a designated SINC. The site is subject to topography constraints.
315	Small site north of Ty'n y Wern, Edmondstown	Residential development	The site is subject to topography constraints. The site is subject to access constraints.
317	Land east of Aubrey Road, Cymmer	Residential development	The site provides an important community facility in a built up area.
318	Land at former No's 42 - 48 Incline Row, Godreaman	Residential development	The site is subject to access constraints. The site is subject to topography constraints.
319	Land at Landscape Gardening, Cwmbach Road, Abernant	Residential development	The site is subject to access constraints.
320	Site 1 at Dan Caerlan, Llantrisant	Residential development	The site is in the countryside and unrelated to an existing settlement.
321	Site 2 at Dan Caerlan, Llantrisant	Residential development	The site is in the countryside and unrelated to an existing settlement.
323	Land at 43-60 Incline Row, Godreaman	Residential development	The site is subject to flooding constraints. The site is in the countryside and unrelated to an existing settlement.

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324	Land at Ystrad Barwig, Heol Creigiau, Church Village	Business/ retail use A1/ Residential development C2 use	The site is in the countryside and unrelated to an existing settlement.
325	West of Upper Gynor Place and Cae Siriol, Ynyshir	Residential development	The site is a designated SINC. The site is subject to access constraints. The site is subject to topography constraints.
327	Land at House o' The Trees', Penrhiwfer	Residential development	The site is a designated SINC. The site is in the countryside and unrelated to an existing settlement.
328	Land at Werfa Farm, Rhigos	Residential development	The site is in the countryside and unrelated to an existing settlement.
329	Land NW of Vans Direct yard, Elwyn Street, Coedely	Residential development	The site will not contribute towards the overall objectives and strategy of the LDP.
330	Land to the West of Cadwalader Street, Mountain Ash	Residential development	The site is subject to access constraints.
331	Land at Ty Hen Farm, Nantgarw	Residential development	The site is subject to access constraints. The site is in the countryside and unrelated to an existing settlement.
332	Land at Hazel Drive, Aberdare	Residential development	The site is in the countryside and unrelated to an existing settlement.
334	Land south of Heol Iscoed, Efail Isaf	Residential development with proposed doctors surgery and pharmacy	The site is in the countryside and unrelated to an existing settlement.
335	Site 1 - Land south of Gamlyn Terrace, Penywaun	Mixed use development	The site will not contribute towards the overall objectives and strategy of the LDP.
337	Land west of A4233, opposite Halton Villas, Tonyrefail	Residential development	The site is in the countryside and unrelated to an existing settlement.
339	Former Windber Colliery, Bwllfadare Terrace, Cwmdare	Residential/ commercial development	The site is a designated SINC. The site is in the countryside and unrelated to an existing settlement.
340	Land adjacent to Waun Hir, Efail Isaf	Residential development	The site is in the countryside and unrelated to an existing settlement.

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341	Land rear of Danylan/Landare Road, Maesycoed	Residential development	The site is subject to access constraints. The site is subject to topography constraints.
342	Land rear of Greenlands, Talygarn	Residential development	The site is subject to access constraints. The site is in the countryside and unrelated to an existing settlement.
343	Land rear of Llwynpennau Cottages, Groesfaen	Residential development	The site will not contribute towards the overall objectives and strategy of the LDP.
344	Land rear of Gwernifor Street, Mountain Ash	Residential development	The site is subject to topography constraints.
345	Site A Land at White Tips Treforest	Residential development	The site is subject to access constraints. The site has land stability constraints.
346	Site B land at White Tips, Treforest	Residential development	The site is subject to access constraints.
347	Land to the rear of plot 2, Elizabeth Street, Thomastown	Residential development	The site is subject to access constraints.
351	Land south of Heol Cynllan/ at Cynllan Cottage, Llanharan	Residential/Commercial/Mixed development	The site is a designated SINC. The site is in the countryside and unrelated to an existing settlement.
354	Land North of Manor Hill & Miskin Crescent, Miskin (Hendy, Bute & Bute Mine Quarries), Pontyclun	Mixed use development	The site is a designated SINC.
355	Land between Cefn-y-parc Cemetery & Rhiwsaeson Road, Cross Inn, Llantrisant	Mixed use development	The site is a designated SINC. The site is subject to flooding constraints
356	Mwyndy Quarry area, Miskin	Mixed use development	The site is a designated SINC. The site is subject to topography constraints.
357	Land north of A473/ East of Glamorgan Vale Retail Park, Talbot Green	Mixed use development	The site is subject to flooding constraints. The site is a designated SINC.
362	Tonteg Allotments, Lansdale Drive, Tonteg	Primary health centre	The site provides an important community facility in a built up area.

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365	Land off Station Road, Llantwit Fadre	Residential development	The site is a designated SINC, The site is subject to flooding constraints. The site is in the countryside and unrelated to an existing settlement.
366	Land at Maesyffynnon Lane, rear of Brynffynon Close, Aberdare	Residential development	The site is a designated SINC.
367	Land North of "The Croft", Llantrisant Road, Church Village	Residential development	The site is subject to topography constraints. The site is in the countryside and unrelated to an existing settlement.
368	Croesdy Patch, Llwydcoed Road, Llwydcoed	Residential development	The site will not contribute towards the overall objectives and strategy of the LDP.
369	Land rear of Shop Houses / north of Prysmia factory, Llwydcoed Road, Llwydcoed	Residential development	The site will not contribute towards the overall objectives and strategy of the LDP.
370	Land adjacent to Pirelli Cables, off Llwydcoed Road, Llwydcoed	Residential development	The site is subject to access constraints.
371	Land at Buarth y Capel, Ynysybwl	Residential development	The site is a designated SINC. The site is subject to access constraints. The land is subject to land stability and drainage constraints.
372	Land at Glyndale, Pant y Brad, Tonyrefail	Residential development	The site is in the countryside and unrelated to an existing settlement.
373	Land at Glyndale / Rhiwinder Fach, Pant y Brad, Tonyrefail	Residential development	The site is in the countryside and unrelated to an existing settlement.
374	Land rear of Cambrian Avenue, Gilfach Goch	Residential development	The site is subject to flooding constraints. The site is subject to access constraints.
376	Land at Brofiscin Farm, Pontyclun	Residential development	The site is subject to access constraints. The site is in the countryside and unrelated to an existing settlement.
377	Ystrad Barwig Isaf, Llantwit Fadre	Residential development	The site is a designated SINC. The site is subject to access constraints. The site is subject to flooding constraints.

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382	Land south of Grovers Field, Abercynon	Residential development	The site is subject to access constraints. The site is subject to flooding constraints.
383	Land at disused treatment works, Miskin	Residential development	The site is a designated SINC. The site is subject to flooding constraints.
384	Land rear of Stag Street, Trecynon	Residential development	The site is subject to flooding constraints.
385	Land at Ysguborwen House, Abernant	Residential development	The site is subject to access constraints. The site is subject to topography constraints. The site is in the countryside and unrelated to an existing settlement.
386	Land on Cwmbach Road, Abernant	Residential development	The site is subject to access constraints. The site is in the countryside and unrelated to an existing settlement.
387	Land north of Tre-lfor, Llwydcoed	Residential development	The site is subject to access constraints. The site is subject to topography constraints.
388	Land at Cwm-hwnt (adjacent to Plough Inn), Rhigos	Residential development	The site is in the countryside and unrelated to an existing settlement.
390	Land off Aberdare Road, Blaenllechau	Residential development	The site is subject to access constraints. The site is subject to topography constraints.
391	Land at Carnetown, Abercynon	Residential development	The site provides an important community facility in a built up area.
392	Land opposite Pencerrig, The Common, Pontypridd	Residential development	The site is subject to access constraints. The site is subject to topography constraints.
395	Land Fronting Pleasant Terrace, Clydach vale	Residential development	The site is subject to access constraints. The site is subject to topography constraints.
396	Land fronting Morton Terrace, Clydach vale	Residential development	The site is a designated SINC. The site is subject to access constraints. The site is subject to topography constraints.
397	Land rear of Bute Terrace, Hirwaun	Residential development	The site will not contribute towards the overall objectives and strategy of the LDP.
398	Cricket Field, Llanharan	Residential or commercial development	The site is in the countryside and unrelated to an existing settlement.

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399	The Elms, near Forest Wood Quarry, Llanharry	Materials recycling	The site will not contribute towards the overall objectives and strategy of the LDP.
400	Mwyndy Quarry and adjoining land, Miskin	Inert hardcore disposal- followed by residential development	The site is a designated SINC. The site is subject to topography constraints. The site is in the countryside and unrelated to an existing settlement.
401	Land north of Pantglas Farm, Coedely	Residential development	The site is in the countryside and unrelated to an existing settlement.
402	Prospect Green, Prospect Place Treorchy	Remain as public open space	The site provides an important community facility in a built up area.
404	Land north of Cyncoed, Ynysybwl	Residential development	The site is a designated SINC. The site is subject to access constraints. The site is subject to topography constraints.
405	Land at Dinas Isaf, Penrhiwfer	Residential development	The site is subject to access constraints. The site is in the countryside and unrelated to an existing settlement.
406	Land at Fforchneol Row, Godreaman	Residential development	The site is a designated SINC . The site is subject to access constraints.
407	Land near junction of Smith's Avenue and Mount Road, Cefn Rhigos	Residential development	The site is in the countryside and unrelated to an existing settlement.
408	Land at the rear of Smith's Avenue and Mount Road, Cefn Rhigos	Residential development	The site is in the countryside and unrelated to an existing settlement.
409	Land at New Inn Public House, Cefn Rhigos	Residential development	The site is in the countryside and unrelated to an existing settlement.
410	Hendy Quarry, Miskin	Residential development	The site is in the countryside and unrelated to an existing settlement.
414	Rear of Bute Terrace, Hirwaun	Mixed use development	The site is a designated SINC. The site is in the countryside and unrelated to an existing settlement. The site provides an important community facility in a built up area.
415	North of High Street, Hirwaun	Residential development	The site is subject to access constraints. The site is subject to topography constraints.

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427	Penrhiwfer Road, Penrhiwfer	Mixed use development	The site is subject to access constraints. The site is subject to topography constraints.
436	Land to the rear of Thai Elephant restaurant, Trebanog Road, Cymmer	Residential development	The site is subject to access constraints.
437	Pauletts Workshops Yard, Aberllechau Road, Wattstown	Employment development	The site will not contribute towards the overall objectives and strategy of the LDP.
439	Part Rhondda Cynon Taf County Borough Council Depot, Cymmer Road Dinas	Employment development	The site is subject to access constraints. The site is subject to flooding constraints.
442	Land at Travellers Rest, Abercynon	Residential development	The site will not contribute towards the overall objectives and strategy of the LDP.
444	Pontcynon Industrial Estate, Abercynon	Residential development	The site will not contribute towards the overall objectives and strategy of the LDP.
445	Land rear of Halt Road, Hirwaun Industrial Estate, Hirwaun	Residential development	The site will not contribute towards the overall objectives and strategy of the LDP.
447	Llantrisant Business Park, Ynysmaerdy	Employment development	The site will not contribute towards the overall objectives and strategy of the LDP.
448	Llantrisant Business Park, Ynysmaerdy	Employment development	The site will not contribute towards the overall objectives and strategy of the LDP.
449	North west of Ynysallan, Ynysmaerdy	Employment development	The site will not contribute towards the overall objectives and strategy of the LDP.
451	Garth Business Park, Talbot Green	Employment development	The site is a designated SINC. The site is subject to flooding constraints.
453	Dinas Isaf, Williamstown	Employment development	The site is a designated SINC. The site is a designated SSSI.
455	North of Albion Industrial Estate, Cilfynydd	Employment development	The site is subject to access constraints. The site is in the countryside and unrelated to an existing settlement.
457	Former Iron Ore Mine, Llanharry	Employment development	The site is in the countryside and unrelated to an existing settlement.

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458	Miskin Park, Miskin	Employment development	The site is in the countryside and unrelated to an existing settlement.
461	Land rear of Mill Street, Tonyrefail	Residential development	The site is subject to access constraints. The site is subject to flooding constraints.
465	Land at Gelli-fedi Farm, Brynna	Residential development	The site is in the countryside and unrelated to an existing settlement.
472	Hilltop, Llwydcoed	Residential development	The site is a designated SINC. The site is subject to access constraints. The site is subject to topography constraints.
474	Pontygwaith Industrial Estate, Pontygwaith	Employment development	The site will not contribute towards the overall objectives and strategy of the LDP.
475	Land north of Gelli-fedi Farm, Brynna	Residential development	The site is subject to access constraints. The site is in the countryside and unrelated to an existing settlement.
477	Land at Ynysmaerdy Farm, Ynysmaerdy	Residential development	The site is subject to access constraints. The site is subject to topography constraints.
478	Land at Graig-lwyd Farm, Talbot Green	Residential development	The site is subject to access constraints. The site is in the countryside and unrelated to an existing settlement.
479	Land west of Graig-lwyd Farm, Talbot Green	Residential development	The site is subject to access constraints.
482	Land south of School Street, Pontygwaith	Residential development	The site is subject to topography constraints. The site is in the countryside and unrelated to an existing settlement and countryside issues.
485	Land south of Penywaun (Tower Colliery), Penywaun	Mixed use development	The site will not contribute towards the overall objectives and strategy of the LDP.
489	Tower Colliery Pit Head Site, Hirwaun	Mixed use development	The site is a designated SINC. The site is in the countryside and unrelated to an existing settlement and countryside issues.
493	Land west of Mount Pleasant Inn, Hirwaun	Mixed use development	The site is a designated SINC. The site is a designated SAC.

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495	Land south of Catherine Street, Pentre	Residential development	The site is subject to topography constraints.
498	Land North of Coed yr Esgob, Llantrisant	Residential development	The site is subject to access constraints. The site is in the countryside and unrelated to an existing settlement.
499	Land adjacent to Malthouse, Llantrisant	Residential development	The site is subject to access constraints. The site is in the countryside and unrelated to an existing settlement.
500	Land at Graig y Llan, Llantrisant	Commercial development	The site is in the countryside and unrelated to an existing settlement.
501	Land to the Rear of The Royal Mint, Llantrisant	Commercial development	The site is subject to access constraints. The site is subject to topography constraints. The site is in the countryside and unrelated to an existing settlement.
502	Land at the Cottage, Llanwonno Road, Cwmaman	Residential development	The site is subject to access constraints. The site is subject to topography constraints.
504	Land adjacent to Llantrisant Road, Highlands Estate, Pontypridd	Residential development	The site is subject to access constraints. The site is subject to topography constraints.
505	Land adjacent to Rhigos Road, Hirwaun	Residential development	The site is in the countryside and unrelated to an existing settlement.
506	Land north of Prysman Factory, Llwydcoed	Residential development	The site is a designated SINC. The site is subject to access constraints.
509	Forgemasters Site Taffs Well	Residential development	The site is subject to flooding constraints.
511	Maendy Farm, Ton Pentre	Residential development	The site is subject to access constraints. The site is in the countryside and unrelated to an existing settlement.
514	Mwyndy Quarry, Miskin	Residential development	The site is a designated SINC.
515	Land at Griffin Mill Garage, Upper Boat, Treforest	Commercial development	The site is a designated SINC.

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517	Land between Aberdare Bypass and cemetery, Penywaun	Residential development	The site is subject to access constraints. The site is in the countryside and unrelated to an existing settlement.
518	Land to the North of Station Road, Tonyrefail	Residential development	The site is subject to access constraints. The site is subject to topography constraints.
519	Land adjoining Nantlechau Farm, Halt Road, Hirwaun	Residential development	The site is in the countryside and unrelated to an existing settlement.
520	South site opposite Gwenfron Terrace, Williamstown	Residential development	The site is a designated SINC. The site is subject to access constraints. The site is subject to topography constraints.
521	North Site opposite Gwenfron Terrace, Williamstown	Residential development	The site is a designated SINC. The site is subject to access constraints. The site is subject to topography constraints.
522	Land opposite Mountain Road, Williamstown	Residential development	The site is a designated SINC. The site is subject to access constraints. The site is subject to topography constraints.
523	Land rear of Graig Terrace, Pontypridd	Residential development	The site is subject to access constraints. The site is in the countryside and unrelated to an existing settlement.
524	Land at the end of King Street, Cwmdare	Residential development	The site is subject to access constraints.
525	Land north of Masefield Way, Rhydyfelin	Residential development or mixed use development	The site is subject to access constraints. The site is in the countryside and unrelated to an existing settlement.
526	Land adjacent to Glyn Taff Farm, Rhydyfelin	Residential development	The site is subject to access constraints. The site is in the countryside and unrelated to an existing settlement.
527	Dismantled Railway line rear of St Albans Terrace, Tynewydd	Residential development	The site is a designated SINC. The site provides important community facilities in a built up area.
530	Land south of Hendrefedog, Tylorstown	Residential development	The site is a designated SINC.

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531	Land north of Bryn Celynnog Comprehensive School, Beddau	Residential development	The site is subject to access constraints. The site is in the countryside and unrelated to an existing settlement.
532	Part of Gelynnog Farm West of Cwm Coking Works, Beddau	Residential development	The site is in the countryside and unrelated to an existing settlement.
536	Site A Opposite Parc Newydd Farm, Grovers Road, Abercynon	Residential development	The site is subject to access constraints. The site is subject to flooding constraints.
537	Site B opposite Parc Newydd Farm, Grovers Field, Abercynon	Residential development	The site is subject to access constraints. The site is subject to flooding constraints.
539	Former Allotment Land off Pantygraigwen Road - Site A, Pontypridd	Residential development	The site is subject to topography constraints.
540	Former Allotment land off Pantygraigwen Road - Site B, Pontypridd	Residential development	The site is subject to topography constraints.
542	Land rear of Swyn y Nant, Gelli Seren, Tonyrefail	Residential development	The site is a designated SINC. The Site is a designated SSSI.
543	Land at Dan Caerlan, Llantrisant	Residential development	The site is in the countryside and unrelated to an existing settlement.
547	Site D rear of Kennard Street, Gelli	Residential development	The site is subject to topography constraints. The site is subject to access constraints.
548	Land at Maes y Dderwen, Aberffrwd, Mountain Ash	Residential development and community woodland	The site is a designated SINC. The site is subject to topography constraints.
550	Coronation Terrace to Llanwonno Road, Ynyshir	Residential development	The site is a designated SINC. The site is subject to access constraints. The site is in the countryside and unrelated to an existing settlement.
551	Land west of Hollybush Grove, Porth	Residential development	The site is subject to access constraints. The site is subject to topography constraints. The site is in the countryside and unrelated to an existing settlement.

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552	Land west of Llwynceilyn Park, Porth	Residential development	The site is subject to access constraints. The site is subject to topography constraints. The site is in the countryside and unrelated to an existing settlement.
553	Land north of Llwynceilyn Park, Porth	Residential development	The site is subject to access constraints.
554	Land east of Lewis & Gethin Terrace, Porth	Residential development	The site is in the countryside and unrelated to an existing settlement.
555	Land to the north of The Patch, Llanharry	Residential development	The site will not contribute towards the overall objectives and strategy of the LDP.
558	Land west of A4233, opposite Gilcoru Kennels & Cattery, Tonyrefail	Residential development	The site is subject to access constraints. The site is in the countryside and unrelated to an existing settlement.
559	Land adjoining the former Maelgwyn Terrace Scrap Yard, Aberdare	Residential development	The site is a designated SINC. The Site is subject to flooding constraints.
560	Land adjacent to The Drive, Miskin	Residential development	The site is subject to flooding constraints. The site is in the countryside and unrelated to an existing settlement.
561	Land at Ty Nant/ Church Village being part of Dehewydd Farm (site 1), Church Village	Residential development	The site is subject to access constraints.
562	Land at Ty Nant/Church Village being part of Dehewydd Farm (site 2), Church Village	Residential development	The site is subject to access constraints.
563	Land at Ty Nant/ Church Village being part of Dehewydd (site 3), Church Village	Residential development	The site is subject to access constraints.
564	Land NW of Llantrisant Road, Graig, Pontypridd	Residential development	The site is a designated SINC. The site is subject to access constraints. The site is subject to topography constraints.
565	Tonyrefail Road / Llantrisant Road, Penycoedcae	Residential development	The site is in the countryside and unrelated to an existing settlement.
566	Site adjoining Highland Estate, Maindy Road, Graig, Pontypridd	Residential development	The site is in the countryside and unrelated to an existing settlement.

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567	Land adjacent to the University of Glamorgan and the dismantled railway, Treforest	Car park extension	The site is a designated SINC. The site is subject to access constraints. The site is subject to topography constraints.
568	Gwenllian Terrace, Llantwit Road, Treforest	Residential development	The site is a designated SINC. The site is subject to topography constraints.
570	Land adjacent to Coed Isaf Road, Maesycoed	Residential development	The site is subject to topography constraints.
571	Ferrari's bakery Bryngelli Industrial Estate, Hirwaun	Residential development	The site will not contribute towards the overall objectives and strategy of the LDP.
572	Site adjacent to Gadairwen House, Groesfaen	Residential development / light industry	The site is in the countryside and unrelated to an existing settlement. The site is subject to access constraints.
573	Torgelli Farm site A, Llanharry	Residential development	The site is in the countryside and unrelated to an existing settlement. The site is subject to access constraints.
574	Torgelli Farm site B, Llanharry	Residential development	The site is in the countryside and unrelated to an existing settlement.
575	Torgelli Farm site C, Llanharry	Residential development	The site is in the countryside and unrelated to an existing settlement.
576	Land north of Collins Dairy, Cross Inn, Llantrisant	Residential development	The site will not contribute towards the overall objectives and strategy of the LDP.
577	Land north of Cross Inn, Llantrisant	Residential development	The site is in the countryside and unrelated to an existing settlement.
578	Land rear of 34 to 54 Llantrisant Road, Tonyrefail	Residential development	The site is subject to access constraints.
579	Land near Glyn-taf Farm, Rhydyfelin	Residential development	The site is in the countryside and unrelated to an existing settlement. The site is a designated SINC.
580	Land to the rear of garages Bryn Llan, Graig-yr-Helfa Road, Pontypridd	Residential development	The site is subject to access constraints. The site is subject to topography constraints.
582	Land at Llandraw Road, Maescoed	Residential development	The site is subject to access constraints. The site is subject to topography constraints.

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584	Land at Tydu Farm Tyla Garw, Brynsadler	Residential development	The site is a designated SINC. The site is in the countryside and unrelated to an existing settlement.
585	Former allotment site at Mynydd Gelli, Gelli	Residential development	The site is in the countryside and unrelated to an existing settlement.
586	Land at Bwllfa farm, Gelli	Residential development	The site is in the countryside and unrelated to an existing settlement. The site is subject to access constraints.
587	Land adjoining Bedw Farm Estate and Maes Bedw, Cymmer	Residential development	The site is a designated SINC. The site is subject to topography constraints.
590	Land at St Fagan's Church, Windsor Street, adjacent to Church Row, Trecynon	Residential development	The site is subject to topography constraints. The site is subject to access constraints. The site provides an important community facility in a built up area.
591	Land at Fforest Road, Llanharry	Residential development	The site will not contribute towards the overall objectives and strategy of the LDP.
592	Land adjacent to Abercynon cemetery, Abercynon	Residential development	The site is in the countryside and unrelated to an existing settlement. The site is subject to access constraints.
593	Land adjacent to Abercynon Road, Abercynon	Residential development	The site is subject to access constraints.
594	Land at Coed Forest Uchaf, Treforest	Residential development	The site is subject to access constraints. The site is subject to topography constraints. The site is a designated SINC.
595	Land adjacent to Ty Mogfen, Treforest	Residential development	The site is subject to access constraints. The site is subject to topography constraints. The site is a designated SINC.
596	Land adjacent to Fenwick House near Fenwick Street, Pontygwaith	Residential development	The site is subject to access constraints. The site is subject to topography constraints.
597	Land opposite Pontygwaith junior school, Pontygwaith	Residential development	The site is in the countryside and unrelated to an existing settlement.

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598	Land at Castellau Road, Beddau	Residential development	The site is in the countryside and unrelated to an existing settlement. The site is subject to access constraints.
599	Brynsadler Mill, Cowbridge Road / Millfield, Pontyclun	Residential development, sports pitch, training area, picnic area, riverside walk and car park	The site is subject to flooding constraints.
600	Factory site rear of 164 - 168 High Street, Gilfach Goch	Residential development	The site is subject to access constraints.
601	Land to the south east of Tref-y-rhyg school, Tonyrefail	Residential development	The site is subject to access constraints. The site is in the countryside and unrelated to an existing settlement.
603	Site adjacent to Heol Dowlais, Efail Isaf	Residential development	The site is in the countryside and unrelated to an existing settlement.
604	Land adjacent to the Willows and Heol Dowlais, Efail Isaf	Residential development	The site is in the countryside and unrelated to an existing settlement.
605	Land south of Heol Dowlais, Efail Isaf	Residential development	The site is in the countryside and unrelated to an existing settlement.
606	Land adjacent to Meadow View, north of Heol Dowlais, Efail Isaf	Residential development	The site is subject to access constraints. The site is in the countryside and unrelated to an existing settlement.
608	Land at Parc Newydd Farm, Grovers Road, Abercynon	Residential development	The site is subject to access constraints. The site is subject to flooding constraints.
609	Land north of Rhiw Garn Fawr, Trebanog	Residential development	The site is a designated SINC. The site is subject to topography constraints.
611	Land adjacent to Daren Ddu Road, Ynysybwl	Residential development	The site is subject to access constraints. The site is subject to topography constraints.
612	Land adjacent to the railway line, Miskin	Residential development	The site is subject to access constraints. The site is subject to flooding constraints. The site is in the countryside and unrelated to an existing settlement.

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613	Land opposite Ely River and Mill Race, Miskin	Residential development	The site is subject to access constraints. The site is subject to flooding constraints. The site is in the countryside and unrelated to an existing settlement.
617	Golf course site off Brynna Road, Brynna	Residential development	The site is a designated SINC.
618	Fernbank House and land south of Brynna Road, Brynna	Residential development	The site is in the countryside and unrelated to an existing settlement.
619	Vans Direct HQ, yard and land to north west, Ely Valley Road and Elwyn Street, Coedely	Residential development	The site will not contribute towards the overall objectives and strategy of the LDP.
622	Land rear of 84-102 Ystrad Road, Ystrad	Residential development	The site is in the countryside and unrelated to an existing settlement. The site is a designated SINC.
624	Land off Paddocks Crescent, Brynsadler	Residential development	The site is subject to access constraints. The site is in the countryside and unrelated to an existing settlement.
625	Land south of the M4, Brynsadler	Residential development	The site will not contribute towards the overall objectives and strategy of the LDP.
626	Land adjacent to Leeway Carpets Showroom, Penyrcoedcae	Residential development	The site is in the countryside and unrelated to an existing settlement.
628	Land at Meadow Cottage and Ffordd Llanbad, Gilfach Goch	Residential development	The site will not contribute towards the overall objectives and strategy of the LDP.
629	Land to the rear of Fford Llanbad, Gilfach Goch	Residential development	The site will not contribute towards the overall objectives and strategy of the LDP.
633	Land north of Collenna Farm, Tonyrefail	Residential development	The site is a designated SSSI. The site is a designated SINC.
634	Land at Collenna Farm, Tonyrefail	Residential development	The site is in the countryside and unrelated to an existing settlement.
635	Llwyna Farm, Llanharry Road, Brynsadler	Residential development and green wedge	The site is subject to access constraints. The site is subject to flooding constraints.

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636	Land to the rear of 119-130 High Street, Cymmer Porth	Residential development	The site will not contribute towards the overall objectives and strategy of the LDP.
637	Land near Harold Street/adjacent to Llanharan RFC, Llanharan	Residential development	The site is subject to access constraints.
643	Land west of Woodfield House, Llandraw Woods, Maesycloed	Residential development	The site is subject to access constraints.
644	Land north of Cross Inn Road, Cross Inn	Residential development	The site is subject to topography constraints. The site is a designated SINC.
645	Land at Gelli-fedi Farm, Brynna	Residential development	The site is in the countryside and unrelated to an existing settlement. The site is subject to access constraints.
646	Land at Llwyn Crwn Isaf, Beddau	Residential development, sports, recreation and nature reserve	The site is a designated SSSI. The site is a designated SINC. The site is in the countryside and unrelated to an existing settlement.
647	Land at Gwern-y-fach fields, Nr Castellau, Beddau	Residential, development/ community health	The site is in the countryside and unrelated to an existing settlement. The site is subject to access constraints.
648	Land at Heol y Creigiau south of Llantwit Fadre, Efail Isaf	Residential, garden centre, bio diversity visitor/educational centre	The site is in the countryside and unrelated to an existing settlement. The site is a designated SINC.
649	Land at Talygarn Farm, Talygarn	Residential development	The site is in the countryside and unrelated to an existing settlement.
650	Land at Talygarn Park, Talygarn	Holiday chalets	The site is a designated SINC. The site is in the countryside and unrelated to an existing settlement.
651	Site adjacent to Pen Darren Road, Trebanog	Residential development	The site is a designated SINC. The site is subject to access constraints.
652	Land adjacent to sewage treatment works, Abercynon	Employment development and holiday cabins	The site will not contribute towards the overall objectives and strategy of the LDP.
653	Land at Garth Farm, Efail Isaf	Residential development	The site is subject to access constraints. The site is in the countryside and unrelated to an existing settlement.

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655	Land adjacent to roundabout Parc Eirin, Tonyrefail	Residential development	The site is a designated SINC. The site is a designated SSSI. The site is in the countryside and unrelated to an existing settlement.
656	Land rear of Danylan Road, Maesycoed	Residential development	The site is subject to access constraints. The site provides an important community facility in a built up area.
657	Land at the rear of Kenry Street, Treorchy	Residential development	The site is subject to access constraints. The site provides an important community facility in a built up area.

Table 3: Settlement Boundaries Approved

Site ID	Site Name	Proposal
1	Park Place Maerdy	Residential development
10	Station Road Ferndale	Residential development
16	Old School Site, Edmondess Street Ferndale	Residential development
18	Site on Upper Terrace Stanleytown	Residential development
20	Deri Terrace Tylorstown	Residential development
21	Land off Deri Terrace Tylorstown	Residential development
30	Site off Rhigos Road Treherbert	Residential development
34	Bryn Rhedyn Treherbert	Residential development
37	Corner of Herbert Street Treherbert	Residential development
38	Corbett Street Treherbert	Residential development
42	Site at the end of Oak Street Treherbert	Residential development
44	Rear of Crown Terrace Treorchy	Residential development
47	Crichton Street Treorchy	Residential development
52	Site at rear of Tremains Pub Park Road Cwmparc	Residential development
54	Site off Woodland Terrace Cwmparc	Residential development
68	Site at the rear of Kennard Street Pentre	Residential development
71	Site off Ystrad Road Ystrad	Residential development
74	Land off Sandybank Road Ystrad	Residential development
76	Land between Tynywaun and Bodringallt Junior School Ystrad	Residential development
79	Land off Pen-y-Rhiw Ystrad	Residential development
80	Land off Dan-y-Craig Ystrad	Residential development
81	Land off Trafalgar Terrace / Cross Street Ystrad	Residential development
82	Site off Penrhys Road near Estate Penrhys	Residential development
85	Land to south of Mountain View Tonypandy	Residential development
89	Site adjacent to Tonypandy Community Education Centre Tonypandy	Residential development
95	Site off Adams Street Clydach Vale	Residential development

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139	Brynhyfryd Troedrhiwtrwyn	Residential development
149	Cresta Garage Gilfach Goch	Residential development
154	Brynderwen Road Cilfynydd	Residential development
157	Forge Row Godreaman	Residential development
162	Miners Welfare site Llwydcoed	Residential development
179	Land at Farrell's Homecare Aberaman	Residential development
194	Land to the west of Tanyard Place Aberaman	Residential development
209	Land adjoining 'Pen y Fan', Rock Terrace Ynysybwl	Residential development
212	Albion Tips Land Reclamation, Cilfynydd	Residential development
220	Land adjacent to Hendrewen Hotel Blaencwm	Residential development
228	Former Aberaman Colliery Reclamation Site, Godreaman	Residential development
229	77-80 Dinas Road, Porth	Residential development
232	Land adjoining 35 Aberllechau Road, Wattstown	Residential development
233	Land fronting Ynyshir Road, Wattstown	Residential development
251	Land rear of Brynffynon, Hirwaun	Residential development
253	Land adjacent to Tylcha Fach Terrace and Nantmelyn Terrace, Tonyrefail	Residential development
259	Land north of YGG Pont-Sion-Norton, Pontshonnorton Road, Pontypridd	Residential development
263	Brittanic, Gilfach Goch	Residential development
273	Land North of Maes yr Onen, Ynysybwl	Residential development
280	Land fronting Cefnpennar Road, Cwmbach	Residential development
286	Ty'r-gweydd Farm, Wattstown	Residential development
291	Land to the South East of Foundry View, Godreaman	Residential development
294	Land rear of 6 Werfa Close, Abernant	Residential development
301	Land Adjoining Tyntyla park, Llwynypia	Residential development
302	Land at Ger Y Coed, Vicarage Road, Cwmparc	Residential development
307	Land at Celyn Farm, Efail Isaf	Residential development
333	Land at Graig View, Maelgwyn Terrace, Gadlys	Residential development
350	South of Cardiff Road ,Abercynon	Residential development
393	Disused quarry at High Street, Ynysybwl	Residential development

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426	Rear of High Street, Gilfach Goch	Residential development
421	Collenna Farm to Hillside	Residential development
433	Land at Rhigos Road, Treherbert	Residential development
435	Land rear of Delwen Terrace, Blaencwm	Residential development
438	Land at Pontygwaith Industrial Estate, Pontygwaith	Employment development
466	Land adjacent to Cefnlee Farm, Glyncoch	Residential development
470	Remainder of Cae Brynhyfryd, Hirwaun	Residential development
471	Hillbrook Estate, Aberaman	Residential development
473	Hirwaun Ironworks, North Site, Hirwaun	Residential development
480	Land at Catherine Street, Pentre	Residential development
481	Land north of Graig Street, Pontygwaith	Residential development
484	Adjoining Cribbin Ddu Quarry, end of High Street, Ynysybwl	Residential development
507	Land to the rear of Brongwyros Bungalow, Ynyswen	Residential development
508	Land adjoining Sunny View Maelgwyn Terrace, Gadlys	Residential development
510	Middle section of Cribbin Ddu Quarry, Ynysybwl	Residential development
513	Land rear of Halt road, Hirwaun	Residential development
516	Land opposite 9 and 10 Cwm Nant yr Hwch - off Heol Caradog, Penywaun	Residential development
528	Land north of Blandy terrace, Gilfach Goch	Residential development
529	Land at Ty-Bryn-y-Waun, Penybryn Street, Gilfach Goch	Residential development
533	Land to the rear of Plas Newydd Farm, Llwydcoed	Residential development
535	Land south of Trebanog Road, Trebanog	Residential development
541	Land opposite Heol Glannant, Edmondstown	Residential development
544	Site A Rear of Kennard Street, Gelli	Residential development
545	Site B rear of Kennard Street, Gelli	Residential development
546	Site C rear of Kennard Street, Gelli	Residential development
549	Small site off Llanwonno Road, Ynyshir	Residential development
557	Land at the sidings Gwyn Street, Treforest	Residential Development
569	Land adjacent to Mill House, Forge Row, Godreaman	Residential development
581	Otters Brook Farm, Ivor Park, Brynsadler	Residential development
583	Phase 2 Redwood Park, Nantgarw	Residential development

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589	Land adjacent to the A4119, Tonyrefail	Residential development
607	Land at Mount Pleasant and Brynawel Dehewydd Lane, Llantwit Fadre	Residential development
616	Land off Edmondstown Road Edmondstown	Residential development
623	Land at Farrell's Home Care, Aberaman	Residential development
630	Land at Ffrwd Phillip Farm, Efail Isaf	Residential development

Consultation with Specific and General Consultation Bodies

Further details of the background analysis and assessment of the first and second stages are continued in Appendices 5.1 – 5.6.

During Summer 2008 the Director of Development and Regeneration sought the views of appropriate specific consultation bodies in respect of the preferred candidate sites. The results of this consultation are attached as Appendix 5.5.

FURTHER ADVICE

If you require any further advice or assistance in respect this or other LDP documents or wish to be placed on the Council's consultation database please contact a member of the Local Development Plan Team at:

Development & Regeneration Unit,
Floor 5, Unit 3,
Ty Pennant,
Catherine Street,
Pontypridd
CF37 2TB

Email: LDP@rhondda-cynon-taf.gov.uk

Telephone: 01443 495193

5. APPENDICES

5.1 Candidate Sites – Stage 1 Assessment Matrix

Guidance Notes on Use of Matrix

- This matrix is intended to provide guidance on how to score sites when officers are undertaking site visits.
- Sites will be scored as :-
 - E – Excellent
 - G – Good
 - F – Fair
 - N – Neutral
 - P – Poor
 - U – Undermining
- The 1st Stage Assessment is intended to help build a picture of each site and to identify the main strengths and/or constraints of the sites.
- The scoring will not be used to “rank” sites.
- For process to be robust, it is important that sites are scored in a consistent manner. However, be mindful that no two sites will be the same and the matrix is not a definitive scoring system.
- Given the large number, range and type of sites to be assessed, the matrix is intended to assist in scoring. It is not intended to be prescriptive. There will be

instances where the desktop survey will suggest sites should be scored equally, but the site visit may suggest otherwise. For example, where distances are specified these are given as a guide only. A site with public transport links within 50m but only accessed via a steep route and requiring the crossing of a main road, may score less than a site with a bus stop 150m away but with safe convenient access.

- Where there is a question as to the degree of merit or constraint and whether a specific issue is “E” or “G” for example, officers should form a subjective opinion based on their site visit, desk-top survey and consistent with other sites as far as possible. Ultimately we are seeking to gain as full an understanding of each site for the purposes of the LDP process as possible. In the majority of cases, the difference in a single score from “E” to “G” will not have a significant impact upon the overall consideration of the site.
- Given the large number of sites in the process and the requirement to produce the LDP in accordance with the agreed timetable and in an expedient and efficient manner, the Candidate Site Assessment process is not designed to produce detailed technical site assessment.

Stage 1 Assessment Matrix

Q	Excellent	Good	Fair	Neutral	Poor	Undermining
1	Very high market demand	High market demand	Increasing Market Demand	Average market demand	Low market demand	No realistic market demand
2	On site access/immediately adjacent	Site near to bus/rail route and stops	Available via short and unobstructed route	Available within reasonable distance and via unobstructed route.	Poor access – steep (difficult route) or significant distance	No obvious access to public transport links
3	Existing access of the highest standard.	Existing access which is safe and of a suitable scale for the site	A safe, suitable access could easily be achieved.	Access can be achieved - minor constraints to be addressed.	Significant access constraints	No obvious access can be achieved
4	On site provision/immediately adjacent to site	Site near to community services	Community facilities available via short, unobstructed route	Community facilities can be accessed within a reasonable distance and unobstructed route	Poor accessibility via a difficult and/or unobstructed route	No realistic access to community services.
5	No flood risk	Any risk easily mitigated.	Any risk minor and reasonably addressed	Potential risk of flooding on part of site, mitigation possible.	A significant element of site within flood risk zone	A significant part of site or entire site within C2 flood risk zone.
6	No loss of agricultural land	Negligible loss of agricultural land of no agricultural merit	Minor loss of low grade agricultural land	Loss of low and medium grade agricultural land.	Yes, significant loss of low and medium grade agricultural land	Significant loss of high grade agricultural land
7	No impact upon landscape, ecological or cultural designations	No significant impact. Any issues arising can be easily mitigated.	Minor impact, which could be managed or mitigated against.	Designations on site. Mitigation may be possible.	Yes, local level designations on a significant element of the site.	Yes, major designations – SSSI, SAC – on the site; and within the vicinity and would be affected by the development of the site.

8	Yes. Brownfield site	Considered to be essentially a brownfield site. May include an insignificant element of Greenfield.	N/A	Reclaimed Brownfield site	Sites include significant element of Greenfield land	No. Greenfield site
9	No known risk and extremely unlikely any contamination on site	No known risk	Potential risk of minor contamination on site	Potential risk. Mitigation required.	Yes, a significant element of site with potential risk.	Yes. The entire site subject to potential risk.
10	Yes, a significant eyesore would be removed	Yes, an eyesore would be removed	Site, whilst not an eyesore is of poor amenity value.	Site is neither an eyesore or of any amenity value	No, a site of amenity value would be lost/affected	No, a site of significant amenity value would be lost
11	No potential environmental value	No significant environmental value	Minor environmental value, impacts can be mitigated.	N/A	Significant environmental value	Major environmental value
12	Site is flat	Site is generally flat and any issues can be easily addressed	Topography issues can realistically be addressed	Topography is an issue which could potentially be addressed.	Yes, topography is a significant constraint	Yes, topography is a major constraint which could not realistically be addressed
13	No impact	No significant impact	Minor impact not considered to be detrimental	Impact upon important views/vistas which could be considered acceptable or potentially be addressed.	Yes, development would have a significant impact upon views/vistas of local importance	Yes, development would have a significant, detrimental impact upon views/vistas of recognised importance.

14	Good range of Infrastructure existing on/adjacent to site.	Good range of Infrastructure available within vicinity	Utility Infrastructure available within reasonable distance and provision to site realistically achievable	Utility infrastructure available in area. Access could be provided, although not necessarily easy.	No, site is significant distance from existing Utility Infrastructure	No realistic opportunity to provide Utility Infrastructure to site
15	No, adjoining uses would be compatible	No, adjoining use considered acceptable and any detriment could be easily addressed	Generally acceptable, any detriment could be reasonably mitigated	Potentially acceptable relationship, mitigation will be required.	Yes – potential for significant detriment that would be difficult to mitigate	Yes, unacceptable detriment likely to result
16	The site is wholly or significantly enclosed by the existing built form.	Yes, site would provide a logical and sustainable extension and continue the existing built form.	Yes, logical development site. Any issues arising minor and easily addressed.	N/A	No, poor extension of built form giving rise to significant concerns	No, site would represent an illogical and unsustainable extension to existing built form
17	Yes			N/A		
18	Yes, free from constraint and would represent a sustainable form of development	Yes, free from major constraints. Any issues arising can be easily remediated	Site is free from significant constraints and any issues arising can be reasonably addressed.	Site is constrained. Remediation may be possible.	No, site has major constraints to its development requiring significant remediation	No, site has major constraints and would represent an unsustainable form of development

5.2 Candidate Sites – Stage 2 Assessment Matrix

The second stage of the process allows the Council to assess possible future allocations against the SA/SEA framework to ensure that the sites contribute towards achieving the overall objectives of the plan.

In order to do so the Council will employ the Sustainability Threshold Assessment methodology developed by environmental consultants Enfusion. The Sustainability Threshold Assessment process involves allocating one of five levels of potential impact to the candidate site, against each of the sustainability objectives identified in the Sustainability Appraisal Framework.

The objectives and associated criteria in the SA/SEA Framework have been identified and compiled from the Rhondda Cynon Taf LDP Scoping procedure and cover the following areas: - Housing, Cultural Heritage, Social Inclusion, Health, Economy, Employment, Transport, Built Environment, Landscape, Biodiversity, Water, Climate Change, Energy, Land and Soils, Waste, Minerals.

The impacts of the candidate site and its proposed development are identified by one of five colour codes, determined against each of the objectives. The colour codes are as follows;

Blue - Development actively encouraged, as it would resolve an existing sustainability problem

Green – No sustainability constraints and development acceptable

Yellow – Potential expensive sustainability issues, mitigation and/or negotiation possible

Orange – Problematic because of sustainability constraints; mitigation or negotiation difficult and or

Red - Absolute sustainability constraints to development.

Development needs may be accommodated if there are overall majority frequencies of blue and green impacts. If not, the approach identifies what further studies or mitigation could be incorporated to allow development. Candidate sites with orange and red will normally be excluded from further consideration.

SA Indicators Matrix

Objective	Blue	Green	Yellow	Orange	Red
1. Housing – Provide for the overall requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Will provide new housing within or which will support a Principal Town or Key Settlement and will make a positive contribution to housing land requirement.	Development will make a positive contribution to housing land requirement in Rhondda Cynon Taf.	Development in the Principal Town or Key Settlement could make a positive contribution to housing land requirement in Rhondda Cynon Taf through possible mitigation or negotiation	Development outside the Principal Town or Key Settlement could contribute to housing land requirement in Rhondda Cynon Taf through mitigation or negotiation.	Development is in a location, which is isolated from existing settlements and communities.
2. Cultural Heritage- Promote and protect the cultural hierarchy including landscape, archaeology and language.	Development will promote and protect the cultural heritage of the Principal Town or Key Settlement.	Development will promote and protect the culture and heritage of the settlement.	Development will have a negative impact on cultural heritage, mitigation possible.	Development of this site would damage the cultural hierarchy of the settlement, mitigation is difficult.	Development of this site would damage the cultural hierarchy of the settlement; there are no mitigation options possible.
3. Social Inclusion- Promote integrated communities, with opportunities for living, working and socialising for all.	Development within or which will support the Principal Town or Key Settlement will promote the integration and reinforce the role of the settlement as a multifunctional centre.	Development in the Principal Town or Key Settlement would make a positive contribution to social inclusion. Site is large enough provide contributions possible to improve existing facilities.	The site has links with the existing settlement.	Development would contribute to social inclusion if development provided additional facilities to the settlement.	The site is isolated and would promote social exclusion.

<p>4. Health- Provide an environment that encourages a healthy and safe lifestyle and promotes well being.</p>	<p>Development in or which supports the Principal Town or Key Settlement is located close to recreation space and development has good pedestrian links and encourages walking. Development is located in a good air quality zone. Development is located close to a healthcare facility.</p>	<p>Development is located close to recreation space Or Development has good pedestrian links and encourages walking.</p>	<p>Poor access to facilities. Issues could be overcome through mitigation and improving existing facilities.</p>	<p>Development would result in the loss of facilities important for a safe and healthy lifestyle. Expensive mitigation measures to provide new facilities in locality of development.</p>	<p>Development would remove a facility that encourages a healthy lifestyle. The site is a car dependent settlement. Development would increase noise, light or air pollution. No mitigation possible</p>
<p>5. Transport- Reduce the need to travel and promote more sustainable modes of transport.</p>	<p>The site is located within or which would support the Principal Town/ Key Settlement. Development in this location will positively promote the use of sustainable public transport. Close to rail and bus.</p>	<p>The site is located close to public transport services and has good walking links with local services.</p>	<p>The site does not have suitable access to public transport, mitigation can be economically provided.</p>	<p>The site does not have suitable access to public transport. Mitigation would be expensive and difficult to achieve.</p>	<p>The site is located in a car dependent settlement. The development is too small to generate additional services/facilities</p>
<p>6. Waste- Minimise waste especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.</p>	<p>Development would provide a sustainable, modern, and innovative waste facility to serve the area.</p>	<p>Development would provide a facility, which would have limited recycling proposals.</p>	<p>Development would provide a facility with minor emissions of possibly problematic by-products that could be mitigated against.</p>	<p>Facility would have major emissions and by-products, which would be expensive and difficult to mitigate against.</p>	<p>Development would create a landfill site or remove an existing good quality facility.</p>

<p>7. Economy- Provide for a sustainable economy.</p>	<p>Development of the site will make a positive contribution to the economy of the Principal Town or Key Settlement.</p>	<p>Development of the site will have a benefit for the economy of the settlement.</p>	<p>Development of the site would have a neutral impact on the economy of the Principal Town or Key Settlement.</p>	<p>Development would remove a minor economic driver.</p>	<p>Development would remove a major economic driver.</p>
<p>8. Employment- Provide for a range of job opportunities.</p>	<p>The development of the site in the Principal Town or Key Settlement will promote the creation of a diverse range of employment opportunities in Rhondda Cynon Taf.</p>	<p>The development of the site will contribute to the creation of employment opportunities in the settlement.</p>	<p>Development would have a neutral impact on employment opportunities.</p>	<p>Development of the site would result in the loss of a vacant employment site.</p>	<p>Development of the site would remove an active employment site.</p>
<p>9. Minerals- Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.</p>	<p>Development of the site protects or actively promotes extraction of mineral reserves.</p>	<p>Development would protect the mineral reserves for future extraction.</p>	<p>Development would impact upon future extraction of mineral reserves but this could be mitigated against relatively easily.</p> <p>Site has been or is developed. Site is within or close to the settlement and would not be suitable for extraction.</p>	<p>Development would impact upon future extraction of mineral reserves this would be difficult and expensive to mitigate against.</p>	<p>Development of the site would permanently prevent future extraction of mineral reserves.</p>

<p>10. Landscape- Improve, protect, and enhance the landscape and countryside.</p>	<p>Development would enhance, improve, and protect the existing landscape.</p>	<p>Development would protect the existing landscape.</p>	<p>Development of the site would have a neutral impact on the landscape.</p>	<p>Development of the site would damage the landscape but mitigation is possible.</p>	<p>Development of the site would damage the landscape with no mitigation possible.</p>
<p>11. Biodiversity- Protect and enhance the diversity and abundance of wildlife habitats and native species.</p>	<p>Development of the site would protect and enhance the biodiversity of the area.</p>	<p>Development of the site would protect the biodiversity of the area.</p>	<p>Development of the site would have a neutral impact on the biodiversity.</p>	<p>Development of the site would actively damage biodiversity with limited mitigation options.</p>	<p>Development of the site would actively damage the biodiversity of the settlement, with no mitigation options.</p>
<p>12. Water- Improve, protect, and enhance the water environment.</p>	<p>Development is not located in a flood zone and would protect and enhance the water environment.</p>	<p>Development is not located in the flood zone.</p>	<p>Development of the site would have a neutral impact on the water environment.</p>	<p>The site is located in a C2 flood risk area with some mitigation possible.</p>	<p>The site is located in a C2 flood risk area with no mitigation possible.</p>
<p>13. Climate Change- Manage the effects of climate change.</p>	<p>Development is located within or supports a Principal Town or Key Settlement and will promote sustainable design and reduce the need to travel for work, leisure, and services.</p>	<p>The site will promote sustainable design and reduce the need to travel for work, leisure, and services.</p>	<p>Development is located in an isolated settlement but development is large enough to generate additional facilities.</p>	<p>Development is located in a car dependant settlement; the development is not large enough to stimulate facilities.</p>	<p>Development is located in a car dependent settlement and would have a negative impact on climate change.</p>
<p>14. Energy- Increase the supply of renewable energy and reduce energy consumption.</p>	<p>Development located within or which supports a Principal Town or Key Settlement will promote sustainable design and reduce the need to travel for work, leisure, and services.</p>	<p>The site will promote sustainable design and reduce the need to travel for work, leisure, and services.</p>	<p>The development will have a neutral impact upon the supply of renewable energy.</p>	<p>The development is in an unsustainable location but design improvements can be made which will reduce the negative impacts of the development.</p>	<p>Development is of an unsustainable design and is located in a car dependent settlement, which would have a negative impact on energy efficiency.</p>

<p>15. Land and Soil- Promote efficient use of land and soils.</p>	<p>Development is located on brown field land in or adjacent to a Principal Town and or Key Settlement</p>	<p>Development is located on a brownfield site</p>	<p>The site is both greenfield and brownfield.</p>	<p>The development proposes high density development on a greenfield site</p>	<p>The development proposes a low-density development on a greenfield site.</p>
<p>16. Built Environment- Provides a high quality built environment that promotes community pride.</p>	<p>Development within or which supports a Principal Town or Key Settlement to a high standard of design would enhance the built environment of the settlement.</p>	<p>Development of the site to a high standard would enhance the built environment of the settlement.</p>	<p>The development of this site would have a neutral impact on the built environment.</p>	<p>Development would significantly reduce the quality of the built environment of the settlement. Mitigation that seeks significant improvement could be achieved but may not be economically viable.</p>	<p>Development would significantly reduce the quality of the built environment of the settlement. No economically viable mitigation.</p>

Site: 1 Park Place

Location: Maerdy

Proposal: Residential

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Excellent
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Neutral
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Fair
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Fair
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Excellent
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Fair

Site: **3** **Rear of Maerdy Road** Location: **Maerdy** Proposal: **Site for small-scale infill development** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Good
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3 Is the site accessible (please specify if steep/obstructed access route)?	Fair
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5 Is the site located near a watercourse / is there a risk of flooding?	Excellent
6 Would development on the site result in the loss of agricultural land?	Neutral
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Good
9 Is there a potential risk of contaminated land?	Neutral
10 Would development of the site present an opportunity to remove an eyesore?	Fair
11 Does the site have environmental value?	Neutral
12 Do the topographical characteristics of the site present an obstacle to development?	Poor
13 Would development on the site have an impact upon important views/vistas	Fair
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Fair
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Good

Site: **4** **Maerdy Road** Location: **Maerdy** Proposal: **Site for small-scale infill development** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3 Is the site accessible (please specify if steep/obstructed access route)?	Fair
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5 Is the site located near a watercourse / is there a risk of flooding?	Excellent
6 Would development on the site result in the loss of agricultural land?	Neutral
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Neutral
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Excellent
9 Is there a potential risk of contaminated land?	Neutral
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Poor
12 Do the topographical characteristics of the site present an obstacle to development?	Fair
13 Would development on the site have an impact upon important views/vistas	Good
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Excellent
17 Would development of the site contribute to an active high street frontage?	Excellent
18 Is the site suitable for development?	Neutral

Site: 5 Rear of Richard Street

Location: Maerdy

Proposal: To be confirmed

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Poor
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5	Is the site located near a watercourse / is there a risk of flooding?	Poor
6	Would development on the site result in the loss of agricultural land?	Neutral
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Poor
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Good
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Fair
12	Do the topographical characteristics of the site present an obstacle to development?	Excellent
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Poor
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Fair
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: 6 Ferndale Industrial Estate

Location: Maerdy

Proposal: To be confirmed

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc.)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Good
6	Would development on the site result in the loss of agricultural land?	Neutral
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Excellent
9	Is there a potential risk of contaminated land?	Fair
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Excellent
12	Do the topographical characteristics of the site present an obstacle to development?	Excellent
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Good
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Good

Site: 7 Ferndale Industrial Estate

Location: Maerdy

Proposal: To be confirmed

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc.)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Neutral
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Neutral
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Fair
9	Is there a potential risk of contaminated land?	Fair
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Neutral
12	Do the topographical characteristics of the site present an obstacle to development?	Poor
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Fair
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Good

Site: **8** **Ferndale Industrial Estate**Location: **Maerdy**Proposal: **To be confirmed**Category: **Non-Strategic****Stage 1 Assessment**

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Poor
6	Would development on the site result in the loss of agricultural land?	Neutral
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Neutral
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Fair
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Fair

Site: **9** **Highfield Industrial Estate**Location: **Maerdy**Proposal: **Employment**Category: **Non-Strategic****Stage 1 Assessment**

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Poor
6	Would development on the site result in the loss of agricultural land?	Neutral
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Neutral
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Good
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Neutral
12	Do the topographical characteristics of the site present an obstacle to development?	Excellent
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Good
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Good

Site: 10 Station Road

Location: Ferndale

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3	Is the site accessible (please specify if steep/obstructed access route)?	Fair
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Poor
6	Would development on the site result in the loss of agricultural land?	Neutral
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Neutral
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Good
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Fair
11	Does the site have environmental value?	Neutral
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Fair
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Neutral
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: 11 Station Road, east of the river bridge Location: Ferndale Proposal: To be confirmed Category: Non-Strategic

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3 Is the site accessible (please specify if steep/obstructed access route)?	Poor
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5 Is the site located near a watercourse / is there a risk of flooding?	Poor
6 Would development on the site result in the loss of agricultural land?	Neutral
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Neutral
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Good
9 Is there a potential risk of contaminated land?	Neutral
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Good
12 Do the topographical characteristics of the site present an obstacle to development?	Poor
13 Would development on the site have an impact upon important views/vistas	Good
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Fair
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Neutral
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Neutral

Site: 12 **Playing Fields**Location: **Ferndale**Proposal: **Residential development**Category: **Non-Strategic****Stage 1 Assessment**

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc.)?	Good
5	Is the site located near a watercourse / is there a risk of flooding?	Neutral
6	Would development on the site result in the loss of agricultural land?	Neutral
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Neutral
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Neutral
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Excellent
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Good
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: 13 Land at rear of Gwernllwyn Terrace Location: Tylorstown Proposal: Residential Category: Non-Strategic

Stage 1 Assessment

Objective: Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Poor
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3	Is the site accessible (please specify if steep/obstructed access route)?	Fair
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Good
6	Would development on the site result in the loss of agricultural land?	Neutral
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Neutral
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Good
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Neutral
12	Do the topographical characteristics of the site present an obstacle to development?	Poor
13	Would development on the site have an impact upon important views/vistas	Fair
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Fair
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Fair
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: 17 Site at northern end of Upper Terrace Location: Stanleytown Proposal: To be confirmed Category: Non-Strategic

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Undermining
3 Is the site accessible (please specify if steep/obstructed access route)?	Poor
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5 Is the site located near a watercourse / is there a risk of flooding?	Excellent
6 Would development on the site result in the loss of agricultural land?	Neutral
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Neutral
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Fair
9 Is there a potential risk of contaminated land?	Neutral
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Neutral
12 Do the topographical characteristics of the site present an obstacle to development?	Poor
13 Would development on the site have an impact upon important views/vistas	Good
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Poor

Site: 21 Land off Deri Terrace

Location: Tylorstown

Proposal: To be confirmed

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3	Is the site accessible (please specify if steep/obstructed access route)?	Poor
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Fair
6	Would development on the site result in the loss of agricultural land?	Neutral
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Neutral
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Good
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Neutral
12	Do the topographical characteristics of the site present an obstacle to development?	Fair
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Fair
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Neutral
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: 22 Site off Heol Llechau Location: Wattstown Proposal: To be confirmed Category: Non-Strategic

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3 Is the site accessible (please specify if steep/obstructed access route)?	Poor
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5 Is the site located near a watercourse / is there a risk of flooding?	Fair
6 Would development on the site result in the loss of agricultural land?	Poor
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Neutral
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9 Is there a potential risk of contaminated land?	Neutral
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Poor
12 Do the topographical characteristics of the site present an obstacle to development?	Poor
13 Would development on the site have an impact upon important views/vistas	Neutral
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Poor
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Poor

Site: 23 Site off Fenwick Street

Location: Pontygwaith

Proposal: Residential

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Neutral
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Neutral
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Fair
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Fair
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Excellent
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Fair

Site: 24 Land at the end of The Avenue

Location: Pontygwaith

Proposal: To be confirmed

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3	Is the site accessible (please specify if steep/obstructed access route)?	Poor
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Undermining
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Neutral
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Undermining
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Excellent
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Poor
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Fair
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Neutral
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: 28 Off Blaen-y-Cwm Road

Location: Blaenrhondda

Proposal: To be confirmed

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3	Is the site accessible (please specify if steep/obstructed access route)?	Excellent
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Undermining
6	Would development on the site result in the loss of agricultural land?	Neutral
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Neutral
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Good
9	Is there a potential risk of contaminated land?	Poor
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Fair
12	Do the topographical characteristics of the site present an obstacle to development?	Fair
13	Would development on the site have an impact upon important views/vistas	Fair
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Fair
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Neutral
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: 29 Eileen Place

Location: Treherbert

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Excellent
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5	Is the site located near a watercourse / is there a risk of flooding?	Poor
6	Would development on the site result in the loss of agricultural land?	Neutral
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Neutral
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Fair
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Good
12	Do the topographical characteristics of the site present an obstacle to development?	Excellent
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Neutral
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Fair

Site: 30 Site off Rhigos Road

Location: Treherbert

Proposal: To be confirmed

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3	Is the site accessible (please specify if steep/obstructed access route)?	Fair
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc.)?	Good
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Neutral
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Neutral
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Excellent
9	Is there a potential risk of contaminated land?	Fair
10	Would development of the site present an opportunity to remove an eyesore?	Fair
11	Does the site have environmental value?	Good
12	Do the topographical characteristics of the site present an obstacle to development?	Fair
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Fair
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Fair
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Good

Site: 31 Old Hospital Site and School Playground Location: Treherbert Proposal: Residential or mixed use development Category: Non-Strategic

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Good
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3 Is the site accessible (please specify if steep/obstructed access route)?	Fair
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Excellent
5 Is the site located near a watercourse / is there a risk of flooding?	Excellent
6 Would development on the site result in the loss of agricultural land?	Neutral
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Neutral
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Excellent
9 Is there a potential risk of contaminated land?	Neutral
10 Would development of the site present an opportunity to remove an eyesore?	Fair
11 Does the site have environmental value?	Neutral
12 Do the topographical characteristics of the site present an obstacle to development?	Good
13 Would development on the site have an impact upon important views/vistas	Good
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Neutral
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Good

Site: 32 Treherbert Infants School Site

Location: Treherbert

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Fair
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Neutral
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Neutral
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Excellent
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Neutral
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Excellent
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Good
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Excellent

Site: 33 Site off St Mary's Close

Location: Treherbert

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3	Is the site accessible (please specify if steep/obstructed access route)?	Fair
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc.)?	Good
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Neutral
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Neutral
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Excellent
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Fair
12	Do the topographical characteristics of the site present an obstacle to development?	Neutral
13	Would development on the site have an impact upon important views/vistas	Neutral
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Neutral
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: 34 Bryn Rhedyn

Location: Treherbert

Proposal: To be confirmed

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Poor
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3	Is the site accessible (please specify if steep/obstructed access route)?	Fair
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Good
6	Would development on the site result in the loss of agricultural land?	Neutral
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Neutral
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Fair
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Fair
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Neutral
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Fair

Site: 36 Bryn Heulog

Location: Treherbert

Proposal: To be confirmed

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Poor
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3	Is the site accessible (please specify if steep/obstructed access route)?	Fair
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Neutral
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Neutral
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Good
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Fair
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Neutral
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Neutral
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Good
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Fair

Site: 39 Site near Everest factory

Location: Treherbert

Proposal: Employment

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Excellent
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5	Is the site located near a watercourse / is there a risk of flooding?	Poor
6	Would development on the site result in the loss of agricultural land?	Neutral
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Neutral
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Good
9	Is there a potential risk of contaminated land?	Poor
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Fair
12	Do the topographical characteristics of the site present an obstacle to development?	Excellent
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Fair
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Fair

Site: **40** Land at the end of Ynysfeio Avenue. Location: **Treherbert** Proposal: **Residential development** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3 Is the site accessible (please specify if steep/obstructed access route)?	Poor
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5 Is the site located near a watercourse / is there a risk of flooding?	Fair
6 Would development on the site result in the loss of agricultural land?	Neutral
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Poor
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Excellent
9 Is there a potential risk of contaminated land?	Poor
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Poor
12 Do the topographical characteristics of the site present an obstacle to development?	Fair
13 Would development on the site have an impact upon important views/vistas	Poor
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Fair
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Neutral
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Poor

Site: 41 Penyreglyn Infants School, Charles Street Location: Treherbert Proposal: Residential development Category: Non-Strategic

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3 Is the site accessible (please specify if steep/obstructed access route)?	Fair
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5 Is the site located near a watercourse / is there a risk of flooding?	Excellent
6 Would development on the site result in the loss of agricultural land?	Neutral
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Neutral
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Excellent
9 Is there a potential risk of contaminated land?	Neutral
10 Would development of the site present an opportunity to remove an eyesore?	Good
11 Does the site have environmental value?	Neutral
12 Do the topographical characteristics of the site present an obstacle to development?	Good
13 Would development on the site have an impact upon important views/vistas	Neutral
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Neutral
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Good
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Fair

Site: 43 Site at the end of Mace Lane

Location: Treorchy

Proposal: Residential

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3	Is the site accessible (please specify if steep/obstructed access route)?	Neutral
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Fair
6	Would development on the site result in the loss of agricultural land?	Fair
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Fair
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Neutral
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Neutral
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Fair

Site: 44 Rear of Crown Terrace

Location: Treorchy

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Fair
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc.)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Neutral
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Neutral
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Fair
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Poor
13	Would development on the site have an impact upon important views/vistas	Fair
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Neutral
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: 45 Site opposite Ynyswen Infants School Location: Treorchy Proposal: Employment Category: Non-Strategic

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Good
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3 Is the site accessible (please specify if steep/obstructed access route)?	Good
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5 Is the site located near a watercourse / is there a risk of flooding?	Undermining
6 Would development on the site result in the loss of agricultural land?	Neutral
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Neutral
9 Is there a potential risk of contaminated land?	Fair
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Neutral
12 Do the topographical characteristics of the site present an obstacle to development?	Excellent
13 Would development on the site have an impact upon important views/vistas	Good
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Excellent
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Poor

Site: 46 Site off Cemetery Road

Location: Treorchy

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Neutral
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Poor
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Good
9	Is there a potential risk of contaminated land?	Poor
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Excellent
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Fair
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Neutral
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Good

Site: 48 **Druids Close**Location: **Treorchy**Proposal: **To be confirmed**Category: **Non-Strategic****Stage 1 Assessment**

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Fair
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Good
6	Would development on the site result in the loss of agricultural land?	Neutral
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Fair
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Poor
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: 49 Cae Mawr Industrial Estate

Location: Treorchy

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3	Is the site accessible (please specify if steep/obstructed access route)?	Excellent
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5	Is the site located near a watercourse / is there a risk of flooding?	Undermining
6	Would development on the site result in the loss of agricultural land?	Excellent
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Excellent
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Good
11	Does the site have environmental value?	Good
12	Do the topographical characteristics of the site present an obstacle to development?	Excellent
13	Would development on the site have an impact upon important views/vistas	Neutral
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Neutral
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Undermining

Site: 50 Vicarage Terrace

Location: Treorchy

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3	Is the site accessible (please specify if steep/obstructed access route)?	Neutral
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Fair
6	Would development on the site result in the loss of agricultural land?	Neutral
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Poor
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Undermining
12	Do the topographical characteristics of the site present an obstacle to development?	Poor
13	Would development on the site have an impact upon important views/vistas	Fair
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Fair
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Neutral
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Fair
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Fair

Site: 52 Site at rear of Tremains Pub Park Road Location: Cwmparc Proposal: To be confirmed Category: Non-Strategic

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3 Is the site accessible (please specify if steep/obstructed access route)?	Fair
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5 Is the site located near a watercourse / is there a risk of flooding?	Neutral
6 Would development on the site result in the loss of agricultural land?	Neutral
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Fair
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9 Is there a potential risk of contaminated land?	Neutral
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Fair
12 Do the topographical characteristics of the site present an obstacle to development?	Excellent
13 Would development on the site have an impact upon important views/vistas	Fair
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Good
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Good

Site: **53** **Land adjacent to Alison House Community Facility** Location: **Treorchy** Proposal: **Residential development** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3 Is the site accessible (please specify if steep/obstructed access route)?	Poor
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5 Is the site located near a watercourse / is there a risk of flooding?	Poor
6 Would development on the site result in the loss of agricultural land?	Neutral
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Neutral
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Excellent
9 Is there a potential risk of contaminated land?	Neutral
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Fair
12 Do the topographical characteristics of the site present an obstacle to development?	Fair
13 Would development on the site have an impact upon important views/vistas	Neutral
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Fair
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Neutral
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Poor

Site: 54 Site off Woodland Terrace

Location: Cwmparc

Proposal: To be confirmed

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3	Is the site accessible (please specify if steep/obstructed access route)?	Fair
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc.)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Fair
6	Would development on the site result in the loss of agricultural land?	Neutral
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Good
12	Do the topographical characteristics of the site present an obstacle to development?	Neutral
13	Would development on the site have an impact upon important views/vistas	Fair
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Fair
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Fair

Site: 57 Off Windsor Place

Location: Pentre

Proposal: To be confirmed

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Excellent
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Poor
6	Would development on the site result in the loss of agricultural land?	Neutral
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Neutral
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Good
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Excellent
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Neutral
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Good
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Good

Site: 58 Site off Catherine Street

Location: Pentre

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Poor
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Poor
6	Would development on the site result in the loss of agricultural land?	Neutral
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Neutral
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Good
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Neutral
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Fair
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Neutral
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: **60** Site to the end of Pleasant View Location: **Pentre** Proposal: **Residential development** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3 Is the site accessible (please specify if steep/obstructed access route)?	Neutral
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5 Is the site located near a watercourse / is there a risk of flooding?	Neutral
6 Would development on the site result in the loss of agricultural land?	Neutral
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Fair
9 Is there a potential risk of contaminated land?	Fair
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Neutral
12 Do the topographical characteristics of the site present an obstacle to development?	Poor
13 Would development on the site have an impact upon important views/vistas	Good
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Fair
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Poor

Site: 62 Site to the rear of Ystrad Road

Location: Pentre

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3	Is the site accessible (please specify if steep/obstructed access route)?	Neutral
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Good
6	Would development on the site result in the loss of agricultural land?	Fair
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Fair
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Poor
13	Would development on the site have an impact upon important views/vistas	Fair
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Fair
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: **63** Site off Ystrad Road Location: **Pentre** Proposal: **To be confirmed** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3 Is the site accessible (please specify if steep/obstructed access route)?	Good
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5 Is the site located near a watercourse / is there a risk of flooding?	Excellent
6 Would development on the site result in the loss of agricultural land?	Excellent
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Undermining
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Fair
9 Is there a potential risk of contaminated land?	Fair
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Poor
12 Do the topographical characteristics of the site present an obstacle to development?	Poor
13 Would development on the site have an impact upon important views/vistas	Fair
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Poor

Site: 64 Site at the rear of Dinam Park

Location: Pentre

Proposal: Residential

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3	Is the site accessible (please specify if steep/obstructed access route)?	Neutral
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Fair
6	Would development on the site result in the loss of agricultural land?	Neutral
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Fair
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Neutral
9	Is there a potential risk of contaminated land?	Fair
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Fair
12	Do the topographical characteristics of the site present an obstacle to development?	Neutral
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Neutral

Site: **65** **Large site at the rear of Kennard Street** Location: **Pentre** Proposal: **To be confirmed** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3 Is the site accessible (please specify if steep/obstructed access route)?	Neutral
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5 Is the site located near a watercourse / is there a risk of flooding?	Fair
6 Would development on the site result in the loss of agricultural land?	Neutral
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Fair
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Neutral
9 Is there a potential risk of contaminated land?	Neutral
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Fair
12 Do the topographical characteristics of the site present an obstacle to development?	Neutral
13 Would development on the site have an impact upon important views/vistas	Poor
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Neutral
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Neutral

Site: **66** **Large site at the rear of Kennard Street** Location: **Pentre** Proposal: **To be confirmed** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3 Is the site accessible (please specify if steep/obstructed access route)?	Neutral
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5 Is the site located near a watercourse / is there a risk of flooding?	Fair
6 Would development on the site result in the loss of agricultural land?	Neutral
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Fair
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9 Is there a potential risk of contaminated land?	Neutral
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Fair
12 Do the topographical characteristics of the site present an obstacle to development?	Neutral
13 Would development on the site have an impact upon important views/vistas	Poor
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Poor
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Neutral

Site: 67 Site at rear of Bwlfa Cottages

Location: Pentre

Proposal: To be confirmed

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3	Is the site accessible (please specify if steep/obstructed access route)?	Neutral
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Fair
6	Would development on the site result in the loss of agricultural land?	Neutral
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Fair
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Fair
12	Do the topographical characteristics of the site present an obstacle to development?	Neutral
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Poor
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Neutral

Site: 68 Site at the rear of Kennard Street

Location: Pentre

Proposal: To be confirmed

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3	Is the site accessible (please specify if steep/obstructed access route)?	Fair
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Fair
6	Would development on the site result in the loss of agricultural land?	Neutral
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Fair
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Fair
11	Does the site have environmental value?	Good
12	Do the topographical characteristics of the site present an obstacle to development?	Fair
13	Would development on the site have an impact upon important views/vistas	Fair
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Neutral
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Fair

Site: 70 Site off Ystrad Road

Location: Pentre

Proposal: To be confirmed

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3	Is the site accessible (please specify if steep/obstructed access route)?	Poor
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Good
6	Would development on the site result in the loss of agricultural land?	Neutral
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Poor
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Good
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: 71 Site off Ystrad Road

Location: Ystrad

Proposal: To be confirmed

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Poor
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Fair
6	Would development on the site result in the loss of agricultural land?	Excellent
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Fair
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Poor
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Fair
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Neutral
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Fair

Site: 72 Gelli Road, Gelli Industrial Estate

Location: Gelli

Proposal: To be confirmed

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3	Is the site accessible (please specify if steep/obstructed access route)?	Excellent
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc.)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Neutral
6	Would development on the site result in the loss of agricultural land?	Neutral
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Excellent
9	Is there a potential risk of contaminated land?	Poor
10	Would development of the site present an opportunity to remove an eyesore?	Good
11	Does the site have environmental value?	Good
12	Do the topographical characteristics of the site present an obstacle to development?	Excellent
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Good
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Good

Site: 73 Land to east of Nebo Estate

Location: Ystrad

Proposal: To be confirmed

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Undermining
6	Would development on the site result in the loss of agricultural land?	Excellent
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Excellent
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Fair
11	Does the site have environmental value?	Good
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Neutral
17	Would development of the site contribute to an active high street frontage?	Fair
18	Is the site suitable for development?	Poor

Site: 75 Steep valley area

Location: Ystrad

Proposal: To be confirmed

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3	Is the site accessible (please specify if steep/obstructed access route)?	Poor
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Fair
6	Would development on the site result in the loss of agricultural land?	Excellent
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Undermining
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Poor
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Fair
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Poor
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: **80** Land off Dan-y-Graig Location: **Ystrad** Proposal: **To be confirmed** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Good
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3 Is the site accessible (please specify if steep/obstructed access route)?	Fair
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5 Is the site located near a watercourse / is there a risk of flooding?	Good
6 Would development on the site result in the loss of agricultural land?	Excellent
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Undermining
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9 Is there a potential risk of contaminated land?	Neutral
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Poor
12 Do the topographical characteristics of the site present an obstacle to development?	Fair
13 Would development on the site have an impact upon important views/vistas	Fair
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Neutral
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Poor

Site: **81** **Land off Trafalgar Terrace / Cross Street** Location: **Ystrad** Proposal: **To be confirmed** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Good
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3 Is the site accessible (please specify if steep/obstructed access route)?	Excellent
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5 Is the site located near a watercourse / is there a risk of flooding?	Undermining
6 Would development on the site result in the loss of agricultural land?	Excellent
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Excellent
9 Is there a potential risk of contaminated land?	Fair
10 Would development of the site present an opportunity to remove an eyesore?	Excellent
11 Does the site have environmental value?	Excellent
12 Do the topographical characteristics of the site present an obstacle to development?	Excellent
13 Would development on the site have an impact upon important views/vistas	Good
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Fair
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Fair

Site: 83 Land off hospital site

Location: Tonypandy

Proposal: To be confirmed

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Fair
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5	Is the site located near a watercourse / is there a risk of flooding?	Good
6	Would development on the site result in the loss of agricultural land?	Excellent
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Undermining
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Undermining
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Neutral
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: 84 Hospital Site

Location: Llwynypia

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Good
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3 Is the site accessible (please specify if steep/obstructed access route)?	Excellent
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5 Is the site located near a watercourse / is there a risk of flooding?	Excellent
6 Would development on the site result in the loss of agricultural land?	Excellent
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Poor
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Excellent
9 Is there a potential risk of contaminated land?	Neutral
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Fair
12 Do the topographical characteristics of the site present an obstacle to development?	Excellent
13 Would development on the site have an impact upon important views/vistas	Excellent
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Excellent
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Neutral
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Excellent

Site: **86** Site to rear of **Mountain View** Location: **Tonypandy** Proposal: **To be confirmed** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Good
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3 Is the site accessible (please specify if steep/obstructed access route)?	Poor
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5 Is the site located near a watercourse / is there a risk of flooding?	Excellent
6 Would development on the site result in the loss of agricultural land?	Excellent
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9 Is there a potential risk of contaminated land?	Neutral
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Good
12 Do the topographical characteristics of the site present an obstacle to development?	Fair
13 Would development on the site have an impact upon important views/vistas	Good
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Neutral
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Poor

Site: 87 Land to the rear of Buckley Road

Location: Trealaw

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3	Is the site accessible (please specify if steep/obstructed access route)?	Poor
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Excellent
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Undermining
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Good
9	Is there a potential risk of contaminated land?	Fair
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Undermining
12	Do the topographical characteristics of the site present an obstacle to development?	Poor
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Fair
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: 88 Land near visitor centre

Location: Tonypandy

Proposal: To be confirmed

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3	Is the site accessible (please specify if steep/obstructed access route)?	Neutral
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Poor
6	Would development on the site result in the loss of agricultural land?	Excellent
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Good
12	Do the topographical characteristics of the site present an obstacle to development?	Fair
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Neutral
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: 90 Land south of Court Street

Location: Clydach Vale

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Poor
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Excellent
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Excellent
9	Is there a potential risk of contaminated land?	Fair
10	Would development of the site present an opportunity to remove an eyesore?	Fair
11	Does the site have environmental value?	Good
12	Do the topographical characteristics of the site present an obstacle to development?	Excellent
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Fair
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: **91** Land south of Railway Terrace Location: **Clydach Vale** Proposal: **Residential development** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Good
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3 Is the site accessible (please specify if steep/obstructed access route)?	Poor
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5 Is the site located near a watercourse / is there a risk of flooding?	Poor
6 Would development on the site result in the loss of agricultural land?	Excellent
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Excellent
9 Is there a potential risk of contaminated land?	Fair
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Excellent
12 Do the topographical characteristics of the site present an obstacle to development?	Good
13 Would development on the site have an impact upon important views/vistas	Fair
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Fair
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Poor

Site: 92 Site at rear of RCT offices

Location: Tonypandy

Proposal: To be confirmed

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3	Is the site accessible (please specify if steep/obstructed access route)?	Poor
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Excellent
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Fair
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Fair
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Fair
13	Would development on the site have an impact upon important views/vistas	Fair
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Fair
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Fair

Site: 93 Site to west of RCT offices

Location: Tonypandy

Proposal: To be confirmed

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3	Is the site accessible (please specify if steep/obstructed access route)?	Fair
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Excellent
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Fair
9	Is there a potential risk of contaminated land?	Fair
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Fair
13	Would development on the site have an impact upon important views/vistas	Fair
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Fair
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Fair

Site: 94 Site to south of Cwmclydach Junior School Location: Clydach Vale Proposal: Residential development Category: Non-Strategic

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Good
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3 Is the site accessible (please specify if steep/obstructed access route)?	Excellent
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5 Is the site located near a watercourse / is there a risk of flooding?	Excellent
6 Would development on the site result in the loss of agricultural land?	Excellent
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Excellent
9 Is there a potential risk of contaminated land?	Neutral
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Excellent
12 Do the topographical characteristics of the site present an obstacle to development?	Excellent
13 Would development on the site have an impact upon important views/vistas	Excellent
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Excellent
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Fair
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Fair

Site: 97 Land south of Park Street

Location: Tonypandy

Proposal: To be confirmed

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3	Is the site accessible (please specify if steep/obstructed access route)?	Poor
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Poor
6	Would development on the site result in the loss of agricultural land?	Excellent
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Fair
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Excellent
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Poor
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Poor
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: **99** Land at the end of Howard Street Location: **Clydach Vale** Proposal: **Residential development** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Poor
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3 Is the site accessible (please specify if steep/obstructed access route)?	Poor
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5 Is the site located near a watercourse / is there a risk of flooding?	Excellent
6 Would development on the site result in the loss of agricultural land?	Excellent
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Excellent
9 Is there a potential risk of contaminated land?	Poor
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Poor
12 Do the topographical characteristics of the site present an obstacle to development?	Good
13 Would development on the site have an impact upon important views/vistas	Good
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Poor
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Poor

Site: **101** Site Nr **Tonypandy Enterprise Centre** Location: **Tonypandy** Proposal: **To be confirmed** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Good
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3 Is the site accessible (please specify if steep/obstructed access route)?	Good
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Excellent
5 Is the site located near a watercourse / is there a risk of flooding?	Fair
6 Would development on the site result in the loss of agricultural land?	Excellent
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Excellent
9 Is there a potential risk of contaminated land?	Poor
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Good
12 Do the topographical characteristics of the site present an obstacle to development?	Excellent
13 Would development on the site have an impact upon important views/vistas	Good
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Good
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Good

Site: 102 Site off A4119

Location: Tonypandy

Proposal: To be confirmed

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3	Is the site accessible (please specify if steep/obstructed access route)?	Excellent
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Good
6	Would development on the site result in the loss of agricultural land?	Neutral
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Neutral
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Fair
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Good
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Fair
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Neutral
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Fair

Site: 103 Vacant site off B4278.

Location: Tonypandy

Proposal: To be confirmed

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3	Is the site accessible (please specify if steep/obstructed access route)?	Fair
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Undermining
6	Would development on the site result in the loss of agricultural land?	Excellent
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Excellent
9	Is there a potential risk of contaminated land?	Fair
10	Would development of the site present an opportunity to remove an eyesore?	Fair
11	Does the site have environmental value?	Excellent
12	Do the topographical characteristics of the site present an obstacle to development?	Excellent
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Good
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Good

Site: 104 Cwm Farm

Location: Aberdare

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3	Is the site accessible (please specify if steep/obstructed access route)?	Poor
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Fair
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Fair
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Good
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Poor
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Undermining
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: 106 Werfa Farm

Location: Cefn Rhigos

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Good
6	Would development on the site result in the loss of agricultural land?	Poor
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Neutral
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Fair
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: 107 Werfa Farm

Location: Cefn Rhigos

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Good
6	Would development on the site result in the loss of agricultural land?	Poor
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Neutral
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Fair
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: 108 Werfa Farm

Location: Cefn Rhigos

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Good
6	Would development on the site result in the loss of agricultural land?	Poor
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Neutral
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Fair
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: **109** **Gwaun Miskin [smaller site]**Location: **Tynant**Proposal: **Residential development**Category: **Non-Strategic****Stage 1 Assessment**

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Neutral
5	Is the site located near a watercourse / is there a risk of flooding?	Fair
6	Would development on the site result in the loss of agricultural land?	Good
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Undermining
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Undermining
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Undermining
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Neutral
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Undermining
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Undermining

Site: 110 Llwyncrwn Isaf

Location: Beddau

Proposal: Residential development / Leisure development Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5	Is the site located near a watercourse / is there a risk of flooding?	Good
6	Would development on the site result in the loss of agricultural land?	Neutral
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Undermining
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Fair
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: 111 Land adjacent to Ship Public House, Crown Hill Location: Llantwit Fardre Proposal: Residential development Category: Non-Strategic

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Good
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3 Is the site accessible (please specify if steep/obstructed access route)?	Poor
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5 Is the site located near a watercourse / is there a risk of flooding?	Undermining
6 Would development on the site result in the loss of agricultural land?	Good
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9 Is there a potential risk of contaminated land?	Neutral
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Fair
12 Do the topographical characteristics of the site present an obstacle to development?	Excellent
13 Would development on the site have an impact upon important views/vistas	Undermining
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Poor
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Undermining

Site: 112 Rear of 31 Heol-y-Parc

Location: Efail Isaf

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Poor
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5	Is the site located near a watercourse / is there a risk of flooding?	Fair
6	Would development on the site result in the loss of agricultural land?	Neutral
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Undermining
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Undermining
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Undermining

Site: 113 Llanilid OCS

Location: Llanharan

Proposal: Residential devevelopment, open space, neighbourhood centre, primary school & infrastructure

Category: Strategic

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3 Is the site accessible (please specify if steep/obstructed access route)?	Excellent
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Neutral
5 Is the site located near a watercourse / is there a risk of flooding?	Good
6 Would development on the site result in the loss of agricultural land?	Poor
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9 Is there a potential risk of contaminated land?	Excellent
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Poor
12 Do the topographical characteristics of the site present an obstacle to development?	Excellent
13 Would development on the site have an impact upon important views/vistas	Poor
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Neutral
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Undermining
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Good

Site: 114 Rhyd Lethin

Location: Llanharan

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3	Is the site accessible (please specify if steep/obstructed access route)?	Excellent
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Neutral
5	Is the site located near a watercourse / is there a risk of flooding?	Undermining
6	Would development on the site result in the loss of agricultural land?	Fair
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Neutral
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Good
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Poor
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Undermining
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Neutral

Site: 115 West of Llechau

Location: Llanharry

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Fair
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Good
6	Would development on the site result in the loss of agricultural land?	Poor
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Fair
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Neutral
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Poor
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Neutral
17	Would development of the site contribute to an active high street frontage?	Fair
18	Is the site suitable for development?	Fair

Site: 116 Mwyndy NE

Location: Pontyclun

Proposal: Residential and employment

Category: Strategic

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3 Is the site accessible (please specify if steep/obstructed access route)?	Excellent
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Undermining
5 Is the site located near a watercourse / is there a risk of flooding?	Good
6 Would development on the site result in the loss of agricultural land?	Poor
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Poor
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9 Is there a potential risk of contaminated land?	Good
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Poor
12 Do the topographical characteristics of the site present an obstacle to development?	Neutral
13 Would development on the site have an impact upon important views/vistas	Poor
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Poor
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Neutral

Site: 117 Mwyndy NW

Location: Pontyclun

Proposal: Residential and employment

Category: Strategic

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3 Is the site accessible (please specify if steep/obstructed access route)?	Excellent
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Undermining
5 Is the site located near a watercourse / is there a risk of flooding?	Excellent
6 Would development on the site result in the loss of agricultural land?	Poor
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Neutral
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9 Is there a potential risk of contaminated land?	Neutral
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Poor
12 Do the topographical characteristics of the site present an obstacle to development?	Good
13 Would development on the site have an impact upon important views/vistas	Good
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Neutral
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Good

Site: 118 Mwyndy Park

Location: Pontyclun

Proposal: Residential development

Category: Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Neutral
3	Is the site accessible (please specify if steep/obstructed access route)?	Neutral
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Neutral
5	Is the site located near a watercourse / is there a risk of flooding?	Good
6	Would development on the site result in the loss of agricultural land?	Poor
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Poor
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Neutral
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Undermining
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Neutral

Site: 119 Purolite site and Pant Marsh

Location: Llantrisant

Proposal: Town centre

Category: Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Excellent
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Neutral
5	Is the site located near a watercourse / is there a risk of flooding?	Poor
6	Would development on the site result in the loss of agricultural land?	Neutral
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Undermining
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Neutral
9	Is there a potential risk of contaminated land?	Poor
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Excellent
13	Would development on the site have an impact upon important views/vistas	Neutral
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Good
18	Is the site suitable for development?	Neutral

Site: 121 Former Llanharan STW

Location: Pencoed

Proposal: Employment/Recycling/Residential

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3	Is the site accessible (please specify if steep/obstructed access route)?	Excellent
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Undermining
5	Is the site located near a watercourse / is there a risk of flooding?	Poor
6	Would development on the site result in the loss of agricultural land?	Excellent
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Excellent
9	Is there a potential risk of contaminated land?	Undermining
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Fair
12	Do the topographical characteristics of the site present an obstacle to development?	Undermining
13	Would development on the site have an impact upon important views/vistas	Excellent
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Neutral
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Neutral
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Undermining
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Good

Site: 122 Sony Technology Park

Location: Pencoed

Proposal: Employment

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3	Is the site accessible (please specify if steep/obstructed access route)?	Excellent
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Poor
6	Would development on the site result in the loss of agricultural land?	Undermining
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Excellent
13	Would development on the site have an impact upon important views/vistas	Fair
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Good
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Good

Site: 123 North of Talygarn House

Location: Talygarn

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3	Is the site accessible (please specify if steep/obstructed access route)?	Fair
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Undermining
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Poor
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Fair
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Undermining
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Undermining

Site: 124 North west of Talygarn

Location: Talygarn

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Excellent
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Good
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Good
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Good
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Good

Site: 125 West of Talygarn (1)

Location: Talygarn

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Good
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Good
12	Do the topographical characteristics of the site present an obstacle to development?	Excellent
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Good
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Good

Site: 126 West of Talygarn (2)

Location: Talygarn

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3	Is the site accessible (please specify if steep/obstructed access route)?	Poor
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Good
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Good
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Undermining
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Fair

Site: 127 Trane Farm

Location: Tonyrefail

Proposal: Residential development including retirement village

Category: Non-Strategic

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Good
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3 Is the site accessible (please specify if steep/obstructed access route)?	Good
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5 Is the site located near a watercourse / is there a risk of flooding?	Good
6 Would development on the site result in the loss of agricultural land?	Fair
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Fair
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9 Is there a potential risk of contaminated land?	Neutral
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Poor
12 Do the topographical characteristics of the site present an obstacle to development?	Poor
13 Would development on the site have an impact upon important views/vistas	Poor
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Good
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Fair

Site: 130 Land rear of Tylchawen Terrace

Location: Tonyrefail

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Neutral
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Fair
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Good
12	Do the topographical characteristics of the site present an obstacle to development?	Neutral
13	Would development on the site have an impact upon important views/vistas	Fair
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Fair
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Neutral

Site: 131 Land rear of High Street

Location: Gilfach Goch

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3	Is the site accessible (please specify if steep/obstructed access route)?	Neutral
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Good
6	Would development on the site result in the loss of agricultural land?	Fair
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Poor
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Fair
9	Is there a potential risk of contaminated land?	Fair
10	Would development of the site present an opportunity to remove an eyesore?	Fair
11	Does the site have environmental value?	Fair
12	Do the topographical characteristics of the site present an obstacle to development?	Fair
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Neutral
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: 132 Cwm Coking Plant

Location: Beddau

Proposal: Residential, employment, local centre, primary school

Category: Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Excellent
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5	Is the site located near a watercourse / is there a risk of flooding?	Poor
6	Would development on the site result in the loss of agricultural land?	Excellent
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Fair
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Excellent
9	Is there a potential risk of contaminated land?	Undermining
10	Would development of the site present an opportunity to remove an eyesore?	Excellent
11	Does the site have environmental value?	Good
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Neutral
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Fair
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Good

Site: 133 Land south of Trebanog (Rhiw Garn Fawr site D) Location: Tonyrefail Proposal: Residential development Category: Non-Strategic

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Neutral
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3 Is the site accessible (please specify if steep/obstructed access route)?	Neutral
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Undermining
5 Is the site located near a watercourse / is there a risk of flooding?	Excellent
6 Would development on the site result in the loss of agricultural land?	Neutral
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Undermining
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9 Is there a potential risk of contaminated land?	Good
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Undermining
12 Do the topographical characteristics of the site present an obstacle to development?	Good
13 Would development on the site have an impact upon important views/vistas	Undermining
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Undermining
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Undermining
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Undermining

Site: 134 Land north of Concorde Drive (Rhiw Garn Fawr site F) Location: Tonyrefail Proposal: Residential development Category: Non-Strategic

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Neutral
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3 Is the site accessible (please specify if steep/obstructed access route)?	Good
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Neutral
5 Is the site located near a watercourse / is there a risk of flooding?	Good
6 Would development on the site result in the loss of agricultural land?	Fair
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Undermining
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9 Is there a potential risk of contaminated land?	Neutral
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Undermining
12 Do the topographical characteristics of the site present an obstacle to development?	Good
13 Would development on the site have an impact upon important views/vistas	Neutral
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Neutral
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Neutral

Site: 135 Land adjacent to Rhiw Garn (Rhiw Garn Fawr site A) Location: Trebanog Proposal: Residential development Category: Non-Strategic

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Neutral
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3 Is the site accessible (please specify if steep/obstructed access route)?	Good
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Neutral
5 Is the site located near a watercourse / is there a risk of flooding?	Excellent
6 Would development on the site result in the loss of agricultural land?	Fair
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Undermining
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Excellent
9 Is there a potential risk of contaminated land?	Good
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Undermining
12 Do the topographical characteristics of the site present an obstacle to development?	Poor
13 Would development on the site have an impact upon important views/vistas	Undermining
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Undermining

Site: 136 Land fronting Trebanog Road (Rhiw Garn Fawr) Location: Trebanog Proposal: Residential development Category: Non-Strategic

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Poor
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3 Is the site accessible (please specify if steep/obstructed access route)?	Excellent
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Excellent
5 Is the site located near a watercourse / is there a risk of flooding?	Excellent
6 Would development on the site result in the loss of agricultural land?	Fair
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Undermining
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9 Is there a potential risk of contaminated land?	Good
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Undermining
12 Do the topographical characteristics of the site present an obstacle to development?	Neutral
13 Would development on the site have an impact upon important views/vistas	Neutral
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Excellent
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Good
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Poor

Site: 137	Land rear of Trebanog Road (Rhiw Garn Fawr site C)	Location: Trebanog	Proposal: Residential development	Category: Non-Strategic
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Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Neutral
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3 Is the site accessible (please specify if steep/obstructed access route)?	Neutral
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Neutral
5 Is the site located near a watercourse / is there a risk of flooding?	Excellent
6 Would development on the site result in the loss of agricultural land?	Excellent
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9 Is there a potential risk of contaminated land?	Good
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Good
12 Do the topographical characteristics of the site present an obstacle to development?	Poor
13 Would development on the site have an impact upon important views/vistas	Fair
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Undermining
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Undermining

Site: 138 North of Cross Inn Road

Location: Llantrisant

Proposal: Residential development with green wedge

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5	Is the site located near a watercourse / is there a risk of flooding?	Neutral
6	Would development on the site result in the loss of agricultural land?	Neutral
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Poor
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Undermining
12	Do the topographical characteristics of the site present an obstacle to development?	Poor
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Fair
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Neutral
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Fair
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Undermining

Site: **140** **Gwyn Humphrey International factory** Location: **Llanharan** Proposal: **Residential development** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3 Is the site accessible (please specify if steep/obstructed access route)?	Good
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5 Is the site located near a watercourse / is there a risk of flooding?	Excellent
6 Would development on the site result in the loss of agricultural land?	Excellent
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Excellent
9 Is there a potential risk of contaminated land?	Fair
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Excellent
12 Do the topographical characteristics of the site present an obstacle to development?	Excellent
13 Would development on the site have an impact upon important views/vistas	Excellent
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Excellent
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Excellent
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Excellent

Site: 141 Rear of Emanda Gardens

Location: Brynna

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3	Is the site accessible (please specify if steep/obstructed access route)?	Undermining
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Good
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Good
12	Do the topographical characteristics of the site present an obstacle to development?	Excellent
13	Would development on the site have an impact upon important views/vistas	Excellent
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Fair
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: 142 South of Llantrisant Business Park

Location: Llantrisant

Proposal: Employment

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3	Is the site accessible (please specify if steep/obstructed access route)?	Excellent
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc.)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Poor
6	Would development on the site result in the loss of agricultural land?	Neutral
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Poor
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Fair
13	Would development on the site have an impact upon important views/vistas	Fair
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Fair

Site: 147 Heol-y-Parc North

Location: Efail Isaf

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Poor
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Neutral
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Undermining
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Undermining
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Undermining

Site: 148 Land Adjacent to Maendy Farm

Location: Ton Pentre

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3	Is the site accessible (please specify if steep/obstructed access route)?	Poor
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5	Is the site located near a watercourse / is there a risk of flooding?	Fair
6	Would development on the site result in the loss of agricultural land?	Neutral
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Neutral
12	Do the topographical characteristics of the site present an obstacle to development?	Fair
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Fair
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: 149 Cresta Garage

Location: Gilfach Goch

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Good
6	Would development on the site result in the loss of agricultural land?	Fair
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Fair
9	Is there a potential risk of contaminated land?	Poor
10	Would development of the site present an opportunity to remove an eyesore?	Good
11	Does the site have environmental value?	Good
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Good
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Good

Site: 150 Marton, Brynteg

Location: Llantrisant

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Poor
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Good
6	Would development on the site result in the loss of agricultural land?	Good
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Neutral
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Good
12	Do the topographical characteristics of the site present an obstacle to development?	Neutral
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Neutral
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: 151 Rhigos Road

Location: Hirwaun

Proposal: Residential development / Individual design houses

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Fair
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5	Is the site located near a watercourse / is there a risk of flooding?	Poor
6	Would development on the site result in the loss of agricultural land?	Fair
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Undermining
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Poor
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Fair
13	Would development on the site have an impact upon important views/vistas	Fair
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Fair
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: 152 Gelli Seren West

Location: Tonyrefail

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Neutral
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3	Is the site accessible (please specify if steep/obstructed access route)?	Poor
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Undermining
5	Is the site located near a watercourse / is there a risk of flooding?	Good
6	Would development on the site result in the loss of agricultural land?	Poor
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Undermining
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Undermining
12	Do the topographical characteristics of the site present an obstacle to development?	Poor
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Undermining

Site: 153 Interbrew Factory, Coedcae Lane

Location: Pontyclun

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3	Is the site accessible (please specify if steep/obstructed access route)?	Poor
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Excellent
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Excellent
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Excellent
12	Do the topographical characteristics of the site present an obstacle to development?	Excellent
13	Would development on the site have an impact upon important views/vistas	Excellent
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Fair
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Undermining
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Undermining
17	Would development of the site contribute to an active high street frontage?	Undermining
18	Is the site suitable for development?	Undermining

Site: 154 Brynderwen Road

Location: Cilfynydd

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Poor
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc.)?	Good
5	Is the site located near a watercourse / is there a risk of flooding?	Poor
6	Would development on the site result in the loss of agricultural land?	Good
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Good
12	Do the topographical characteristics of the site present an obstacle to development?	Fair
13	Would development on the site have an impact upon important views/vistas	Fair
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Neutral
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Neutral
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: 156 Vans Direct yard and land to NW and SW, Ely Valley Road & Elwyn Street Location: Coedely Proposal: Residential development, including affordable Category: Non-Strategic

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Neutral
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3 Is the site accessible (please specify if steep/obstructed access route)?	Excellent
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5 Is the site located near a watercourse / is there a risk of flooding?	Fair
6 Would development on the site result in the loss of agricultural land?	Excellent
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Good
9 Is there a potential risk of contaminated land?	Poor
10 Would development of the site present an opportunity to remove an eyesore?	Good
11 Does the site have environmental value?	Fair
12 Do the topographical characteristics of the site present an obstacle to development?	Good
13 Would development on the site have an impact upon important views/vistas	Good
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Excellent
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Good

Site: 158 Talygarn Equestrian Centre

Location: Talygarn

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3	Is the site accessible (please specify if steep/obstructed access route)?	Neutral
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Poor
6	Would development on the site result in the loss of agricultural land?	Good
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Undermining
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Fair
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Undermining
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Undermining
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Undermining
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Undermining

Site: 159 Rear of Brynhir

Location: Cwmbach

Proposal: Not specified - residential to be confirmed

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Poor
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Undermining
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Undermining
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: **160** **South of Llanharry Primary School** Location: **Llanharry** Proposal: **Removal of Urban Open Space designation - presumed to allow residential development** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Good
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3 Is the site accessible (please specify if steep/obstructed access route)?	Good
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5 Is the site located near a watercourse / is there a risk of flooding?	Good
6 Would development on the site result in the loss of agricultural land?	Neutral
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Poor
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9 Is there a potential risk of contaminated land?	Good
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Fair
12 Do the topographical characteristics of the site present an obstacle to development?	Excellent
13 Would development on the site have an impact upon important views/vistas	Neutral
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Good
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Good

Site: 161 Whitehills Golf Course

Location: Brynna

Proposal: Residential development + include in settlement boundary

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3	Is the site accessible (please specify if steep/obstructed access route)?	Fair
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Poor
6	Would development on the site result in the loss of agricultural land?	Poor
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Undermining
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Fair
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Undermining
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Undermining
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: 163 Brynna West

Location: Brynna

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3	Is the site accessible (please specify if steep/obstructed access route)?	Poor
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Excellent
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Undermining
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Undermining
12	Do the topographical characteristics of the site present an obstacle to development?	Poor
13	Would development on the site have an impact upon important views/vistas	Undermining
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Undermining
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Undermining

Site: 164 Land south of Brynna Road

Location: Brynna

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Fair
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Fair
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Fair
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Fair
12	Do the topographical characteristics of the site present an obstacle to development?	Poor
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Fair
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Good

Site: 165 Malthouse Farm

Location: Llantrisant

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3	Is the site accessible (please specify if steep/obstructed access route)?	Poor
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Good
6	Would development on the site result in the loss of agricultural land?	Neutral
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Undermining
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Neutral
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Poor
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Fair
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: 166 Riverside Forge, Oxford Street

Location: Nantgarw

Proposal: Offices, housing or other e.g. possible
Travelodge

Category: Non-Strategic

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3 Is the site accessible (please specify if steep/obstructed access route)?	Poor
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Neutral
5 Is the site located near a watercourse / is there a risk of flooding?	Undermining
6 Would development on the site result in the loss of agricultural land?	Good
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Neutral
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Fair
9 Is there a potential risk of contaminated land?	Fair
10 Would development of the site present an opportunity to remove an eyesore?	Fair
11 Does the site have environmental value?	Good
12 Do the topographical characteristics of the site present an obstacle to development?	Good
13 Would development on the site have an impact upon important views/vistas	Good
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Fair
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Poor

Site: 167 Church Village

Location: Church Village

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Fair
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5	Is the site located near a watercourse / is there a risk of flooding?	Poor
6	Would development on the site result in the loss of agricultural land?	Poor
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Poor
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Neutral
9	Is there a potential risk of contaminated land?	Poor
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Neutral
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Fair

Site: 170 North of Harold Street

Location: Llanharan

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3	Is the site accessible (please specify if steep/obstructed access route)?	Poor
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Undermining
6	Would development on the site result in the loss of agricultural land?	Excellent
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Undermining
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Fair
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Undermining
12	Do the topographical characteristics of the site present an obstacle to development?	Excellent
13	Would development on the site have an impact upon important views/vistas	Undermining
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Undermining
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Undermining
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Undermining

Site: 171 East of Station Road

Location: Llantwit Fardre

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Fair
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5	Is the site located near a watercourse / is there a risk of flooding?	Poor
6	Would development on the site result in the loss of agricultural land?	Poor
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Poor
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Fair
9	Is there a potential risk of contaminated land?	Poor
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Neutral
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Fair

Site: 172 Llanharan RFC

Location: Llanharan

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Poor
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Undermining
6	Would development on the site result in the loss of agricultural land?	Good
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Fair
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Undermining
12	Do the topographical characteristics of the site present an obstacle to development?	Excellent
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Poor
18	Is the site suitable for development?	Poor

Site: 173 Land between A4059 and River Cynon Location: Ynysboeth Proposal: Green Wedge or countryside protection Category: Non-Strategic

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Neutral
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Neutral
3 Is the site accessible (please specify if steep/obstructed access route)?	Neutral
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Neutral
5 Is the site located near a watercourse / is there a risk of flooding?	Neutral
6 Would development on the site result in the loss of agricultural land?	Neutral
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Neutral
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Neutral
9 Is there a potential risk of contaminated land?	Neutral
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Neutral
12 Do the topographical characteristics of the site present an obstacle to development?	Neutral
13 Would development on the site have an impact upon important views/vistas	Neutral
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Neutral
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Neutral
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Neutral
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Neutral

Site: 174 Otters Brook/ Ceulan Farm, south of railway Location: Pontyclun Proposal: Residential development or general development Category: Non-Strategic

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3 Is the site accessible (please specify if steep/obstructed access route)?	Undermining
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5 Is the site located near a watercourse / is there a risk of flooding?	Poor
6 Would development on the site result in the loss of agricultural land?	Poor
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Poor
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9 Is there a potential risk of contaminated land?	Good
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Poor
12 Do the topographical characteristics of the site present an obstacle to development?	Good
13 Would development on the site have an impact upon important views/vistas	Neutral
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Fair
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Poor

Site: 175 Heol Y Parc

Location: Efail Isaf

Proposal: Residential development - covers sites 9 and 37 Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Poor
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5	Is the site located near a watercourse / is there a risk of flooding?	Fair
6	Would development on the site result in the loss of agricultural land?	Neutral
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Undermining
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Undermining
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Undermining

Site: 176 Dyffryn Row

Location: Cwmbach

Proposal: Residential/commercial development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Good
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Fair
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Fair
9	Is there a potential risk of contaminated land?	Poor
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Fair
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Fair
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Good
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Fair

Site: 177 Land south of Llantrisant Business Park Location: Llantrisant Proposal: Employment Category: Non-Strategic

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3 Is the site accessible (please specify if steep/obstructed access route)?	Excellent
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5 Is the site located near a watercourse / is there a risk of flooding?	Poor
6 Would development on the site result in the loss of agricultural land?	Neutral
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Poor
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9 Is there a potential risk of contaminated land?	Good
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Poor
12 Do the topographical characteristics of the site present an obstacle to development?	Fair
13 Would development on the site have an impact upon important views/vistas	Fair
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Fair

Site: 178 Land rear of 100 Church Road [between 97 Church Road and Heol-y-cawl] Location: Tonteg Proposal: Change of settlement boundary - small residential development Category: Non-Strategic

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3 Is the site accessible (please specify if steep/obstructed access route)?	Poor
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5 Is the site located near a watercourse / is there a risk of flooding?	Good
6 Would development on the site result in the loss of agricultural land?	Neutral
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9 Is there a potential risk of contaminated land?	Fair
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Neutral
12 Do the topographical characteristics of the site present an obstacle to development?	Good
13 Would development on the site have an impact upon important views/vistas	Good
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Undermining
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Undermining

Site: 179 Land at Farrells Homecare

Location: Aberaman

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Excellent
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Undermining
6	Would development on the site result in the loss of agricultural land?	Good
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Excellent
9	Is there a potential risk of contaminated land?	Poor
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Good
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Fair
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: 180 Land at Ty'n-y-coed Villas

Location: Thomastown

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Fair
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5	Is the site located near a watercourse / is there a risk of flooding?	Good
6	Would development on the site result in the loss of agricultural land?	Good
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Neutral
12	Do the topographical characteristics of the site present an obstacle to development?	Fair
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Fair
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Neutral
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Undermining
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: 181 Land at former Cilely Colliery

Location: Trebanog

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Neutral
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Fair
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Neutral
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Poor
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Poor
10	Would development of the site present an opportunity to remove an eyesore?	Good
11	Does the site have environmental value?	Undermining
12	Do the topographical characteristics of the site present an obstacle to development?	Neutral
13	Would development on the site have an impact upon important views/vistas	Fair
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Undermining
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Poor
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Undermining
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Undermining

Site: **182** **WPD Depot & Cowlin Depot, Station Road** Location: **Church Village** Proposal: **Residential development** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3 Is the site accessible (please specify if steep/obstructed access route)?	Excellent
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5 Is the site located near a watercourse / is there a risk of flooding?	Poor
6 Would development on the site result in the loss of agricultural land?	Excellent
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Excellent
9 Is there a potential risk of contaminated land?	Poor
10 Would development of the site present an opportunity to remove an eyesore?	Fair
11 Does the site have environmental value?	Excellent
12 Do the topographical characteristics of the site present an obstacle to development?	Excellent
13 Would development on the site have an impact upon important views/vistas	Excellent
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Excellent
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Excellent
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Excellent

Site: 183 Standard Tip and land adjoining

Location: Wattstown

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Poor
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Undermining
3	Is the site accessible (please specify if steep/obstructed access route)?	Undermining
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Undermining
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Neutral
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Poor
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Poor
10	Would development of the site present an opportunity to remove an eyesore?	Excellent
11	Does the site have environmental value?	Undermining
12	Do the topographical characteristics of the site present an obstacle to development?	Undermining
13	Would development on the site have an impact upon important views/vistas	Undermining
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Undermining
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Excellent
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Undermining
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Undermining

Site: 184 Ystrad Barwig Isaf

Location: Llantwit Fardre

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3	Is the site accessible (please specify if steep/obstructed access route)?	Neutral
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Undermining
6	Would development on the site result in the loss of agricultural land?	Neutral
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Fair
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Neutral
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: 185 Caerysgol Farm

Location: Tonyrefail

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Neutral
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Good
6	Would development on the site result in the loss of agricultural land?	Fair
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Undermining
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Fair
13	Would development on the site have an impact upon important views/vistas	Neutral
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: 186 Tylcha Fawr Farm

Location: Tonyrefail

Proposal: Residential/general development

Category: Non-Strategic

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Good
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3 Is the site accessible (please specify if steep/obstructed access route)?	Poor
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5 Is the site located near a watercourse / is there a risk of flooding?	Good
6 Would development on the site result in the loss of agricultural land?	Poor
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Undermining
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9 Is there a potential risk of contaminated land?	Good
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Poor
12 Do the topographical characteristics of the site present an obstacle to development?	Good
13 Would development on the site have an impact upon important views/vistas	Poor
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Neutral
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Fair

Site: 187 Former Fernhill Colliery Site

Location: Treherbert

Proposal: Residential development

Category: Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Poor
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc.)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Undermining
6	Would development on the site result in the loss of agricultural land?	Excellent
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Undermining
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Good
9	Is there a potential risk of contaminated land?	Fair
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Poor
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Fair
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Excellent
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Fair
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Fair

Site: 188 Land to the rear of Pen Y Waun - small site Location: Efail Isaf Proposal: Residential development Category: Non-Strategic

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3 Is the site accessible (please specify if steep/obstructed access route)?	Excellent
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5 Is the site located near a watercourse / is there a risk of flooding?	Excellent
6 Would development on the site result in the loss of agricultural land?	Neutral
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Fair
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9 Is there a potential risk of contaminated land?	Good
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Poor
12 Do the topographical characteristics of the site present an obstacle to development?	Excellent
13 Would development on the site have an impact upon important views/vistas	Poor
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Fair

Site: **189** Land to the rear of Pen Y Waun - large site Location: **Efail Isaf** Proposal: **Residential development** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3 Is the site accessible (please specify if steep/obstructed access route)?	Excellent
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5 Is the site located near a watercourse / is there a risk of flooding?	Good
6 Would development on the site result in the loss of agricultural land?	Poor
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9 Is there a potential risk of contaminated land?	Good
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Poor
12 Do the topographical characteristics of the site present an obstacle to development?	Excellent
13 Would development on the site have an impact upon important views/vistas	Poor
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Undermining
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Fair

Site: **190** Land fronting Heol Y ParcLocation: **Efail Isaf**Proposal: **Residential development**Category: **Non-Strategic****Stage 1 Assessment**

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Fair
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Excellent
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Good
12	Do the topographical characteristics of the site present an obstacle to development?	Fair
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Fair

Site: 192 Land to the rear of Queen Street

Location: Cwmdare

Proposal: General development/Housing

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3	Is the site accessible (please specify if steep/obstructed access route)?	Poor
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Excellent
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Excellent
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Excellent
12	Do the topographical characteristics of the site present an obstacle to development?	Excellent
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: 193 Land at Tir Coed

Location: Llwydcoed

Proposal: Residential development [in conjunction with redevelopment of Tir Coed]

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3	Is the site accessible (please specify if steep/obstructed access route)?	Poor
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Excellent
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Undermining
12	Do the topographical characteristics of the site present an obstacle to development?	Excellent
13	Would development on the site have an impact upon important views/vistas	Excellent
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Excellent
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Undermining

Site: 195	Land r/o Cilfynydd Road/ Bodwenarth quarries	Location: Cilfynydd	Proposal: Residential development and public facilities - through-road to alleviate traffic and public open sp	Category: Non-Strategic
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Stage 1 Assessment

<i>Objective:</i>	<i>Suitability:</i>
1 Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3 Is the site accessible (please specify if steep/obstructed access route)?	Neutral
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5 Is the site located near a watercourse / is there a risk of flooding?	Good
6 Would development on the site result in the loss of agricultural land?	Good
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Poor
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9 Is there a potential risk of contaminated land?	Good
10 Would development of the site present an opportunity to remove an eyesore?	Poor
11 Does the site have environmental value?	Poor
12 Do the topographical characteristics of the site present an obstacle to development?	Poor
13 Would development on the site have an impact upon important views/vistas	Fair
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Fair
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Poor

Site: 196 Land rear of Werfa Lane

Location: Abernant

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3	Is the site accessible (please specify if steep/obstructed access route)?	Poor
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Excellent
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Excellent
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Poor
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: 197 Land North of Werfa Lane

Location: Abernant

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3	Is the site accessible (please specify if steep/obstructed access route)?	Fair
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Excellent
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Undermining
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Fair
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Undermining
12	Do the topographical characteristics of the site present an obstacle to development?	Excellent
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Good
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: 198 Hirwaun Ironworks

Location: Hirwaun

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3 Is the site accessible (please specify if steep/obstructed access route)?	Poor
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5 Is the site located near a watercourse / is there a risk of flooding?	Good
6 Would development on the site result in the loss of agricultural land?	Good
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Neutral
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9 Is there a potential risk of contaminated land?	Good
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Fair
12 Do the topographical characteristics of the site present an obstacle to development?	Good
13 Would development on the site have an impact upon important views/vistas	Good
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Neutral

Site: **200** Land at Park StreetLocation: **Clydach Vale**Proposal: **Residential development**Category: **Non-Strategic****Stage 1 Assessment**

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3	Is the site accessible (please specify if steep/obstructed access route)?	Excellent
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Excellent
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Excellent
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Excellent
12	Do the topographical characteristics of the site present an obstacle to development?	Excellent
13	Would development on the site have an impact upon important views/vistas	Excellent
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Excellent
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Fair
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Fair

Site: 202 Land and allotments, Park Street

Location: Clydach Vale

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Fair
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Poor
6	Would development on the site result in the loss of agricultural land?	Fair
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Fair
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Fair
12	Do the topographical characteristics of the site present an obstacle to development?	Poor
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Poor
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Fair
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: **204** **Pentwyn lower tip**Location: **Penrhiwceiber**Proposal: **Residential development**Category: **Non-Strategic****Stage 1 Assessment**

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Poor
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3	Is the site accessible (please specify if steep/obstructed access route)?	Fair
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Excellent
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Fair
9	Is there a potential risk of contaminated land?	Fair
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Excellent
12	Do the topographical characteristics of the site present an obstacle to development?	Poor
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Poor
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: 205 Glamorgan Street

Location: Penrhiwceiber

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Poor
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Fair
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Good
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Fair
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Fair
12	Do the topographical characteristics of the site present an obstacle to development?	Poor
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Fair
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: **206** **Cwm Colliery Reclamation**Location: **Beddau**Proposal: **Residential development**Category: **Strategic****Stage 1 Assessment**

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3	Is the site accessible (please specify if steep/obstructed access route)?	Fair
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Neutral
5	Is the site located near a watercourse / is there a risk of flooding?	Good
6	Would development on the site result in the loss of agricultural land?	Fair
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Neutral
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Neutral
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Fair
11	Does the site have environmental value?	Fair
12	Do the topographical characteristics of the site present an obstacle to development?	Poor
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Fair
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Neutral
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Fair

Site: 208 Pentwyn Avenue

Location: Penrhiwceiber

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Poor
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Neutral
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Good
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Excellent
9	Is there a potential risk of contaminated land?	Poor
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Good
12	Do the topographical characteristics of the site present an obstacle to development?	Excellent
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Neutral
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Undermining
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Undermining

Site: **210** North east of railwayLocation: **Penrhiwceiber**Proposal: **Residential development**Category: **Non-Strategic****Stage 1 Assessment**

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Poor
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3	Is the site accessible (please specify if steep/obstructed access route)?	Fair
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Good
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Fair
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Excellent
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Poor
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Fair

Site: 211 Albion Estate, site comprising Coed y Lan School and vacant land Location: Cilfynydd Proposal: Residential development Category: Non-Strategic

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Neutral
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Neutral
3 Is the site accessible (please specify if steep/obstructed access route)?	Neutral
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Neutral
5 Is the site located near a watercourse / is there a risk of flooding?	Neutral
6 Would development on the site result in the loss of agricultural land?	Neutral
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Neutral
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Neutral
9 Is there a potential risk of contaminated land?	Neutral
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Neutral
12 Do the topographical characteristics of the site present an obstacle to development?	Neutral
13 Would development on the site have an impact upon important views/vistas	Neutral
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Neutral
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Neutral
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Neutral
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Neutral

Site: **212 Steep grassy hillside Albion Tips land reclamation** Location: **Cilfynydd** Proposal: **Residential development** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Good
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3 Is the site accessible (please specify if steep/obstructed access route)?	Fair
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5 Is the site located near a watercourse / is there a risk of flooding?	Good
6 Would development on the site result in the loss of agricultural land?	Good
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Fair
9 Is there a potential risk of contaminated land?	Neutral
10 Would development of the site present an opportunity to remove an eyesore?	Fair
11 Does the site have environmental value?	Good
12 Do the topographical characteristics of the site present an obstacle to development?	Poor
13 Would development on the site have an impact upon important views/vistas	Fair
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Fair
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Poor

Site: 213 Land south of Nythbran Terrace

Location: Porth

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Neutral
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3	Is the site accessible (please specify if steep/obstructed access route)?	Neutral
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Good
6	Would development on the site result in the loss of agricultural land?	Excellent
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Poor
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Poor
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Undermining
12	Do the topographical characteristics of the site present an obstacle to development?	Poor
13	Would development on the site have an impact upon important views/vistas	Undermining
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Neutral
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Undermining

Site: 214 Land at Dinas Road / Graigddu Road

Location: Porth

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Neutral
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc.)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Excellent
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Excellent
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Excellent
12	Do the topographical characteristics of the site present an obstacle to development?	Excellent
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Undermining
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Good

Site: 215 Robertstown Playing Field

Location: Robertstown

Proposal: Residential development

Category: Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Undermining
6	Would development on the site result in the loss of agricultural land?	Excellent
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Undermining
12	Do the topographical characteristics of the site present an obstacle to development?	Excellent
13	Would development on the site have an impact upon important views/vistas	Excellent
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Good
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Undermining

Site: 216 Former sidings

Location: Robertstown

Proposal: Residential development

Category: Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Undermining
6	Would development on the site result in the loss of agricultural land?	Excellent
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Excellent
9	Is there a potential risk of contaminated land?	Poor
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Good
12	Do the topographical characteristics of the site present an obstacle to development?	Excellent
13	Would development on the site have an impact upon important views/vistas	Excellent
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Excellent
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Good
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Good

Site: 217 Gelliwion Reclamation

Location: Pontypridd

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Excellent
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Excellent
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Excellent
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Excellent
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Good

Site: 218 Windsor Terrace, Allotments and open land Location: Abernant Proposal: Residential development Category: Non-Strategic

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Good
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3 Is the site accessible (please specify if steep/obstructed access route)?	Poor
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5 Is the site located near a watercourse / is there a risk of flooding?	Excellent
6 Would development on the site result in the loss of agricultural land?	Excellent
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Neutral
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9 Is there a potential risk of contaminated land?	Neutral
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Poor
12 Do the topographical characteristics of the site present an obstacle to development?	Good
13 Would development on the site have an impact upon important views/vistas	Poor
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Poor
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Poor

Site: 219 Windsor Terrace

Location: Abernant

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3	Is the site accessible (please specify if steep/obstructed access route)?	Poor
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Excellent
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Fair
12	Do the topographical characteristics of the site present an obstacle to development?	Poor
13	Would development on the site have an impact upon important views/vistas	Fair
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: 221 Site of Treforest Boys School, St Michaels Avenue Location: Treforest Proposal: Residential development Category: Non-Strategic

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3 Is the site accessible (please specify if steep/obstructed access route)?	Fair
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Excellent
5 Is the site located near a watercourse / is there a risk of flooding?	Excellent
6 Would development on the site result in the loss of agricultural land?	Excellent
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Excellent
9 Is there a potential risk of contaminated land?	Neutral
10 Would development of the site present an opportunity to remove an eyesore?	Fair
11 Does the site have environmental value?	Excellent
12 Do the topographical characteristics of the site present an obstacle to development?	Poor
13 Would development on the site have an impact upon important views/vistas	Excellent
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Excellent
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Fair
17 Would development of the site contribute to an active high street frontage?	Fair
18 Is the site suitable for development?	Poor

Site: **222** Land adjoining Hetty Shaft, Ty Mawr Colliery Site Location: **Pontypridd** Proposal: **Residential development** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Good
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3 Is the site accessible (please specify if steep/obstructed access route)?	Poor
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5 Is the site located near a watercourse / is there a risk of flooding?	Fair
6 Would development on the site result in the loss of agricultural land?	Excellent
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Poor
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Excellent
9 Is there a potential risk of contaminated land?	Neutral
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Fair
12 Do the topographical characteristics of the site present an obstacle to development?	Excellent
13 Would development on the site have an impact upon important views/vistas	Good
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Poor
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Poor

Site: 223 Land at Maesffynnon Lane

Location: Aberdare

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Good
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Excellent
9	Is there a potential risk of contaminated land?	Poor
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Good
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Good
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: 224 Land of Cymmer Road

Location: Porth

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Neutral
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3	Is the site accessible (please specify if steep/obstructed access route)?	Undermining
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Excellent
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Neutral
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Good
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Poor
13	Would development on the site have an impact upon important views/vistas	Neutral
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Undermining
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Undermining

Site: 225 The Towers

Location: Hirwaun

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5	Is the site located near a watercourse / is there a risk of flooding?	Good
6	Would development on the site result in the loss of agricultural land?	Good
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Good
9	Is there a potential risk of contaminated land?	Fair
10	Would development of the site present an opportunity to remove an eyesore?	Good
11	Does the site have environmental value?	Good
12	Do the topographical characteristics of the site present an obstacle to development?	Excellent
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Good
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Good

Site: **226** **Land southeast of Llwydcoed Community Centre** Location: **Llwydcoed** Proposal: **Residential development** Category: **Non-Strategic**

Stage 1 Assessment

<i>Objective:</i>	<i>Suitability:</i>
1 Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3 Is the site accessible (please specify if steep/obstructed access route)?	Good
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5 Is the site located near a watercourse / is there a risk of flooding?	Excellent
6 Would development on the site result in the loss of agricultural land?	Excellent
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9 Is there a potential risk of contaminated land?	Good
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Poor
12 Do the topographical characteristics of the site present an obstacle to development?	Excellent
13 Would development on the site have an impact upon important views/vistas	Good
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Neutral
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Good

Site: **228** **Former Aberaman Colliery Reclamation Site** Location: **Godreaman** Proposal: **Residential development** Category: **Non-Strategic**

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Excellent
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Poor
6	Would development on the site result in the loss of agricultural land?	Good
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Excellent
9	Is there a potential risk of contaminated land?	Poor
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Good
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Neutral

Site: **230** Land between Oxford Street/Miskin Road and railway line Location: **Mountain Ash** Proposal: **Employment/community facility, car park.** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Good
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3 Is the site accessible (please specify if steep/obstructed access route)?	Good
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Excellent
5 Is the site located near a watercourse / is there a risk of flooding?	Undermining
6 Would development on the site result in the loss of agricultural land?	Excellent
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Excellent
9 Is there a potential risk of contaminated land?	Fair
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Good
12 Do the topographical characteristics of the site present an obstacle to development?	Good
13 Would development on the site have an impact upon important views/vistas	Good
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Good
17 Would development of the site contribute to an active high street frontage?	Excellent
18 Is the site suitable for development?	Good

Site: 231 Abergorki Yard, Miskin Road

Location: Mountain Ash

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3	Is the site accessible (please specify if steep/obstructed access route)?	Fair
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5	Is the site located near a watercourse / is there a risk of flooding?	Undermining
6	Would development on the site result in the loss of agricultural land?	Neutral
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Excellent
9	Is there a potential risk of contaminated land?	Fair
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Good
12	Do the topographical characteristics of the site present an obstacle to development?	Excellent
13	Would development on the site have an impact upon important views/vistas	Excellent
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Fair
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Poor
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: 234 Land fronting Ynyshir Road (Incline Row) Location: Wattstown Proposal: Residential development Category: Non-Strategic

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Poor
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3 Is the site accessible (please specify if steep/obstructed access route)?	Poor
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5 Is the site located near a watercourse / is there a risk of flooding?	Excellent
6 Would development on the site result in the loss of agricultural land?	Excellent
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Fair
9 Is there a potential risk of contaminated land?	Good
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Undermining
12 Do the topographical characteristics of the site present an obstacle to development?	Poor
13 Would development on the site have an impact upon important views/vistas	Neutral
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Excellent
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Neutral
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Undermining

Site: 235 Land fronting Tonteg Road, Power Station Hill Location: Tonteg Proposal: Employment B use classes Category: Non-Strategic

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3 Is the site accessible (please specify if steep/obstructed access route)?	Excellent
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5 Is the site located near a watercourse / is there a risk of flooding?	Good
6 Would development on the site result in the loss of agricultural land?	Excellent
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Good
9 Is there a potential risk of contaminated land?	Neutral
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Poor
12 Do the topographical characteristics of the site present an obstacle to development?	Good
13 Would development on the site have an impact upon important views/vistas	Neutral
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Fair
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Poor
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Neutral

Site: 237 Tegfan Farm, Potter's Field

Location: Trecynon

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Neutral
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Neutral
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Excellent
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Excellent
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Good

Site: 239 Land rear of 15-22 Pendre Crescent

Location: Llanharan

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3	Is the site accessible (please specify if steep/obstructed access route)?	Poor
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Excellent
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Good
12	Do the topographical characteristics of the site present an obstacle to development?	Undermining
13	Would development on the site have an impact upon important views/vistas	Undermining
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Poor
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Undermining
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: 240 Land off Heol Cronfa

Location: Cilfynydd

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3	Is the site accessible (please specify if steep/obstructed access route)?	Fair
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Good
6	Would development on the site result in the loss of agricultural land?	Good
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Poor
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Poor
13	Would development on the site have an impact upon important views/vistas	Neutral
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: 241 Land north of Yr Hendre

Location: Nantgarw

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3	Is the site accessible (please specify if steep/obstructed access route)?	Neutral
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Undermining
5	Is the site located near a watercourse / is there a risk of flooding?	Good
6	Would development on the site result in the loss of agricultural land?	Good
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Fair
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Neutral

Site: 244 Egans Field, opposite Llanfabon Court

Location: Cilfynydd

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3	Is the site accessible (please specify if steep/obstructed access route)?	Poor
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc.)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Fair
6	Would development on the site result in the loss of agricultural land?	Good
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Poor
11	Does the site have environmental value?	Fair
12	Do the topographical characteristics of the site present an obstacle to development?	Fair
13	Would development on the site have an impact upon important views/vistas	Fair
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Fair
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: 245 Land adjoining Graig-yr-Hesg Infants School, Ynysybwl Road Location: Glyncoch Proposal: Residential development Category: Non-Strategic

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3 Is the site accessible (please specify if steep/obstructed access route)?	Poor
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5 Is the site located near a watercourse / is there a risk of flooding?	Good
6 Would development on the site result in the loss of agricultural land?	Good
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Fair
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9 Is there a potential risk of contaminated land?	Good
10 Would development of the site present an opportunity to remove an eyesore?	Poor
11 Does the site have environmental value?	Good
12 Do the topographical characteristics of the site present an obstacle to development?	Good
13 Would development on the site have an impact upon important views/vistas	Good
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Fair
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Poor

Site: 246 Land off Llanharry Road, south of Bryn Derwen Location: Llanharan Proposal: Residential development Category: Non-Strategic

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3 Is the site accessible (please specify if steep/obstructed access route)?	Poor
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5 Is the site located near a watercourse / is there a risk of flooding?	Fair
6 Would development on the site result in the loss of agricultural land?	Good
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9 Is there a potential risk of contaminated land?	Fair
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Neutral
12 Do the topographical characteristics of the site present an obstacle to development?	Good
13 Would development on the site have an impact upon important views/vistas	Neutral
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Fair
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Poor

Site: 247 Land adjoining Swn yr Afon, High Street Location: Gilfach Goch Proposal: Primary Care Health Centre development Category: Non-Strategic

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3 Is the site accessible (please specify if steep/obstructed access route)?	Excellent
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5 Is the site located near a watercourse / is there a risk of flooding?	Poor
6 Would development on the site result in the loss of agricultural land?	Good
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9 Is there a potential risk of contaminated land?	Fair
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Neutral
12 Do the topographical characteristics of the site present an obstacle to development?	Poor
13 Would development on the site have an impact upon important views/vistas	Neutral
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Fair
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Neutral

Site: 248 Land rear of Birchwood

Location: Llwydcoed

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3	Is the site accessible (please specify if steep/obstructed access route)?	Fair
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Excellent
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Poor
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Neutral
9	Is there a potential risk of contaminated land?	Poor
10	Would development of the site present an opportunity to remove an eyesore?	Fair
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Poor
13	Would development on the site have an impact upon important views/vistas	Fair
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Excellent
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Fair
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Good

Site: 249 Former Universal Furnishings site,
Robertstown

Location: Aberdare

Proposal: Mixed use development

Category: Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Undermining
6	Would development on the site result in the loss of agricultural land?	Excellent
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Excellent
9	Is there a potential risk of contaminated land?	Undermining
10	Would development of the site present an opportunity to remove an eyesore?	Fair
11	Does the site have environmental value?	Excellent
12	Do the topographical characteristics of the site present an obstacle to development?	Excellent
13	Would development on the site have an impact upon important views/vistas	Excellent
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Excellent
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Fair
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Good

Site: **250** Land adjacent to Ffordd Llanbad/ Lewis Close Location: **Gilfach Goch** Proposal: **Residential development** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3 Is the site accessible (please specify if steep/obstructed access route)?	Good
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5 Is the site located near a watercourse / is there a risk of flooding?	Excellent
6 Would development on the site result in the loss of agricultural land?	Neutral
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9 Is there a potential risk of contaminated land?	Good
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Neutral
12 Do the topographical characteristics of the site present an obstacle to development?	Good
13 Would development on the site have an impact upon important views/vistas	Good
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Fair

Site: 251 Land rear of Brynffynon

Location: Hirwaun

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc.)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Good
6	Would development on the site result in the loss of agricultural land?	Fair
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Fair
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Fair
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Poor
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Fair
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Fair

Site: 252 Land south of the M4, north of St Annes Court Location: Brynsadler Proposal: Residential development Category: Non-Strategic

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Good
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3 Is the site accessible (please specify if steep/obstructed access route)?	Good
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5 Is the site located near a watercourse / is there a risk of flooding?	Excellent
6 Would development on the site result in the loss of agricultural land?	Undermining
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9 Is there a potential risk of contaminated land?	Good
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Good
12 Do the topographical characteristics of the site present an obstacle to development?	Good
13 Would development on the site have an impact upon important views/vistas	Good
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Good
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Fair

Site: 254 Fletchers Field, Coedpenmaen Road

Location: Pontypridd

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3	Is the site accessible (please specify if steep/obstructed access route)?	Poor
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Fair
6	Would development on the site result in the loss of agricultural land?	Good
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Neutral
9	Is there a potential risk of contaminated land?	Poor
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Good
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Fair
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: 255 Land opposite 158-198 Merthyr Road Location: Pontypridd Proposal: Residential development Category: Non-Strategic

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Good
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3 Is the site accessible (please specify if steep/obstructed access route)?	Excellent
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5 Is the site located near a watercourse / is there a risk of flooding?	Excellent
6 Would development on the site result in the loss of agricultural land?	Excellent
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9 Is there a potential risk of contaminated land?	Excellent
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Good
12 Do the topographical characteristics of the site present an obstacle to development?	Excellent
13 Would development on the site have an impact upon important views/vistas	Excellent
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Fair
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Poor

Site: 256 Aberdare Goods Yard

Location: Robertstown

Proposal: Residential development

Category: Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Neutral
5	Is the site located near a watercourse / is there a risk of flooding?	Poor
6	Would development on the site result in the loss of agricultural land?	Excellent
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Excellent
9	Is there a potential risk of contaminated land?	Poor
10	Would development of the site present an opportunity to remove an eyesore?	Excellent
11	Does the site have environmental value?	Excellent
12	Do the topographical characteristics of the site present an obstacle to development?	Excellent
13	Would development on the site have an impact upon important views/vistas	Excellent
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Excellent
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Good

Site: 258	Land rear of YGG Pont-Sion-Norton, Pontshonnorton Road	Location: Pontypridd	Proposal: Residential development	Category: Non-Strategic
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Stage 1 Assessment

<i>Objective:</i>	<i>Suitability:</i>
1 Is the location of the site realistic with regard to market and workforce characteristics?	Good
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3 Is the site accessible (please specify if steep/obstructed access route)?	Poor
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5 Is the site located near a watercourse / is there a risk of flooding?	Good
6 Would development on the site result in the loss of agricultural land?	Good
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Fair
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9 Is there a potential risk of contaminated land?	Good
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Fair
12 Do the topographical characteristics of the site present an obstacle to development?	Poor
13 Would development on the site have an impact upon important views/vistas	Fair
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Poor

Site: 260 Land off Maple Court

Location: Tonyrefail

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Poor
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Poor
6	Would development on the site result in the loss of agricultural land?	Neutral
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Poor
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Good
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Fair
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Neutral
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: 261 Red Cow Field

Location: Tonyrefail

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Good
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Good
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Good
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Fair

Site: **262** Land off Cardiff Road, rear of 1-2 Park Lane Location: **Taffs Well** Proposal: **Residential development** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3 Is the site accessible (please specify if steep/obstructed access route)?	Neutral
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5 Is the site located near a watercourse / is there a risk of flooding?	Undermining
6 Would development on the site result in the loss of agricultural land?	Good
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9 Is there a potential risk of contaminated land?	Good
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Poor
12 Do the topographical characteristics of the site present an obstacle to development?	Good
13 Would development on the site have an impact upon important views/vistas	Good
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Good
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Poor

Site: 264 Land at Hendreforgan Farm

Location: Gilfach Goch

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Neutral
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Neutral
6	Would development on the site result in the loss of agricultural land?	Poor
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Poor
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Neutral
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Neutral

Site: 265 Land to the rear of Upper Terrace

Location: Stanleytown

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3	Is the site accessible (please specify if steep/obstructed access route)?	Poor
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Good
6	Would development on the site result in the loss of agricultural land?	Good
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Poor
11	Does the site have environmental value?	Good
12	Do the topographical characteristics of the site present an obstacle to development?	Poor
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Fair
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Poor
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Neutral
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: **266** Land at Lower River Tip Levels, adjacent Abernant Road Location: **Abernant** Proposal: **Residential development** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Good
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3 Is the site accessible (please specify if steep/obstructed access route)?	Good
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5 Is the site located near a watercourse / is there a risk of flooding?	Excellent
6 Would development on the site result in the loss of agricultural land?	Excellent
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Excellent
9 Is there a potential risk of contaminated land?	Excellent
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Excellent
12 Do the topographical characteristics of the site present an obstacle to development?	Good
13 Would development on the site have an impact upon important views/vistas	Good
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Neutral
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Good

Site: 267 Land at Nant y Wenallt, adjacent Abernant road Location: Abernant Proposal: Residential development Category: Non-Strategic

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Good
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3 Is the site accessible (please specify if steep/obstructed access route)?	Poor
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5 Is the site located near a watercourse / is there a risk of flooding?	Excellent
6 Would development on the site result in the loss of agricultural land?	Excellent
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Good
9 Is there a potential risk of contaminated land?	Fair
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Fair
12 Do the topographical characteristics of the site present an obstacle to development?	Fair
13 Would development on the site have an impact upon important views/vistas	Good
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Fair

Site: 268 Elms Farm

Location: Llanharry

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3	Is the site accessible (please specify if steep/obstructed access route)?	Fair
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Good
6	Would development on the site result in the loss of agricultural land?	Undermining
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Fair
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Neutral
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Fair
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Good

Site: 269 Land adjacent to Canal Road

Location: Cwmbach

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Undermining
6	Would development on the site result in the loss of agricultural land?	Good
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Fair
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Good
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Good
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: 270 Land at Maesycwmrig, Hirwaun Road

Location: Penywaun

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc.)?	Neutral
5	Is the site located near a watercourse / is there a risk of flooding?	Good
6	Would development on the site result in the loss of agricultural land?	Neutral
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Poor
11	Does the site have environmental value?	Neutral
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: 271 Garth Uchaf Farm

Location: Llanharan

Proposal: Industrial/residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Good
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3 Is the site accessible (please specify if steep/obstructed access route)?	Poor
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5 Is the site located near a watercourse / is there a risk of flooding?	Excellent
6 Would development on the site result in the loss of agricultural land?	Excellent
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9 Is there a potential risk of contaminated land?	Neutral
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Poor
12 Do the topographical characteristics of the site present an obstacle to development?	Poor
13 Would development on the site have an impact upon important views/vistas	Poor
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Poor
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Poor
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Poor

Site: 272 Land off Trebanog road

Location: Trebanog

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Poor
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3	Is the site accessible (please specify if steep/obstructed access route)?	Fair
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Good
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Good
12	Do the topographical characteristics of the site present an obstacle to development?	Excellent
13	Would development on the site have an impact upon important views/vistas	Excellent
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Excellent
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: 274 Land south of Hirwaun road

Location: Penywaun

Proposal: Residential or Employment

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Fair
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc.)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Good
6	Would development on the site result in the loss of agricultural land?	Fair
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Neutral
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Fair
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Undermining
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Fair

Site: 275 **Aberdare General Hospital**Location: **Abernant**Proposal: **Redevelopment of the hospital sites and general inclusion within the settlement boundary**Category: **Strategic****Stage 1 Assessment**

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Neutral
6	Would development on the site result in the loss of agricultural land?	Neutral
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Poor
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Good
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Good
11	Does the site have environmental value?	Undermining
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Fair

Site: 276	Mountain Ash General Hospital	Location: Mountain Ash	Proposal: Redevelopment of hospital grounds - with general inclusion within revised settlement boundary	Category: Non-Strategic
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Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3 Is the site accessible (please specify if steep/obstructed access route)?	Fair
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5 Is the site located near a watercourse / is there a risk of flooding?	Good
6 Would development on the site result in the loss of agricultural land?	Good
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Poor
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Good
9 Is there a potential risk of contaminated land?	Fair
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Poor
12 Do the topographical characteristics of the site present an obstacle to development?	Good
13 Would development on the site have an impact upon important views/vistas	Neutral
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Good
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Poor

Site: 277 Land east of Llwydcoed Football Ground and south of Merthyr Road. Location: Llwydcoed Proposal: Revised settlement limit to allow development Category: Non-Strategic

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3 Is the site accessible (please specify if steep/obstructed access route)?	Undermining
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Undermining
5 Is the site located near a watercourse / is there a risk of flooding?	Excellent
6 Would development on the site result in the loss of agricultural land?	Excellent
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9 Is there a potential risk of contaminated land?	Good
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Undermining
12 Do the topographical characteristics of the site present an obstacle to development?	Poor
13 Would development on the site have an impact upon important views/vistas	Good
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Excellent
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Undermining
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Undermining

Site: 278 Land north of football ground, Merthyr Road Location: Llwydcoed Proposal: Residential development Category: Non-Strategic

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3 Is the site accessible (please specify if steep/obstructed access route)?	Poor
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Undermining
5 Is the site located near a watercourse / is there a risk of flooding?	Excellent
6 Would development on the site result in the loss of agricultural land?	Excellent
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9 Is there a potential risk of contaminated land?	Good
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Poor
12 Do the topographical characteristics of the site present an obstacle to development?	Good
13 Would development on the site have an impact upon important views/vistas	Excellent
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Neutral
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Undermining
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Undermining

Site: 279 Land bordered by Cefnpennar Road and Phillip Row Location: Cwmbach Proposal: Residential development Category: Non-Strategic

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Good
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3 Is the site accessible (please specify if steep/obstructed access route)?	Good
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5 Is the site located near a watercourse / is there a risk of flooding?	Excellent
6 Would development on the site result in the loss of agricultural land?	Fair
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9 Is there a potential risk of contaminated land?	Good
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Fair
12 Do the topographical characteristics of the site present an obstacle to development?	Good
13 Would development on the site have an impact upon important views/vistas	Good
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Excellent
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Good
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Good

Site: 281 Land rear of Wyndham Street/ Kimberley Way Location: Cymmer Proposal: Residential development Category: Non-Strategic

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Neutral
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3 Is the site accessible (please specify if steep/obstructed access route)?	Good
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5 Is the site located near a watercourse / is there a risk of flooding?	Excellent
6 Would development on the site result in the loss of agricultural land?	Good
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Undermining
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9 Is there a potential risk of contaminated land?	Good
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Undermining
12 Do the topographical characteristics of the site present an obstacle to development?	Poor
13 Would development on the site have an impact upon important views/vistas	Poor
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Excellent
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Undermining

Site: 282 Land to the south west of Darren Ddu Road Location: Ynysybwl Proposal: Residential development Category: Non-Strategic

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Good
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3 Is the site accessible (please specify if steep/obstructed access route)?	Poor
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5 Is the site located near a watercourse / is there a risk of flooding?	Fair
6 Would development on the site result in the loss of agricultural land?	Fair
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9 Is there a potential risk of contaminated land?	Excellent
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Neutral
12 Do the topographical characteristics of the site present an obstacle to development?	Poor
13 Would development on the site have an impact upon important views/vistas	Neutral
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Poor
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Neutral
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Undermining
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Poor

Site: 283 Land south east of Cowbridge Road

Location: Talygarn

Proposal: Residential development or other

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Good
6	Would development on the site result in the loss of agricultural land?	Poor
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Poor
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Undermining
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: 284 Land south west of 'Greenlands'

Location: Talygarn

Proposal: Residential development or other

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Good
6	Would development on the site result in the loss of agricultural land?	Poor
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Neutral
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Fair
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Undermining
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Undermining

Site: 285 Land to the east of The Elms Farm

Location: Llanharry

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Undermining
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Neutral
12	Do the topographical characteristics of the site present an obstacle to development?	Excellent
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Neutral

Site: 286 Ty'r-gweydd Farm [various spellings]

Location: Wattstown

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Poor
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3	Is the site accessible (please specify if steep/obstructed access route)?	Fair
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc.)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Neutral
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Neutral
13	Would development on the site have an impact upon important views/vistas	Fair
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Poor
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: 288 Land east of Trenant

Location: Penywaun

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Good
6	Would development on the site result in the loss of agricultural land?	Good
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Good
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Fair
12	Do the topographical characteristics of the site present an obstacle to development?	Fair
13	Would development on the site have an impact upon important views/vistas	Fair
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Fair
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Fair

Site: 289 Land rear of Cambrian Avenue

Location: Gilfach Goch

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Neutral
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Poor
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Poor
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Poor
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Excellent
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Undermining
12	Do the topographical characteristics of the site present an obstacle to development?	Poor
13	Would development on the site have an impact upon important views/vistas	Undermining
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Excellent
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Undermining
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: **290** **Small site rear of St Annes Chapel**Location: **Talygarn**Proposal: **Residential development**Category: **Non-Strategic****Stage 1 Assessment**

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3	Is the site accessible (please specify if steep/obstructed access route)?	Fair
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Good
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Fair
12	Do the topographical characteristics of the site present an obstacle to development?	Excellent
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Poor
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Fair

Site: **292** Land rear of Pontypridd and District Hospital Location: **Pontypridd** Proposal: **Residential development** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3 Is the site accessible (please specify if steep/obstructed access route)?	Poor
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5 Is the site located near a watercourse / is there a risk of flooding?	Excellent
6 Would development on the site result in the loss of agricultural land?	Excellent
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9 Is there a potential risk of contaminated land?	Neutral
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Good
12 Do the topographical characteristics of the site present an obstacle to development?	Neutral
13 Would development on the site have an impact upon important views/vistas	Excellent
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Poor
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Poor

Site: 294 Land rear of 6 Werfa Close

Location: Abernant

Proposal: Small residential development (1 Unit)

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc.)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Excellent
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Fair
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Fair
9	Is there a potential risk of contaminated land?	Excellent
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Good
12	Do the topographical characteristics of the site present an obstacle to development?	Excellent
13	Would development on the site have an impact upon important views/vistas	Excellent
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Excellent
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Good

Site: 295 Land North of Llanharry Road

Location: Brynsadler

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Undermining
6	Would development on the site result in the loss of agricultural land?	Poor
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Undermining
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Good
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Fair
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Undermining
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Undermining

Site: 296 Land between Llwyna Farm and Paddocks Location: Brynsadler Proposal: Residential development Category: Non-Strategic
Crescent

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3 Is the site accessible (please specify if steep/obstructed access route)?	Excellent
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5 Is the site located near a watercourse / is there a risk of flooding?	Excellent
6 Would development on the site result in the loss of agricultural land?	Poor
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Poor
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9 Is there a potential risk of contaminated land?	Neutral
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Good
12 Do the topographical characteristics of the site present an obstacle to development?	Fair
13 Would development on the site have an impact upon important views/vistas	Fair
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Poor

Site: 297 Land north of Mwyndy Cross

Location: Pontyclun

Proposal: Residential development

Category: Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Neutral
3	Is the site accessible (please specify if steep/obstructed access route)?	Poor
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Poor
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Poor
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Undermining
12	Do the topographical characteristics of the site present an obstacle to development?	Excellent
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Poor
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Undermining
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Neutral

Site: 298 Large site beyond Upper Terrace

Location: Stanleytown

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3	Is the site accessible (please specify if steep/obstructed access route)?	Poor
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Good
6	Would development on the site result in the loss of agricultural land?	Good
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Poor
11	Does the site have environmental value?	Good
12	Do the topographical characteristics of the site present an obstacle to development?	Poor
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Fair
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Poor
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Neutral
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: **300** Land at Glyn Taf farmLocation: **Rhydyfelin**Proposal: **Residential development**Category: **Non-Strategic****Stage 1 Assessment**

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3	Is the site accessible (please specify if steep/obstructed access route)?	Poor
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Fair
6	Would development on the site result in the loss of agricultural land?	Neutral
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Good
11	Does the site have environmental value?	Good
12	Do the topographical characteristics of the site present an obstacle to development?	Fair
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Poor
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Neutral
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: 302 Land at Ger Y Coed, Vicarage Road

Location: Cwmparc

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3	Is the site accessible (please specify if steep/obstructed access route)?	Fair
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Fair
6	Would development on the site result in the loss of agricultural land?	Neutral
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Good
12	Do the topographical characteristics of the site present an obstacle to development?	Neutral
13	Would development on the site have an impact upon important views/vistas	Fair
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Fair
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Fair

Site: **303** Land at Felindre Road, St Mary Hill Location: **Pencoed** Proposal: **Residential: 3 to 5 plots for individually designed houses** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Neutral
3 Is the site accessible (please specify if steep/obstructed access route)?	Excellent
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Undermining
5 Is the site located near a watercourse / is there a risk of flooding?	Good
6 Would development on the site result in the loss of agricultural land?	Neutral
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Neutral
9 Is there a potential risk of contaminated land?	Neutral
10 Would development of the site present an opportunity to remove an eyesore?	Fair
11 Does the site have environmental value?	Poor
12 Do the topographical characteristics of the site present an obstacle to development?	Excellent
13 Would development on the site have an impact upon important views/vistas	Excellent
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Undermining
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Undermining
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Undermining

Site: **304** Land adjacent to 'Greenway' Location: **Blaencwm** Proposal: **Change of Settlement for small residential development** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Poor
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3 Is the site accessible (please specify if steep/obstructed access route)?	Fair
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5 Is the site located near a watercourse / is there a risk of flooding?	Excellent
6 Would development on the site result in the loss of agricultural land?	Excellent
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9 Is there a potential risk of contaminated land?	Good
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Poor
12 Do the topographical characteristics of the site present an obstacle to development?	Good
13 Would development on the site have an impact upon important views/vistas	Poor
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Poor
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Poor
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Undermining

Site: **305** Land Adjacent to Llanharan Service Station, Llantrisant Road, Location: **Llanharan** Proposal: **Change of Settlement Boundary for small residential development** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3 Is the site accessible (please specify if steep/obstructed access route)?	Undermining
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5 Is the site located near a watercourse / is there a risk of flooding?	Excellent
6 Would development on the site result in the loss of agricultural land?	Good
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9 Is there a potential risk of contaminated land?	Neutral
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Excellent
12 Do the topographical characteristics of the site present an obstacle to development?	Excellent
13 Would development on the site have an impact upon important views/vistas	Excellent
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Poor
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Poor

Site: 307 Land at Celyn Farm

Location: Efail Isaf

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Fair
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Good
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Fair
11	Does the site have environmental value?	Fair
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Fair
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Neutral

Site: 308 Land at Heol Creigiau

Location: Llantwit Fardre

Proposal: Residential development (part of site 8)

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3	Is the site accessible (please specify if steep/obstructed access route)?	Fair
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Undermining
6	Would development on the site result in the loss of agricultural land?	Good
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Good
12	Do the topographical characteristics of the site present an obstacle to development?	Excellent
13	Would development on the site have an impact upon important views/vistas	Undermining
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Undermining
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Undermining

Site: **309** Land at Dolau, east of Primary School Location: **Llanharan** Proposal: **Residential development** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3 Is the site accessible (please specify if steep/obstructed access route)?	Poor
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5 Is the site located near a watercourse / is there a risk of flooding?	Excellent
6 Would development on the site result in the loss of agricultural land?	Poor
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9 Is there a potential risk of contaminated land?	Excellent
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Poor
12 Do the topographical characteristics of the site present an obstacle to development?	Good
13 Would development on the site have an impact upon important views/vistas	Neutral
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Excellent
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Neutral
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Fair

Site: 311 Gwaun Miskin [larger site]

Location: Tynant

Proposal: Mixed use development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Neutral
5	Is the site located near a watercourse / is there a risk of flooding?	Fair
6	Would development on the site result in the loss of agricultural land?	Good
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Undermining
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Undermining
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Undermining
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Neutral
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Undermining
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Undermining

Site: 312 Site A, Land north of Griffin Inn

Location: Tonyrefail

Proposal: Small residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3	Is the site accessible (please specify if steep/obstructed access route)?	Fair
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Poor
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Excellent
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Fair
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Fair
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Fair
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Fair

Site: 313 Site B, Land north of Griffin Inn

Location: Tonyrefail

Proposal: Small residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3	Is the site accessible (please specify if steep/obstructed access route)?	Fair
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc.)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Poor
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Fair
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Fair
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Fair
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Poor
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Fair

Site: **314** Land between Tyntyla Park and Penrhys Road Location: **Llwynypia** Proposal: **Residential development** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Good
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3 Is the site accessible (please specify if steep/obstructed access route)?	Poor
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5 Is the site located near a watercourse / is there a risk of flooding?	Excellent
6 Would development on the site result in the loss of agricultural land?	Excellent
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Undermining
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9 Is there a potential risk of contaminated land?	Neutral
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Undermining
12 Do the topographical characteristics of the site present an obstacle to development?	Poor
13 Would development on the site have an impact upon important views/vistas	Undermining
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Fair
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Poor
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Poor

Site: 317 Land east of Aubrey Road

Location: Cymmer

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Neutral
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3	Is the site accessible (please specify if steep/obstructed access route)?	Excellent
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Undermining
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Undermining
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Fair
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Excellent
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Fair
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Undermining

Site: **319** Land at Landscape Gardening, Cwmbach Road Location: **Abernant** Proposal: **Residential development** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Good
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3 Is the site accessible (please specify if steep/obstructed access route)?	Neutral
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5 Is the site located near a watercourse / is there a risk of flooding?	Excellent
6 Would development on the site result in the loss of agricultural land?	Excellent
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Excellent
9 Is there a potential risk of contaminated land?	Excellent
10 Would development of the site present an opportunity to remove an eyesore?	Good
11 Does the site have environmental value?	Excellent
12 Do the topographical characteristics of the site present an obstacle to development?	Excellent
13 Would development on the site have an impact upon important views/vistas	Excellent
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Excellent
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Fair
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Neutral

Site: 320 Site 1 at Dan Caerlan

Location: Llantrisant

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Excellent
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Neutral
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Poor
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Fair
12	Do the topographical characteristics of the site present an obstacle to development?	Neutral
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Neutral

Site: 321 Site 2 at Dan Caerlan

Location: Llantrisant

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Excellent
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Neutral
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Poor
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Fair
12	Do the topographical characteristics of the site present an obstacle to development?	Neutral
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Neutral

Site: 323 Land at 43-60 Incline Row

Location: Godreaman

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Undermining
6	Would development on the site result in the loss of agricultural land?	Good
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Excellent
9	Is there a potential risk of contaminated land?	Poor
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Good
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Poor
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Undermining
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Undermining

Site: 324 Land at Ystrad Barwig, Heol Creigiau Location: Church Village Proposal: Business/Retail use A1 or residential homes C2 Category: Non-Strategic use

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3 Is the site accessible (please specify if steep/obstructed access route)?	Poor
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5 Is the site located near a watercourse / is there a risk of flooding?	Excellent
6 Would development on the site result in the loss of agricultural land?	Excellent
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9 Is there a potential risk of contaminated land?	Neutral
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Fair
12 Do the topographical characteristics of the site present an obstacle to development?	Excellent
13 Would development on the site have an impact upon important views/vistas	Undermining
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Fair
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Undermining
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Undermining

Site: **325 West of Upper Gynor Place and Cae Siriol - reduced site** Location: **Ynyshir** Proposal: **Residential development** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Poor
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3 Is the site accessible (please specify if steep/obstructed access route)?	Poor
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5 Is the site located near a watercourse / is there a risk of flooding?	Excellent
6 Would development on the site result in the loss of agricultural land?	Neutral
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Neutral
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9 Is there a potential risk of contaminated land?	Excellent
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Poor
12 Do the topographical characteristics of the site present an obstacle to development?	Poor
13 Would development on the site have an impact upon important views/vistas	Neutral
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Excellent
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Undermining
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Poor

Site: **326** Land south of Brynteg CourtLocation: **Beddau**Proposal: **Residential development**Category: **Non-Strategic****Stage 1 Assessment**

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Fair
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Neutral
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Fair
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Fair
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Fair

Site: 327 Land at House o'The Trees'

Location: Penrhiwfer

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Good
6	Would development on the site result in the loss of agricultural land?	Neutral
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Poor
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Poor
11	Does the site have environmental value?	Neutral
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Neutral
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Fair
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Poor
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: **328** Land at Werfa Farm - revised large site Location: **Rhigos** Proposal: **Residential development** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Good
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3 Is the site accessible (please specify if steep/obstructed access route)?	Good
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5 Is the site located near a watercourse / is there a risk of flooding?	Good
6 Would development on the site result in the loss of agricultural land?	Poor
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Neutral
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9 Is there a potential risk of contaminated land?	Good
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Poor
12 Do the topographical characteristics of the site present an obstacle to development?	Good
13 Would development on the site have an impact upon important views/vistas	Poor
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Fair
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Poor

Site: **329** Land NW of Vans Direct yard, Elwyn Street Location: **Coedely** Proposal: **Residential development** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Neutral
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3 Is the site accessible (please specify if steep/obstructed access route)?	Excellent
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5 Is the site located near a watercourse / is there a risk of flooding?	Neutral
6 Would development on the site result in the loss of agricultural land?	Excellent
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Excellent
9 Is there a potential risk of contaminated land?	Poor
10 Would development of the site present an opportunity to remove an eyesore?	Fair
11 Does the site have environmental value?	Good
12 Do the topographical characteristics of the site present an obstacle to development?	Excellent
13 Would development on the site have an impact upon important views/vistas	Good
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Neutral
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Good

Site: 331 Land at Ty Hen Farm

Location: Nantgarw

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Poor
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Good
6	Would development on the site result in the loss of agricultural land?	Poor
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Neutral
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Fair
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: 333 Land at Graig View, Maelgwyn Terrace Location: Gadlys Proposal: Residential development Category: Non-Strategic

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3 Is the site accessible (please specify if steep/obstructed access route)?	Poor
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5 Is the site located near a watercourse / is there a risk of flooding?	Excellent
6 Would development on the site result in the loss of agricultural land?	Excellent
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9 Is there a potential risk of contaminated land?	Excellent
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Excellent
12 Do the topographical characteristics of the site present an obstacle to development?	Fair
13 Would development on the site have an impact upon important views/vistas	Excellent
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Excellent
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Neutral
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Poor

Site: 334 Land south of Heol Iscoed Location: Efail Isaf Proposal: Residential development with a proposed doctors surgery and pharmacy Category: Non-Strategic

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3 Is the site accessible (please specify if steep/obstructed access route)?	Excellent
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5 Is the site located near a watercourse / is there a risk of flooding?	Good
6 Would development on the site result in the loss of agricultural land?	Poor
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9 Is there a potential risk of contaminated land?	Good
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Poor
12 Do the topographical characteristics of the site present an obstacle to development?	Excellent
13 Would development on the site have an impact upon important views/vistas	Poor
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Undermining
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Fair

Site: 335 Site 1 - Land south of Gamlyn Terrace Location: Penywaun Proposal: Employment/Residential/Retail Category: Non-Strategic

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3 Is the site accessible (please specify if steep/obstructed access route)?	Fair
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Neutral
5 Is the site located near a watercourse / is there a risk of flooding?	Fair
6 Would development on the site result in the loss of agricultural land?	Fair
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Neutral
9 Is there a potential risk of contaminated land?	Good
10 Would development of the site present an opportunity to remove an eyesore?	Fair
11 Does the site have environmental value?	Good
12 Do the topographical characteristics of the site present an obstacle to development?	Fair
13 Would development on the site have an impact upon important views/vistas	Poor
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Fair

Site: 336 Site 2 - Land South of Waungron / Roundabout Location: Hirwaun Proposal: Residential/Employment/Retail development Category: Non-Strategic

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3 Is the site accessible (please specify if steep/obstructed access route)?	Neutral
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Neutral
5 Is the site located near a watercourse / is there a risk of flooding?	Good
6 Would development on the site result in the loss of agricultural land?	Fair
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Poor
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9 Is there a potential risk of contaminated land?	Good
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Fair
12 Do the topographical characteristics of the site present an obstacle to development?	Good
13 Would development on the site have an impact upon important views/vistas	Fair
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Fair

Site: 337 Land west of A4233, opposite Halton Villas Location: Tonyrefail Proposal: Residential development Category: Non-Strategic

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Neutral
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3 Is the site accessible (please specify if steep/obstructed access route)?	Good
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5 Is the site located near a watercourse / is there a risk of flooding?	Excellent
6 Would development on the site result in the loss of agricultural land?	Neutral
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9 Is there a potential risk of contaminated land?	Poor
10 Would development of the site present an opportunity to remove an eyesore?	Good
11 Does the site have environmental value?	Poor
12 Do the topographical characteristics of the site present an obstacle to development?	Good
13 Would development on the site have an impact upon important views/vistas	Poor
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Undermining
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Undermining

Site: 338 Land part of Tylcha Ganol Farm, Mill Street Location: Tonyrefail Proposal: Residential development Category: Non-Strategic

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Neutral
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3 Is the site accessible (please specify if steep/obstructed access route)?	Neutral
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Excellent
5 Is the site located near a watercourse / is there a risk of flooding?	Excellent
6 Would development on the site result in the loss of agricultural land?	Neutral
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9 Is there a potential risk of contaminated land?	Good
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Fair
12 Do the topographical characteristics of the site present an obstacle to development?	Neutral
13 Would development on the site have an impact upon important views/vistas	Neutral
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Neutral
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Fair

Site: 339 Former Windber Colliery, Bwllfadare Terrace Location: Cwmdare Proposal: Residential/Commercial Category: Non-Strategic

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3 Is the site accessible (please specify if steep/obstructed access route)?	Good
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5 Is the site located near a watercourse / is there a risk of flooding?	Excellent
6 Would development on the site result in the loss of agricultural land?	Excellent
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Undermining
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9 Is there a potential risk of contaminated land?	Neutral
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Undermining
12 Do the topographical characteristics of the site present an obstacle to development?	Good
13 Would development on the site have an impact upon important views/vistas	Good
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Poor
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Poor

Site: 340 Land adjacent to Waun Hir

Location: Efail Isaf

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Good
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Fair
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Fair
12	Do the topographical characteristics of the site present an obstacle to development?	Fair
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Fair

Site: 341 Land rear of Danylan/Landare Road

Location: Maesycoed

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3	Is the site accessible (please specify if steep/obstructed access route)?	Poor
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Excellent
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Excellent
12	Do the topographical characteristics of the site present an obstacle to development?	Neutral
13	Would development on the site have an impact upon important views/vistas	Excellent
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Excellent
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: 343 Land rear of Llwynpennau Cottages Location: Groesfaen Proposal: Residential development - replacing bid site 47 Category: Non-Strategic

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Good
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3 Is the site accessible (please specify if steep/obstructed access route)?	Fair
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5 Is the site located near a watercourse / is there a risk of flooding?	Good
6 Would development on the site result in the loss of agricultural land?	Fair
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9 Is there a potential risk of contaminated land?	Good
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Poor
12 Do the topographical characteristics of the site present an obstacle to development?	Good
13 Would development on the site have an impact upon important views/vistas	Poor
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Fair
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Fair
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Fair

Site: 345 Site A Land at White Tips

Location: Treforest

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Neutral
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Good
6	Would development on the site result in the loss of agricultural land?	Good
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Fair
9	Is there a potential risk of contaminated land?	Fair
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Good
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Fair
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Neutral
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: 348 Land at Catherine Terrace

Location: Cymmer

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Neutral
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3	Is the site accessible (please specify if steep/obstructed access route)?	Excellent
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Neutral
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Excellent
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Excellent
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Good
11	Does the site have environmental value?	Neutral
12	Do the topographical characteristics of the site present an obstacle to development?	Fair
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Poor
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Good
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Good

Site: 349 Land south of Gilfach Road

Location: Tonyrefail

Proposal: Residential

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Neutral
6	Would development on the site result in the loss of agricultural land?	Good
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Neutral
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Fair
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Fair
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Poor
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Fair
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Fair

Site: 351 Land south of Heol Cynllan/ at Cynllan Cottage Location: Llanharan Proposal: Residential/Commercial/Mixed Development Category: Non-Strategic

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3 Is the site accessible (please specify if steep/obstructed access route)?	Fair
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5 Is the site located near a watercourse / is there a risk of flooding?	Fair
6 Would development on the site result in the loss of agricultural land?	Excellent
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Poor
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9 Is there a potential risk of contaminated land?	Fair
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Poor
12 Do the topographical characteristics of the site present an obstacle to development?	Good
13 Would development on the site have an impact upon important views/vistas	Poor
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Poor
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Fair

Site: 352 Coed-yr-hendy & land north of Cefn-yr-hendy Location: Pontyclun Proposal: Part of a larger strategic land option Category: Strategic

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3 Is the site accessible (please specify if steep/obstructed access route)?	Good
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5 Is the site located near a watercourse / is there a risk of flooding?	Good
6 Would development on the site result in the loss of agricultural land?	Neutral
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Undermining
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9 Is there a potential risk of contaminated land?	Good
10 Would development of the site present an opportunity to remove an eyesore?	Fair
11 Does the site have environmental value?	Undermining
12 Do the topographical characteristics of the site present an obstacle to development?	Good
13 Would development on the site have an impact upon important views/vistas	Undermining
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Neutral

Site: 353 Land east of Y Pant Comprehensive School [Pant Marsh] Location: Llantrisant Proposal: Part of a larger strategic land option Category: Strategic

Stage 1 Assessment

Objective: Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Excellent
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Undermining
6	Would development on the site result in the loss of agricultural land?	Fair
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Undermining
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Poor
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Undermining
12	Do the topographical characteristics of the site present an obstacle to development?	Excellent
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Fair
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Neutral
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Good
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Undermining

Site: 354 Land North of Manor Hill & Miskin Crescent, Location: Pontyclun Proposal: Part of a larger strategic land option Category: Strategic
 Miskin (Hendy, Bute & Bute Mine Quarries]

Stage 1 Assessment

Objective: Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Poor
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Undermining
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Fair
9	Is there a potential risk of contaminated land?	Undermining
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Poor
13	Would development on the site have an impact upon important views/vistas	Fair
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Excellent
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Good
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Fair

Site: 355 Land between Cefn-y-parc Cemetery & Rhiwsaeson Road, Cross Inn Location: Llantrisant Proposal: Part of a larger strategic land option Category: Strategic

Stage 1 Assessment

Objective: Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Neutral
3	Is the site accessible (please specify if steep/obstructed access route)?	Excellent
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Neutral
5	Is the site located near a watercourse / is there a risk of flooding?	Undermining
6	Would development on the site result in the loss of agricultural land?	Neutral
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Poor
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Fair
11	Does the site have environmental value?	Undermining
12	Do the topographical characteristics of the site present an obstacle to development?	Excellent
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Fair
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Neutral
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Undermining
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Neutral

Site: 356 Mwyndy Quarry area

Location: Miskin

Proposal: Part of a larger strategic land option

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3	Is the site accessible (please specify if steep/obstructed access route)?	Excellent
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc.)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Fair
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Undermining
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Neutral
9	Is there a potential risk of contaminated land?	Poor
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Poor
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Poor
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: 357 Land north of A473/ East of Glamorgan Vale Retail Park Location: Talbot Green Proposal: Part of a larger strategic land option Category: Non-Strategic

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3 Is the site accessible (please specify if steep/obstructed access route)?	Fair
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5 Is the site located near a watercourse / is there a risk of flooding?	Poor
6 Would development on the site result in the loss of agricultural land?	Excellent
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Undermining
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9 Is there a potential risk of contaminated land?	Fair
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Undermining
12 Do the topographical characteristics of the site present an obstacle to development?	Fair
13 Would development on the site have an impact upon important views/vistas	Poor
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Fair
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Poor
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Poor

Site: 358 Policy H1.22 Taff Ely Local Plan Pengawsi Location: Llantrisant Proposal: Part of a larger strategic land option Category: Non-Strategic

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Good
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3 Is the site accessible (please specify if steep/obstructed access route)?	Fair
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5 Is the site located near a watercourse / is there a risk of flooding?	Fair
6 Would development on the site result in the loss of agricultural land?	Excellent
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9 Is there a potential risk of contaminated land?	Fair
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Good
12 Do the topographical characteristics of the site present an obstacle to development?	Good
13 Would development on the site have an impact upon important views/vistas	Fair
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Good
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Good

Site: **359** Land at former **Mayhew Chicken Factory** Location: **Trecynon** Proposal: **Mixed use development including B1, B2, B8, A1 and housing** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3 Is the site accessible (please specify if steep/obstructed access route)?	Excellent
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5 Is the site located near a watercourse / is there a risk of flooding?	Undermining
6 Would development on the site result in the loss of agricultural land?	Excellent
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Fair
9 Is there a potential risk of contaminated land?	Poor
10 Would development of the site present an opportunity to remove an eyesore?	Fair
11 Does the site have environmental value?	Good
12 Do the topographical characteristics of the site present an obstacle to development?	Excellent
13 Would development on the site have an impact upon important views/vistas	Good
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Excellent
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Undermining
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Neutral

Site: 360 Land south of Swn yr Afon

Location: Gilfach Goch

Proposal: Primary Healthcare

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Neutral
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc.)?	Good
5	Is the site located near a watercourse / is there a risk of flooding?	Good
6	Would development on the site result in the loss of agricultural land?	Good
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Good
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Good

Site: 362 Tonteg Allotments, Lansdale Drive

Location: Tonteg

Proposal: Primary Healthcare

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Neutral
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3	Is the site accessible (please specify if steep/obstructed access route)?	Excellent
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Undermining
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Undermining
12	Do the topographical characteristics of the site present an obstacle to development?	Excellent
13	Would development on the site have an impact upon important views/vistas	Excellent
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Good
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Undermining

Site: 363 Land of Langland Close

Location: Hirwaun

Proposal: Primary Healthcare

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5	Is the site located near a watercourse / is there a risk of flooding?	Good
6	Would development on the site result in the loss of agricultural land?	Good
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Good
9	Is there a potential risk of contaminated land?	Fair
10	Would development of the site present an opportunity to remove an eyesore?	Good
11	Does the site have environmental value?	Good
12	Do the topographical characteristics of the site present an obstacle to development?	Excellent
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Good
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Good

Site: 364 Land to the rear of Tynewydd Square

Location: Porth

Proposal: Primary Healthcare Centre

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Neutral
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3	Is the site accessible (please specify if steep/obstructed access route)?	Excellent
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Excellent
5	Is the site located near a watercourse / is there a risk of flooding?	Poor
6	Would development on the site result in the loss of agricultural land?	Excellent
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Excellent
9	Is there a potential risk of contaminated land?	Poor
10	Would development of the site present an opportunity to remove an eyesore?	Excellent
11	Does the site have environmental value?	Excellent
12	Do the topographical characteristics of the site present an obstacle to development?	Excellent
13	Would development on the site have an impact upon important views/vistas	Excellent
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Good
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Excellent

Site: 365 Land off Station Road

Location: Llantwit Fardre

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Undermining
6	Would development on the site result in the loss of agricultural land?	Fair
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Poor
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Fair
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Undermining

Site: **366** Land at Maesyffynnon Lane, rear of Brynffynnon Close Location: **Aberdare** Proposal: **Residential development** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3 Is the site accessible (please specify if steep/obstructed access route)?	Fair
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Excellent
5 Is the site located near a watercourse / is there a risk of flooding?	Fair
6 Would development on the site result in the loss of agricultural land?	Good
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Poor
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9 Is there a potential risk of contaminated land?	Good
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Poor
12 Do the topographical characteristics of the site present an obstacle to development?	Good
13 Would development on the site have an impact upon important views/vistas	Fair
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Poor
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Poor

Site: 367 Land North of "The Croft", Llantrisant Road Location: Church Village Proposal: Residential development (10 houses) Category: Non-Strategic

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3 Is the site accessible (please specify if steep/obstructed access route)?	Excellent
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5 Is the site located near a watercourse / is there a risk of flooding?	Excellent
6 Would development on the site result in the loss of agricultural land?	Excellent
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Undermining
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9 Is there a potential risk of contaminated land?	Poor
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Undermining
12 Do the topographical characteristics of the site present an obstacle to development?	Undermining
13 Would development on the site have an impact upon important views/vistas	Undermining
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Excellent
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Undermining
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Undermining

Site: 368 Croesdy Patch, Llwydcoed Road

Location: Llwydcoed

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Fair
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Good
6	Would development on the site result in the loss of agricultural land?	Fair
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Fair
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Excellent
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Poor
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Excellent
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Undermining
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Good

Site: **369** Land rear of Shop Houses / north of Prysma factory, Llwydcoed Road Location: **Llwydcoed** Proposal: **Residential development** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3 Is the site accessible (please specify if steep/obstructed access route)?	Fair
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5 Is the site located near a watercourse / is there a risk of flooding?	Excellent
6 Would development on the site result in the loss of agricultural land?	Fair
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9 Is there a potential risk of contaminated land?	Poor
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Undermining
12 Do the topographical characteristics of the site present an obstacle to development?	Excellent
13 Would development on the site have an impact upon important views/vistas	Good
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Excellent
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Good

Site: 371 Land at Buarth y Capel

Location: Ynysybwl

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3	Is the site accessible (please specify if steep/obstructed access route)?	Poor
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Neutral
6	Would development on the site result in the loss of agricultural land?	Excellent
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Undermining
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Undermining
12	Do the topographical characteristics of the site present an obstacle to development?	Excellent
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Poor
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: 372 Land at Glyndale, Pant y Brad

Location: Tonyrefail

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Neutral
3	Is the site accessible (please specify if steep/obstructed access route)?	Neutral
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc.)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Neutral
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Fair
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Neutral
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Neutral
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Undermining
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: **373** Land at Glyndale / Rhiwinder Fach, Pant y Brad Location: **Tonyrefail** Proposal: **Residential development** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Neutral
3 Is the site accessible (please specify if steep/obstructed access route)?	Neutral
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5 Is the site located near a watercourse / is there a risk of flooding?	Excellent
6 Would development on the site result in the loss of agricultural land?	Neutral
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Fair
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Neutral
9 Is there a potential risk of contaminated land?	Good
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Poor
12 Do the topographical characteristics of the site present an obstacle to development?	Good
13 Would development on the site have an impact upon important views/vistas	Poor
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Neutral
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Undermining
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Poor

Site: 374 Land rear of Cambrian Avenue

Location: Gilfach Goch

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Neutral
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Poor
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Fair
6	Would development on the site result in the loss of agricultural land?	Poor
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Excellent
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Undermining
12	Do the topographical characteristics of the site present an obstacle to development?	Poor
13	Would development on the site have an impact upon important views/vistas	Undermining
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Excellent
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Undermining
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: 375 Llantrisant Business Park

Location: Ynysmaerdy

Proposal: Employment

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3	Is the site accessible (please specify if steep/obstructed access route)?	Excellent
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Poor
6	Would development on the site result in the loss of agricultural land?	Neutral
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Poor
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Fair
13	Would development on the site have an impact upon important views/vistas	Fair
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Fair

Site: 376 Land at Brofiscin Farm

Location: Pontyclun

Proposal:

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Undermining
3	Is the site accessible (please specify if steep/obstructed access route)?	Poor
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Undermining
5	Is the site located near a watercourse / is there a risk of flooding?	Poor
6	Would development on the site result in the loss of agricultural land?	Poor
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Fair
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Fair
11	Does the site have environmental value?	Fair
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Poor
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Neutral
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Undermining
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Undermining

Site: 377 Ystrad Barwig Isaf

Location: Llantwit Fardre

Proposal: Residential

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3	Is the site accessible (please specify if steep/obstructed access route)?	Poor
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Undermining
6	Would development on the site result in the loss of agricultural land?	Neutral
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Neutral
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Neutral
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: 382 Land south of Grovers Field

Location: Abercynon

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3	Is the site accessible (please specify if steep/obstructed access route)?	Neutral
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Undermining
5	Is the site located near a watercourse / is there a risk of flooding?	Undermining
6	Would development on the site result in the loss of agricultural land?	Fair
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Fair
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Good
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Neutral
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Undermining

Site: 383 Land at disused treatment works

Location: Miskin

Proposal: Redevelopment of brownfield land

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Fair
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Undermining
6	Would development on the site result in the loss of agricultural land?	Good
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Undermining
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Fair
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Fair
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Undermining

Site: 384 Land rear of Stag Street

Location: Trecynon

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3	Is the site accessible (please specify if steep/obstructed access route)?	Undermining
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5	Is the site located near a watercourse / is there a risk of flooding?	Undermining
6	Would development on the site result in the loss of agricultural land?	Fair
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Excellent
13	Would development on the site have an impact upon important views/vistas	Excellent
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Excellent
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Undermining

Site: 385 Land at Ysguborwen House

Location: Abernant

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Undermining
3	Is the site accessible (please specify if steep/obstructed access route)?	Undermining
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Undermining
5	Is the site located near a watercourse / is there a risk of flooding?	Good
6	Would development on the site result in the loss of agricultural land?	Neutral
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Undermining
12	Do the topographical characteristics of the site present an obstacle to development?	Neutral
13	Would development on the site have an impact upon important views/vistas	Excellent
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Neutral
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Undermining
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Undermining

Site: 386 Land on Cwmbach Road

Location: Abernant

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3	Is the site accessible (please specify if steep/obstructed access route)?	Neutral
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Excellent
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Excellent
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Excellent
13	Would development on the site have an impact upon important views/vistas	Excellent
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Excellent
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Fair
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: 387 Land north of Tre-lfor

Location: Llwydcoed

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Undermining
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Undermining
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Poor
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Good
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Neutral
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Excellent
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Undermining
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Undermining

Site: **388** Land at Cwm-hwnt (adjacent to Plough Inn) Location: **Rhigos** Proposal: **Residential development** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Good
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3 Is the site accessible (please specify if steep/obstructed access route)?	Fair
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5 Is the site located near a watercourse / is there a risk of flooding?	Good
6 Would development on the site result in the loss of agricultural land?	Fair
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9 Is there a potential risk of contaminated land?	Good
10 Would development of the site present an opportunity to remove an eyesore?	Poor
11 Does the site have environmental value?	Fair
12 Do the topographical characteristics of the site present an obstacle to development?	Good
13 Would development on the site have an impact upon important views/vistas	Fair
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Poor
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Neutral
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Poor

Site: **390** Land off Aberdare RoadLocation: **Blaenllechau**Proposal: **Residential development**Category: **Non-Strategic****Stage 1 Assessment**

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Poor
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3	Is the site accessible (please specify if steep/obstructed access route)?	Poor
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Good
6	Would development on the site result in the loss of agricultural land?	Fair
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Fair
12	Do the topographical characteristics of the site present an obstacle to development?	Poor
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Neutral
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: 391 Land at Carnetown

Location: Abercynon

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Fair
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Excellent
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Poor
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Good
12	Do the topographical characteristics of the site present an obstacle to development?	Fair
13	Would development on the site have an impact upon important views/vistas	Fair
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Excellent
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Good
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Fair

Site: **392** Land opposite **Pencerrig, The Common** Location: **Pontypridd** Proposal: **Residential development** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Undermining
3 Is the site accessible (please specify if steep/obstructed access route)?	Poor
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Undermining
5 Is the site located near a watercourse / is there a risk of flooding?	Excellent
6 Would development on the site result in the loss of agricultural land?	Excellent
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9 Is there a potential risk of contaminated land?	Fair
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Good
12 Do the topographical characteristics of the site present an obstacle to development?	Undermining
13 Would development on the site have an impact upon important views/vistas	Good
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Poor

Site: 394 Church Road, Upper Church Village

Location: Tonteg

Proposal: Residential development - WITHDRAWN
06/07/07

Category: Non-Strategic

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3 Is the site accessible (please specify if steep/obstructed access route)?	Fair
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5 Is the site located near a watercourse / is there a risk of flooding?	Good
6 Would development on the site result in the loss of agricultural land?	Poor
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9 Is there a potential risk of contaminated land?	Neutral
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Poor
12 Do the topographical characteristics of the site present an obstacle to development?	Poor
13 Would development on the site have an impact upon important views/vistas	Poor
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Neutral
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Undermining

Site: 395 Land Fronting Pleasant Terrace

Location: Clydach vale

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Poor
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc.)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Excellent
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Fair
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Fair
12	Do the topographical characteristics of the site present an obstacle to development?	Poor
13	Would development on the site have an impact upon important views/vistas	Fair
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Fair
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: 396 Land fronting Morton Terrace

Location: Clydach Vale

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3	Is the site accessible (please specify if steep/obstructed access route)?	Poor
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Fair
6	Would development on the site result in the loss of agricultural land?	Excellent
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Undermining
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Fair
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Undermining
12	Do the topographical characteristics of the site present an obstacle to development?	Poor
13	Would development on the site have an impact upon important views/vistas	Fair
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Poor
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Fair
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: 397 Land rear of Bute Terrace

Location: Hirwaun

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5	Is the site located near a watercourse / is there a risk of flooding?	Poor
6	Would development on the site result in the loss of agricultural land?	Good
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Poor
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Neutral
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Fair
11	Does the site have environmental value?	Neutral
12	Do the topographical characteristics of the site present an obstacle to development?	Fair
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Fair
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Neutral
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: 398 Cricket Field

Location: Llanharan

Proposal: Residential or Commercial development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Poor
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Fair
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Fair
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Fair
12	Do the topographical characteristics of the site present an obstacle to development?	Poor
13	Would development on the site have an impact upon important views/vistas	Fair
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Poor
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Fair

Site: **399** **The Elms, near Forest Wood Quarry**Location: **Llanharry**Proposal: **Materials Recycling**Category: **Non-Strategic****Stage 1 Assessment**

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Fair
6	Would development on the site result in the loss of agricultural land?	Neutral
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Good
9	Is there a potential risk of contaminated land?	Fair
10	Would development of the site present an opportunity to remove an eyesore?	Fair
11	Does the site have environmental value?	Good
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Neutral
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Fair

Site: **400 Mwyndy Quarry and adjoining land** Location: **Miskin** Proposal: **Inert hardcore disposal - followed by residential development** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3 Is the site accessible (please specify if steep/obstructed access route)?	Excellent
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5 Is the site located near a watercourse / is there a risk of flooding?	Excellent
6 Would development on the site result in the loss of agricultural land?	Good
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Poor
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Fair
9 Is there a potential risk of contaminated land?	Poor
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Poor
12 Do the topographical characteristics of the site present an obstacle to development?	Poor
13 Would development on the site have an impact upon important views/vistas	Poor
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Poor

Site: **401** Land north of Pantglas FarmLocation: **Coedely**Proposal: **Residential development**Category: **Non-Strategic****Stage 1 Assessment**

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Neutral
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3	Is the site accessible (please specify if steep/obstructed access route)?	Excellent
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Poor
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Excellent
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Neutral
13	Would development on the site have an impact upon important views/vistas	Neutral
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Undermining
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Undermining

Site: **402 Prospect Green, Prospect Place**Location: **Treorchy**Proposal: **Remain as Public Open Space**Category: **Non-Strategic****Stage 1 Assessment**

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Poor
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3	Is the site accessible (please specify if steep/obstructed access route)?	Fair
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Excellent
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Excellent
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Fair
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Excellent
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Good
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: 403 Land at Gwern Heulog, Tylcha Fach

Location: Tonyrefail

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Fair
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Neutral
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Fair
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Good
12	Do the topographical characteristics of the site present an obstacle to development?	Fair
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Neutral
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Neutral

Site: **404** Land situated in Ynysybwl (north of Cyncoed) Location: **Ynysybwl** Proposal: **Residential development** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Good
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3 Is the site accessible (please specify if steep/obstructed access route)?	Poor
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5 Is the site located near a watercourse / is there a risk of flooding?	Excellent
6 Would development on the site result in the loss of agricultural land?	Excellent
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Undermining
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9 Is there a potential risk of contaminated land?	Neutral
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Undermining
12 Do the topographical characteristics of the site present an obstacle to development?	Poor
13 Would development on the site have an impact upon important views/vistas	Good
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Poor
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Poor

Site: 405 Land at Dinas Isaf

Location: Penrhiwfer

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3	Is the site accessible (please specify if steep/obstructed access route)?	Poor
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Neutral
5	Is the site located near a watercourse / is there a risk of flooding?	Fair
6	Would development on the site result in the loss of agricultural land?	Fair
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Fair
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Fair
10	Would development of the site present an opportunity to remove an eyesore?	Poor
11	Does the site have environmental value?	Neutral
12	Do the topographical characteristics of the site present an obstacle to development?	Fair
13	Would development on the site have an impact upon important views/vistas	Fair
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Fair
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Neutral
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: **406** Land at Fforchneol RowLocation: **Godreaman**Proposal: **Residential development**Category: **Non-Strategic****Stage 1 Assessment**

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Neutral
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Fair
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Fair
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: **407** Land near junction of Smith's Avenue and Mount Road Location: **Cefn Rhigos** Proposal: **Residential development** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Good
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3 Is the site accessible (please specify if steep/obstructed access route)?	Good
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5 Is the site located near a watercourse / is there a risk of flooding?	Good
6 Would development on the site result in the loss of agricultural land?	Good
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9 Is there a potential risk of contaminated land?	Good
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Fair
12 Do the topographical characteristics of the site present an obstacle to development?	Good
13 Would development on the site have an impact upon important views/vistas	Fair
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Neutral
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Poor
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Poor

Site: **408** Land at the rear of Smith's Avenue and Mount Road Location: **Cefn Rhigos** Proposal: **Residential development** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Good
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3 Is the site accessible (please specify if steep/obstructed access route)?	Good
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5 Is the site located near a watercourse / is there a risk of flooding?	Good
6 Would development on the site result in the loss of agricultural land?	Good
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9 Is there a potential risk of contaminated land?	Good
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Fair
12 Do the topographical characteristics of the site present an obstacle to development?	Good
13 Would development on the site have an impact upon important views/vistas	Fair
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Neutral
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Poor
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Poor

Site: **409** Land at New Inn Public House (New Inn Fields) Location: **Cefn Rhigos** Proposal: Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Good
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3 Is the site accessible (please specify if steep/obstructed access route)?	Good
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5 Is the site located near a watercourse / is there a risk of flooding?	Good
6 Would development on the site result in the loss of agricultural land?	Good
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9 Is there a potential risk of contaminated land?	Good
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Fair
12 Do the topographical characteristics of the site present an obstacle to development?	Good
13 Would development on the site have an impact upon important views/vistas	Fair
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Neutral
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Poor
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Poor

Site: **410 Hendy Quarry**Location: **Miskin**Proposal: **Residential development**Category: **Non-Strategic****Stage 1 Assessment**

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3	Is the site accessible (please specify if steep/obstructed access route)?	Fair
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Neutral
6	Would development on the site result in the loss of agricultural land?	Good
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Fair
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Fair
10	Would development of the site present an opportunity to remove an eyesore?	Fair
11	Does the site have environmental value?	Fair
12	Do the topographical characteristics of the site present an obstacle to development?	Poor
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: **411** Land adjacent to Graig-yr-hesg Quarry Location: **Glyncoch** Proposal: **Quarry extension** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Good
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3 Is the site accessible (please specify if steep/obstructed access route)?	Good
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5 Is the site located near a watercourse / is there a risk of flooding?	Good
6 Would development on the site result in the loss of agricultural land?	Fair
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Fair
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9 Is there a potential risk of contaminated land?	Good
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Good
12 Do the topographical characteristics of the site present an obstacle to development?	Good
13 Would development on the site have an impact upon important views/vistas	Poor
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Poor
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Neutral
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Fair

Site: 412 Gwernifor Grounds

Location: Mountain Ash

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Fair
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5	Is the site located near a watercourse / is there a risk of flooding?	Good
6	Would development on the site result in the loss of agricultural land?	Excellent
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Excellent
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Good
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Excellent
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Good

Site: 413 Tirfounder Fields

Location: Cwmbach

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5	Is the site located near a watercourse / is there a risk of flooding?	Undermining
6	Would development on the site result in the loss of agricultural land?	Good
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Undermining
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Excellent
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral

Site: 414 Rear of Bute Terrace (LP allocation)

Location: Hirwaun

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5	Is the site located near a watercourse / is there a risk of flooding?	Fair
6	Would development on the site result in the loss of agricultural land?	Fair
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Poor
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Neutral
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Neutral
12	Do the topographical characteristics of the site present an obstacle to development?	Fair
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Fair
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: 415 North of High Street

Location: Hirwaun

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Neutral
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5	Is the site located near a watercourse / is there a risk of flooding?	Good
6	Would development on the site result in the loss of agricultural land?	Good
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Fair
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Neutral
9	Is there a potential risk of contaminated land?	Fair
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Fair
12	Do the topographical characteristics of the site present an obstacle to development?	Poor
13	Would development on the site have an impact upon important views/vistas	Fair
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Fair
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: **416** **Brickworks and Dairy sites, Llwydcoed Road** Location: **Llwydcoed** Proposal: **Residential development** Category: **Non-Strategic**

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Good
6	Would development on the site result in the loss of agricultural land?	Excellent
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Excellent
9	Is there a potential risk of contaminated land?	Undermining
10	Would development of the site present an opportunity to remove an eyesore?	Excellent
11	Does the site have environmental value?	Good
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Excellent
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Fair
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Excellent

Site: 417 Land south of Rhigos Road

Location: Hirwaun

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Fair
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Fair
6	Would development on the site result in the loss of agricultural land?	Good
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Good
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Good
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Good

Site: 420 Northern Cwm Cynon

Location: Mountain Ash

Proposal: Employment

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5	Is the site located near a watercourse / is there a risk of flooding?	Poor
6	Would development on the site result in the loss of agricultural land?	Good
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Good
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Neutral
12	Do the topographical characteristics of the site present an obstacle to development?	Excellent
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Neutral
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Good
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Good

Site: 421 Collenna Farm to Hillside

Location: Tonyrefail

Proposal: Residential

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Neutral
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3	Is the site accessible (please specify if steep/obstructed access route)?	Poor
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Good
6	Would development on the site result in the loss of agricultural land?	Fair
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Neutral
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Fair
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Neutral
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Excellent
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Good
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Fair

Site: 422 Collenna Farm

Location: Tonyrefail

Proposal: Residential

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Neutral
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3	Is the site accessible (please specify if steep/obstructed access route)?	Excellent
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Neutral
5	Is the site located near a watercourse / is there a risk of flooding?	Good
6	Would development on the site result in the loss of agricultural land?	Excellent
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Good
9	Is there a potential risk of contaminated land?	Fair
10	Would development of the site present an opportunity to remove an eyesore?	Fair
11	Does the site have environmental value?	Good
12	Do the topographical characteristics of the site present an obstacle to development?	Excellent
13	Would development on the site have an impact upon important views/vistas	Excellent
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Excellent
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Excellent
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Excellent

Site: 423 St John the Baptist Church

Location: Tonyrefail

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5	Is the site located near a watercourse / is there a risk of flooding?	Good
6	Would development on the site result in the loss of agricultural land?	Good
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Fair
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Fair
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Fair
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Excellent
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Excellent
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Good

Site: 424 Trane Farm (Public)

Location: Tonyrefail

Proposal: Residential

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Good
6	Would development on the site result in the loss of agricultural land?	Fair
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Fair
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Poor
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Good
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Fair

Site: 425 East of Heathlands

Location: Gilfach Goch

Proposal: Residential (reallocation)

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Fair
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Fair
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Fair
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Fair
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Good

Site: 426 Rear of High Street

Location: Gilfach Goch

Proposal:

Category: Non-Strategic

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Poor
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3 Is the site accessible (please specify if steep/obstructed access route)?	Good
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5 Is the site located near a watercourse / is there a risk of flooding?	Excellent
6 Would development on the site result in the loss of agricultural land?	Fair
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Excellent
9 Is there a potential risk of contaminated land?	Neutral
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Good
12 Do the topographical characteristics of the site present an obstacle to development?	Fair
13 Would development on the site have an impact upon important views/vistas	Fair
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Good

Site: 427 Penrhiwfer Road

Location: Penrhiwfer

Proposal:

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3	Is the site accessible (please specify if steep/obstructed access route)?	Poor
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Neutral
5	Is the site located near a watercourse / is there a risk of flooding?	Good
6	Would development on the site result in the loss of agricultural land?	Fair
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Fair
12	Do the topographical characteristics of the site present an obstacle to development?	Poor
13	Would development on the site have an impact upon important views/vistas	Fair
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Fair
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Neutral

Site: 429 Cefn Lane

Location: Glyncoch

Proposal: Residential

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Fair
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Good
6	Would development on the site result in the loss of agricultural land?	Good
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Poor
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Fair
13	Would development on the site have an impact upon important views/vistas	Fair
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Good
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Good

Site: 431 Glyntaff Farm

Location: Rhydyfelin

Proposal: Review of TELP Housing Allocation

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Poor
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Poor
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5	Is the site located near a watercourse / is there a risk of flooding?	Neutral
6	Would development on the site result in the loss of agricultural land?	Fair
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Fair
12	Do the topographical characteristics of the site present an obstacle to development?	Fair
13	Would development on the site have an impact upon important views/vistas	Fair
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Good
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Fair

Site: 433 Land at Rhigos Road

Location: Treherbert

Proposal: Residential

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3	Is the site accessible (please specify if steep/obstructed access route)?	Fair
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Neutral
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Neutral
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Excellent
9	Is there a potential risk of contaminated land?	Fair
10	Would development of the site present an opportunity to remove an eyesore?	Fair
11	Does the site have environmental value?	Good
12	Do the topographical characteristics of the site present an obstacle to development?	Fair
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Fair
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Fair
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Good

Site: 435 Land rear of Delwen Terrace

Location: Blaencwm

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Poor
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Undermining
6	Would development on the site result in the loss of agricultural land?	Good
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Good
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Fair
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Fair
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Good

Site: 436 Land to the rear of Thai Elephant restaurant, Location: Cymmer Proposal: Residential development Category: Non-Strategic
Trebanog Road

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Neutral
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3 Is the site accessible (please specify if steep/obstructed access route)?	Neutral
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5 Is the site located near a watercourse / is there a risk of flooding?	Excellent
6 Would development on the site result in the loss of agricultural land?	Excellent
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Neutral
9 Is there a potential risk of contaminated land?	Good
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Good
12 Do the topographical characteristics of the site present an obstacle to development?	Excellent
13 Would development on the site have an impact upon important views/vistas	Excellent
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Excellent
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Good
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Good

Site: 437 Pauletts Workshops Yard, Aberllechau Road Location: Wattstown Proposal: Employment development Category: Non-Strategic

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Poor
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3 Is the site accessible (please specify if steep/obstructed access route)?	Neutral
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5 Is the site located near a watercourse / is there a risk of flooding?	Undermining
6 Would development on the site result in the loss of agricultural land?	Excellent
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Excellent
9 Is there a potential risk of contaminated land?	Poor
10 Would development of the site present an opportunity to remove an eyesore?	Good
11 Does the site have environmental value?	Excellent
12 Do the topographical characteristics of the site present an obstacle to development?	Excellent
13 Would development on the site have an impact upon important views/vistas	Excellent
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Excellent
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Excellent
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Good

Site: 439 Part Rhondda Cynon Taf County Borough Council Depot, Cymmer Road Location: Dinas Proposal: Employment development Category: Non-Strategic

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Poor
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3 Is the site accessible (please specify if steep/obstructed access route)?	Undermining
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5 Is the site located near a watercourse / is there a risk of flooding?	Undermining
6 Would development on the site result in the loss of agricultural land?	Excellent
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Excellent
9 Is there a potential risk of contaminated land?	Poor
10 Would development of the site present an opportunity to remove an eyesore?	Good
11 Does the site have environmental value?	Excellent
12 Do the topographical characteristics of the site present an obstacle to development?	Excellent
13 Would development on the site have an impact upon important views/vistas	Excellent
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Excellent
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Excellent
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Neutral

Site: 442 Land at Travellers Rest

Location: Abercynon

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Excellent
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Excellent
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Excellent
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Fair
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Good

Site: 443 Phurnacite Plant

Location: Abercwmboi

Proposal: Mixed Use Development

Category: Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Fair
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5	Is the site located near a watercourse / is there a risk of flooding?	Undermining
6	Would development on the site result in the loss of agricultural land?	Excellent
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Undermining
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Excellent
9	Is there a potential risk of contaminated land?	Undermining
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Excellent
12	Do the topographical characteristics of the site present an obstacle to development?	Excellent
13	Would development on the site have an impact upon important views/vistas	Excellent
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Excellent
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Neutral
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Good

Site: 444 Pontcynon Industrial Estate

Location: Abercynon

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3	Is the site accessible (please specify if steep/obstructed access route)?	Fair
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc.)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Poor
6	Would development on the site result in the loss of agricultural land?	Excellent
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Fair
9	Is there a potential risk of contaminated land?	Fair
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Excellent
12	Do the topographical characteristics of the site present an obstacle to development?	Excellent
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Fair
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Good

Site: 445 Land rear of Halt Road, Hirwaun Industrial Estate Location: Hirwaun Proposal: Residential development Category: Non-Strategic

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Good
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3 Is the site accessible (please specify if steep/obstructed access route)?	Good
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Undermining
5 Is the site located near a watercourse / is there a risk of flooding?	Good
6 Would development on the site result in the loss of agricultural land?	Good
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Fair
9 Is there a potential risk of contaminated land?	Good
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Good
12 Do the topographical characteristics of the site present an obstacle to development?	Good
13 Would development on the site have an impact upon important views/vistas	Good
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Fair
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Poor
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Fair
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Good

Site: 446 North of Fifth Avenue Hirwaun Industrial Estate Location: Hirwaun Proposal: Employment Category: Non-Strategic

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3 Is the site accessible (please specify if steep/obstructed access route)?	Good
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5 Is the site located near a watercourse / is there a risk of flooding?	Poor
6 Would development on the site result in the loss of agricultural land?	Good
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Fair
9 Is there a potential risk of contaminated land?	Good
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Neutral
12 Do the topographical characteristics of the site present an obstacle to development?	Good
13 Would development on the site have an impact upon important views/vistas	Fair
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Fair
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Poor
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Poor

Site: 447 Llantrisant Business Park (e1.4)

Location: Ynysmaerdy

Proposal: Employment land.

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Neutral
5	Is the site located near a watercourse / is there a risk of flooding?	Good
6	Would development on the site result in the loss of agricultural land?	Fair
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Poor
11	Does the site have environmental value?	Neutral
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Fair
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Good

Site: 448 Llantrisant Business Park (e1.5)

Location: Ynysmaerdy

Proposal: Employment

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3	Is the site accessible (please specify if steep/obstructed access route)?	Fair
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Neutral
5	Is the site located near a watercourse / is there a risk of flooding?	Neutral
6	Would development on the site result in the loss of agricultural land?	Poor
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Neutral
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Poor
11	Does the site have environmental value?	Good
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Fair
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Fair
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Fair
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Fair

Site: 449 North west of Ynysallan (e1.7)

Location: Ynysmaerdy

Proposal: Employment development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3	Is the site accessible (please specify if steep/obstructed access route)?	Fair
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Good
6	Would development on the site result in the loss of agricultural land?	Poor
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Poor
11	Does the site have environmental value?	Neutral
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Fair
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Neutral
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Fair

Site: **450** Land to rear of Staedtler Factory Location: **Llantrisant** Proposal: **Unused allocation for B1 and B2 development** Category: **Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3 Is the site accessible (please specify if steep/obstructed access route)?	Excellent
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5 Is the site located near a watercourse / is there a risk of flooding?	Poor
6 Would development on the site result in the loss of agricultural land?	Fair
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Undermining
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9 Is there a potential risk of contaminated land?	Poor
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Poor
12 Do the topographical characteristics of the site present an obstacle to development?	Excellent
13 Would development on the site have an impact upon important views/vistas	Poor
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Good
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Neutral

Site: 451 Garth Business Park

Location: Talbot Green

Proposal: Employment

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc.)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Undermining
6	Would development on the site result in the loss of agricultural land?	Excellent
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Undermining
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Undermining
12	Do the topographical characteristics of the site present an obstacle to development?	Excellent
13	Would development on the site have an impact upon important views/vistas	Excellent
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Fair
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: 452 Coed Ely

Location: Coedely

Proposal: Employment

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Neutral
3	Is the site accessible (please specify if steep/obstructed access route)?	Excellent
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Excellent
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Excellent
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Good
12	Do the topographical characteristics of the site present an obstacle to development?	Excellent
13	Would development on the site have an impact upon important views/vistas	Neutral
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Neutral
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Excellent
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Excellent

Site: 453 Dinas Isaf

Location: Williamstown

Proposal:

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3	Is the site accessible (please specify if steep/obstructed access route)?	Fair
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc.)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Fair
6	Would development on the site result in the loss of agricultural land?	Good
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Undermining
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Neutral
13	Would development on the site have an impact upon important views/vistas	Fair
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: 455 North of Albion Industrial Estate

Location: Cilfynydd

Proposal:

Category: Non-Strategic

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3 Is the site accessible (please specify if steep/obstructed access route)?	Neutral
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5 Is the site located near a watercourse / is there a risk of flooding?	Excellent
6 Would development on the site result in the loss of agricultural land?	Excellent
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Good
9 Is there a potential risk of contaminated land?	Fair
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Good
12 Do the topographical characteristics of the site present an obstacle to development?	Good
13 Would development on the site have an impact upon important views/vistas	Good
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Fair
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Poor
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Poor

Site: 456 Gellihirion South

Location: Rhydyfelin

Proposal: Employment

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Poor
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Fair
6	Would development on the site result in the loss of agricultural land?	Good
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Good
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Good
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Good
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Good

Site: 457 Former Iron Ore Mine

Location: Llanharry

Proposal: Employment

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Fair
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Good
6	Would development on the site result in the loss of agricultural land?	Fair
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Good
9	Is there a potential risk of contaminated land?	Poor
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Neutral
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Undermining
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: 458 Miskin Park

Location: Miskin

Proposal:

Category: Non-Strategic

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Undermining
3 Is the site accessible (please specify if steep/obstructed access route)?	Fair
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5 Is the site located near a watercourse / is there a risk of flooding?	Excellent
6 Would development on the site result in the loss of agricultural land?	Excellent
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Undermining
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9 Is there a potential risk of contaminated land?	Good
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Undermining
12 Do the topographical characteristics of the site present an obstacle to development?	Excellent
13 Would development on the site have an impact upon important views/vistas	Undermining
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Undermining
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Undermining

Site: 459 Millfield

Location: Pontypridd

Proposal: Retail and/or B1 offices

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3	Is the site accessible (please specify if steep/obstructed access route)?	Excellent
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Excellent
5	Is the site located near a watercourse / is there a risk of flooding?	Undermining
6	Would development on the site result in the loss of agricultural land?	Excellent
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Excellent
9	Is there a potential risk of contaminated land?	Poor
10	Would development of the site present an opportunity to remove an eyesore?	Excellent
11	Does the site have environmental value?	Good
12	Do the topographical characteristics of the site present an obstacle to development?	Excellent
13	Would development on the site have an impact upon important views/vistas	Excellent
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Neutral
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Good

Site: 461 Land rear of Mill Street

Location: Tonyrefail

Proposal:

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Poor
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Excellent
5	Is the site located near a watercourse / is there a risk of flooding?	Poor
6	Would development on the site result in the loss of agricultural land?	Excellent
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Excellent
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Fair
11	Does the site have environmental value?	Fair
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Excellent
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Fair

Site: **462** **Former Maerdy Colliery Site**Location: **Maerdy**Proposal: **Strategic Site**Category: **Strategic****Stage 1 Assessment**

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Poor
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Neutral
3	Is the site accessible (please specify if steep/obstructed access route)?	Fair
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Fair
6	Would development on the site result in the loss of agricultural land?	Good
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Fair
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Good
9	Is there a potential risk of contaminated land?	Fair
10	Would development of the site present an opportunity to remove an eyesore?	Fair
11	Does the site have environmental value?	Fair
12	Do the topographical characteristics of the site present an obstacle to development?	Neutral
13	Would development on the site have an impact upon important views/vistas	Fair
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Fair
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Neutral
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Fair

Site: 463 Sardis Road Rugby Football Ground

Location: Pontypridd

Proposal: Retail, housing or leisure

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3	Is the site accessible (please specify if steep/obstructed access route)?	Excellent
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5	Is the site located near a watercourse / is there a risk of flooding?	Good
6	Would development on the site result in the loss of agricultural land?	Excellent
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Poor
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Excellent
13	Would development on the site have an impact upon important views/vistas	Excellent
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Neutral
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: 464 Sardis Road Car Park

Location: Pontypridd

Proposal: B1 offices

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3	Is the site accessible (please specify if steep/obstructed access route)?	Excellent
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Excellent
5	Is the site located near a watercourse / is there a risk of flooding?	Neutral
6	Would development on the site result in the loss of agricultural land?	Excellent
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Excellent
9	Is there a potential risk of contaminated land?	Poor
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Excellent
12	Do the topographical characteristics of the site present an obstacle to development?	Excellent
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Excellent
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Neutral
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Excellent

Site: 465 Land at Gelli-fedi Farm

Location: Brynna

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Fair
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Good
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Undermining
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Fair
13	Would development on the site have an impact upon important views/vistas	Undermining
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Fair
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Undermining
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: 468 Remainder of Ynyscynon Farm

Location: Cwmbach

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Excellent
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Excellent
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Undermining
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Excellent
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Good
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Good

Site: 470 Remainder of Cae Brynhyfryd

Location: Hirwaun

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Fair
6	Would development on the site result in the loss of agricultural land?	Good
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Fair
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Poor
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Fair
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Fair

Site: 471 Hillbrook estate

Location: Aberaman

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Good
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Undermining
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Undermining
12	Do the topographical characteristics of the site present an obstacle to development?	Poor
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Good
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Fair

Site: 472 Hilltop

Location: Llwydcoed

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3	Is the site accessible (please specify if steep/obstructed access route)?	Neutral
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Excellent
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Undermining
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Neutral
9	Is there a potential risk of contaminated land?	Undermining
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Undermining
12	Do the topographical characteristics of the site present an obstacle to development?	Poor
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Excellent
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Undermining

Site: 473 Hirwaun Ironworks, North Site

Location: Hirwaun

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3	Is the site accessible (please specify if steep/obstructed access route)?	Neutral
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Fair
6	Would development on the site result in the loss of agricultural land?	Good
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Undermining
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Fair
9	Is there a potential risk of contaminated land?	Fair
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Excellent
13	Would development on the site have an impact upon important views/vistas	Fair
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Fair
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: 474 Pontygwaith Industrial Estate (Unallocated Site) Location: Pontygwaith Proposal: Employment Category: Non-Strategic

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Neutral
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3 Is the site accessible (please specify if steep/obstructed access route)?	Good
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5 Is the site located near a watercourse / is there a risk of flooding?	Fair
6 Would development on the site result in the loss of agricultural land?	Excellent
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Excellent
9 Is there a potential risk of contaminated land?	Neutral
10 Would development of the site present an opportunity to remove an eyesore?	Fair
11 Does the site have environmental value?	Good
12 Do the topographical characteristics of the site present an obstacle to development?	Good
13 Would development on the site have an impact upon important views/vistas	Good
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Neutral
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Good
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Good

Site: 475 Land north of Gelli-fedi Farm

Location: Brynna

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3	Is the site accessible (please specify if steep/obstructed access route)?	Poor
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Good
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Undermining
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Fair
12	Do the topographical characteristics of the site present an obstacle to development?	Fair
13	Would development on the site have an impact upon important views/vistas	Undermining
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Undermining
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Undermining

Site: 476 Land at Llanilid OCS (Dragon Studio) Location: Llanharan Proposal: Mixed Commercial Uses Category: Strategic

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Neutral
3 Is the site accessible (please specify if steep/obstructed access route)?	Neutral
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Neutral
5 Is the site located near a watercourse / is there a risk of flooding?	Excellent
6 Would development on the site result in the loss of agricultural land?	Poor
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Fair
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9 Is there a potential risk of contaminated land?	Excellent
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Poor
12 Do the topographical characteristics of the site present an obstacle to development?	Excellent
13 Would development on the site have an impact upon important views/vistas	Poor
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Neutral
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Excellent
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Undermining
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Good

Site: 477 Land at Ynysmaerdy Farm

Location: Ynysmaerdy

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3	Is the site accessible (please specify if steep/obstructed access route)?	Poor
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Good
6	Would development on the site result in the loss of agricultural land?	Fair
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Good
9	Is there a potential risk of contaminated land?	Fair
10	Would development of the site present an opportunity to remove an eyesore?	Good
11	Does the site have environmental value?	Fair
12	Do the topographical characteristics of the site present an obstacle to development?	Neutral
13	Would development on the site have an impact upon important views/vistas	Fair
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Fair
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Fair
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: 478 Land at Graig-lwyd Farm

Location: Talbot Green

Proposal:

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Undermining
3	Is the site accessible (please specify if steep/obstructed access route)?	Undermining
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Undermining
5	Is the site located near a watercourse / is there a risk of flooding?	Neutral
6	Would development on the site result in the loss of agricultural land?	Poor
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Poor
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Neutral
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Fair
13	Would development on the site have an impact upon important views/vistas	Undermining
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Fair
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Neutral
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Undermining

Site: 479 Land west of Graig-lwyd Farm

Location: Talbot Green

Proposal:

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Undermining
3	Is the site accessible (please specify if steep/obstructed access route)?	Undermining
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Undermining
5	Is the site located near a watercourse / is there a risk of flooding?	Neutral
6	Would development on the site result in the loss of agricultural land?	Poor
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Poor
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Neutral
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Fair
13	Would development on the site have an impact upon important views/vistas	Undermining
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Poor
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Neutral
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Undermining
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Undermining

Site: 481 Land north of Graig Street

Location: Pontygwaith

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3	Is the site accessible (please specify if steep/obstructed access route)?	Poor
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Fair
6	Would development on the site result in the loss of agricultural land?	Neutral
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Neutral
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Good
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Neutral
12	Do the topographical characteristics of the site present an obstacle to development?	Fair
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Fair
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Neutral
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: 482 Land south of School Street

Location: Pontygwaith

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3	Is the site accessible (please specify if steep/obstructed access route)?	Poor
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Poor
6	Would development on the site result in the loss of agricultural land?	Neutral
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Poor
11	Does the site have environmental value?	Good
12	Do the topographical characteristics of the site present an obstacle to development?	Poor
13	Would development on the site have an impact upon important views/vistas	Neutral
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Neutral
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: 483 Land at Fenwick Street

Location: Pontygwaith

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Neutral
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Neutral
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Fair
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Fair
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Excellent
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Fair

Site: **485** **Land south of Penywaun (Tower Colliery)** Location: **Penywaun** Proposal: Category: **Strategic**

Stage 1 Assessment

Objective: Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5	Is the site located near a watercourse / is there a risk of flooding?	Good
6	Would development on the site result in the loss of agricultural land?	Fair
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Neutral
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Poor
11	Does the site have environmental value?	Fair
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Neutral
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Good

Site: **486** **Land South of Waungron Roundabout
(Tower Colliery)** Location: **Hirwaun** Proposal: Category: **Strategic**

Stage 1 Assessment

Objective: Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Fair
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Good
6	Would development on the site result in the loss of agricultural land?	Fair
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Neutral
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Neutral
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Poor
11	Does the site have environmental value?	Fair
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Fair

Site: 487 Land south of A465 (Tower Colliery)

Location: Hirwaun

Proposal:

Category: Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Good
6	Would development on the site result in the loss of agricultural land?	Good
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Fair
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Good
9	Is there a potential risk of contaminated land?	Fair
10	Would development of the site present an opportunity to remove an eyesore?	Fair
11	Does the site have environmental value?	Good
12	Do the topographical characteristics of the site present an obstacle to development?	Poor
13	Would development on the site have an impact upon important views/vistas	Neutral
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Fair
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Neutral
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Neutral

Site: **488** Land adjacent to Treherbert Road (Tower Colliery) Location: **Hirwaun** Proposal: Category: **Strategic**

Stage 1 Assessment

Objective: Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Good
6	Would development on the site result in the loss of agricultural land?	Fair
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Poor
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Neutral
9	Is there a potential risk of contaminated land?	Fair
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Neutral
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Fair
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Neutral
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Fair

Site: **489 Tower Colliery Pit Head Site**Location: **Hirwaun**

Proposal:

Category: **Strategic****Stage 1 Assessment**

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3 Is the site accessible (please specify if steep/obstructed access route)?	Good
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Undermining
5 Is the site located near a watercourse / is there a risk of flooding?	Good
6 Would development on the site result in the loss of agricultural land?	Good
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Poor
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Good
9 Is there a potential risk of contaminated land?	Neutral
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Good
12 Do the topographical characteristics of the site present an obstacle to development?	Fair
13 Would development on the site have an impact upon important views/vistas	Neutral
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Fair

Site: 490 Brown Lenox

Location: Pontypridd

Proposal: Employment or retail

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Excellent
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Good
6	Would development on the site result in the loss of agricultural land?	Excellent
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Excellent
9	Is there a potential risk of contaminated land?	Undermining
10	Would development of the site present an opportunity to remove an eyesore?	Excellent
11	Does the site have environmental value?	Good
12	Do the topographical characteristics of the site present an obstacle to development?	Excellent
13	Would development on the site have an impact upon important views/vistas	Excellent
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Neutral
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Excellent

Site: 493 Land west of Mount Pleasant Inn

Location: Hirwaun

Proposal:

Category: Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Neutral
5	Is the site located near a watercourse / is there a risk of flooding?	Fair
6	Would development on the site result in the loss of agricultural land?	Fair
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Undermining
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Fair
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Fair
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Neutral
13	Would development on the site have an impact upon important views/vistas	Fair
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Poor
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Fair
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Fair

Site: **494** Land between A465 and Treherbert Road Location: **Hirwaun** Proposal: **Eco Park** Category: **Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3 Is the site accessible (please specify if steep/obstructed access route)?	Good
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5 Is the site located near a watercourse / is there a risk of flooding?	Fair
6 Would development on the site result in the loss of agricultural land?	Good
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Poor
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9 Is there a potential risk of contaminated land?	Good
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Poor
12 Do the topographical characteristics of the site present an obstacle to development?	Good
13 Would development on the site have an impact upon important views/vistas	Fair
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Fair
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Fair

Site: 495 Land south of Catherine Street

Location: Pentre

Proposal: Change of settlement boundary

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Poor
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc.)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Poor
6	Would development on the site result in the loss of agricultural land?	Neutral
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Neutral
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Good
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Poor
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Fair
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Neutral
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: 496 Land East of Mill Street

Location: Tonyrefail

Proposal: Residential and Community

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5	Is the site located near a watercourse / is there a risk of flooding?	Good
6	Would development on the site result in the loss of agricultural land?	Poor
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Good
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Good
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Good

Site: 497 Hendre Wen, Brynna Road

Location: Llanharan

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Fair
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Fair
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Fair
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Fair
12	Do the topographical characteristics of the site present an obstacle to development?	Poor
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Fair
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Good

Site: 498 Land North of Coed yr Esgob

Location: Llantrisant

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3	Is the site accessible (please specify if steep/obstructed access route)?	Poor
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Good
6	Would development on the site result in the loss of agricultural land?	Neutral
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Undermining
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Neutral
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Poor
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Fair
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: **499** **Alternative land adjacent to Malthouse** Location: **Llantrisant** Proposal: **Residential development** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Good
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3 Is the site accessible (please specify if steep/obstructed access route)?	Poor
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5 Is the site located near a watercourse / is there a risk of flooding?	Good
6 Would development on the site result in the loss of agricultural land?	Neutral
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Undermining
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Neutral
9 Is there a potential risk of contaminated land?	Good
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Poor
12 Do the topographical characteristics of the site present an obstacle to development?	Poor
13 Would development on the site have an impact upon important views/vistas	Poor
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Fair
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Poor

Site: **500** Land at Graig y Llan, Opposite Royal Glamorgan Hospital Location: **Llantrisant** Proposal: **Commercial** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Good
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Neutral
3 Is the site accessible (please specify if steep/obstructed access route)?	Fair
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Undermining
5 Is the site located near a watercourse / is there a risk of flooding?	Good
6 Would development on the site result in the loss of agricultural land?	Poor
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Neutral
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9 Is there a potential risk of contaminated land?	Good
10 Would development of the site present an opportunity to remove an eyesore?	Poor
11 Does the site have environmental value?	Poor
12 Do the topographical characteristics of the site present an obstacle to development?	Poor
13 Would development on the site have an impact upon important views/vistas	Poor
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Fair
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Poor
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Undermining
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Poor

Site: **501** Land to the Rear of The Royal MintLocation: **Llantrisant**Proposal: **Commercial**Category: **Non-Strategic****Stage 1 Assessment**

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3	Is the site accessible (please specify if steep/obstructed access route)?	Neutral
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Good
6	Would development on the site result in the loss of agricultural land?	Neutral
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Fair
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Poor
11	Does the site have environmental value?	Neutral
12	Do the topographical characteristics of the site present an obstacle to development?	Poor
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: **502** Land at the Cottage, Llanwonno RoadLocation: **Cwmaman**Proposal: **Residential development**Category: **Non-Strategic****Stage 1 Assessment**

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3	Is the site accessible (please specify if steep/obstructed access route)?	Poor
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Neutral
6	Would development on the site result in the loss of agricultural land?	Good
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Neutral
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Neutral
12	Do the topographical characteristics of the site present an obstacle to development?	Poor
13	Would development on the site have an impact upon important views/vistas	Neutral
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Neutral
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: **504** Land adjacent to Llantrisant Road,
Highlands Estate

Location: **Pontypridd**

Proposal: **Residential development**

Category: **Non-Strategic**

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3	Is the site accessible (please specify if steep/obstructed access route)?	Poor
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Undermining
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Neutral
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Neutral
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Excellent
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Undermining
12	Do the topographical characteristics of the site present an obstacle to development?	Undermining
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Undermining
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Undermining

Site: **505** Land adjacent to Rhigos RoadLocation: **Hirwaun**Proposal: **Residential**Category: **Non-Strategic****Stage 1 Assessment**

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Good
6	Would development on the site result in the loss of agricultural land?	Good
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Fair
11	Does the site have environmental value?	Neutral
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Fair
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Neutral
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: **506** Land north of Prysmian Factory [Private Land within Pirelli Cables allocation] Location: **Llwydcoed** Proposal: **Residential development** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Good
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3 Is the site accessible (please specify if steep/obstructed access route)?	Neutral
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5 Is the site located near a watercourse / is there a risk of flooding?	Excellent
6 Would development on the site result in the loss of agricultural land?	Fair
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Neutral
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9 Is there a potential risk of contaminated land?	Poor
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Undermining
12 Do the topographical characteristics of the site present an obstacle to development?	Good
13 Would development on the site have an impact upon important views/vistas	Good
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Undermining
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Undermining
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Undermining

Site: 508	Land adjoining Sunny View Maelgwyn Terrace	Location: Gadlys	Proposal: Residential development	Category: Non-Strategic
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Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3 Is the site accessible (please specify if steep/obstructed access route)?	Poor
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5 Is the site located near a watercourse / is there a risk of flooding?	Excellent
6 Would development on the site result in the loss of agricultural land?	Excellent
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Fair
9 Is there a potential risk of contaminated land?	Poor
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Excellent
12 Do the topographical characteristics of the site present an obstacle to development?	Good
13 Would development on the site have an impact upon important views/vistas	Excellent
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Excellent
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Good

Site: **509** **Forgemasters Site**Location: **Taffs Well**Proposal: **Residential**Category: **Non-Strategic****Stage 1 Assessment**

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3	Is the site accessible (please specify if steep/obstructed access route)?	Excellent
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5	Is the site located near a watercourse / is there a risk of flooding?	Undermining
6	Would development on the site result in the loss of agricultural land?	Excellent
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Excellent
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Excellent
12	Do the topographical characteristics of the site present an obstacle to development?	Excellent
13	Would development on the site have an impact upon important views/vistas	Excellent
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Poor
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Excellent
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Neutral

Site: **510** Middle section of Cribbin Ddu QuarryLocation: **Ynysybwl**Proposal: **Residential development**Category: **Non-Strategic****Stage 1 Assessment**

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3	Is the site accessible (please specify if steep/obstructed access route)?	Fair
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Excellent
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Excellent
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Excellent
12	Do the topographical characteristics of the site present an obstacle to development?	Fair
13	Would development on the site have an impact upon important views/vistas	Excellent
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Excellent
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: **512** Land to the end of Godreaman Street Location: **Godreaman** Proposal: **Residential development** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3 Is the site accessible (please specify if steep/obstructed access route)?	Excellent
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5 Is the site located near a watercourse / is there a risk of flooding?	Excellent
6 Would development on the site result in the loss of agricultural land?	Good
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Fair
9 Is there a potential risk of contaminated land?	Poor
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Good
12 Do the topographical characteristics of the site present an obstacle to development?	Fair
13 Would development on the site have an impact upon important views/vistas	Good
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Good
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Good

Site: 513 Land rear of Halt Road

Location: Hirwaun

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Undermining
5	Is the site located near a watercourse / is there a risk of flooding?	Good
6	Would development on the site result in the loss of agricultural land?	Good
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Fair
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Neutral
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Good
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Undermining
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Good
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: 514 Mwyndy Quarry - southern half

Location: Miskin

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3	Is the site accessible (please specify if steep/obstructed access route)?	Excellent
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Fair
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Poor
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Fair
9	Is there a potential risk of contaminated land?	Poor
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Fair
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Poor
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: **515** Land at Griffin Mill Garage, Upper Boat Location: **Treforest** Proposal: **Commercial development** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3 Is the site accessible (please specify if steep/obstructed access route)?	Fair
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5 Is the site located near a watercourse / is there a risk of flooding?	Excellent
6 Would development on the site result in the loss of agricultural land?	Excellent
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Neutral
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Fair
9 Is there a potential risk of contaminated land?	Excellent
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Fair
12 Do the topographical characteristics of the site present an obstacle to development?	Fair
13 Would development on the site have an impact upon important views/vistas	Excellent
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Good
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Poor

Site: **516** Land opposite 9 and 10 Cwm Nant yr Hwch - Location: **Penywaun** Proposal: **Residential development** Category: **Non-Strategic off Heol Caradog**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Neutral
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3 Is the site accessible (please specify if steep/obstructed access route)?	Fair
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5 Is the site located near a watercourse / is there a risk of flooding?	Good
6 Would development on the site result in the loss of agricultural land?	Good
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Fair
9 Is there a potential risk of contaminated land?	Fair
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Fair
12 Do the topographical characteristics of the site present an obstacle to development?	Fair
13 Would development on the site have an impact upon important views/vistas	Fair
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Fair
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Fair

Site: **517** **Land between Aberdare Bypass and cemetery** Location: **Penywaun** Proposal: **Residential development** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3 Is the site accessible (please specify if steep/obstructed access route)?	Poor
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5 Is the site located near a watercourse / is there a risk of flooding?	Good
6 Would development on the site result in the loss of agricultural land?	Good
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Neutral
9 Is there a potential risk of contaminated land?	Fair
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Good
12 Do the topographical characteristics of the site present an obstacle to development?	Fair
13 Would development on the site have an impact upon important views/vistas	Fair
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Fair
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Poor

Site: 518 Land to the North of Station Road

Location: Tonyrefail

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Neutral
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Good
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Neutral
9	Is there a potential risk of contaminated land?	Poor
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Good
12	Do the topographical characteristics of the site present an obstacle to development?	Poor
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Good
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: **519** Land adjoining Nantllechau Farm, Halt Road Location: **Hirwaun** Proposal: **Residential development** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Good
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3 Is the site accessible (please specify if steep/obstructed access route)?	Good
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Undermining
5 Is the site located near a watercourse / is there a risk of flooding?	Fair
6 Would development on the site result in the loss of agricultural land?	Good
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Fair
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Good
9 Is there a potential risk of contaminated land?	Undermining
10 Would development of the site present an opportunity to remove an eyesore?	Fair
11 Does the site have environmental value?	Neutral
12 Do the topographical characteristics of the site present an obstacle to development?	Good
13 Would development on the site have an impact upon important views/vistas	Fair
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Neutral
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Poor
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Undermining
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Poor

Site: **520** South site opposite Gwenfron TerraceLocation: **Williamstown**Proposal: **Residential development**Category: **Non-Strategic****Stage 1 Assessment**

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3	Is the site accessible (please specify if steep/obstructed access route)?	Poor
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Excellent
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Undermining
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Undermining
12	Do the topographical characteristics of the site present an obstacle to development?	Poor
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Poor
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: **521** **North Site opposite Gwenfron Terrace** Location: **Williamstown** Proposal: **Residential development** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3 Is the site accessible (please specify if steep/obstructed access route)?	Poor
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5 Is the site located near a watercourse / is there a risk of flooding?	Excellent
6 Would development on the site result in the loss of agricultural land?	Excellent
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Undermining
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9 Is there a potential risk of contaminated land?	Neutral
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Undermining
12 Do the topographical characteristics of the site present an obstacle to development?	Poor
13 Would development on the site have an impact upon important views/vistas	Poor
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Poor
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Poor

Site: **522** Land opposite Mountain RoadLocation: **Williamstown**Proposal: **Residential development**Category: **Non-Strategic****Stage 1 Assessment**

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3	Is the site accessible (please specify if steep/obstructed access route)?	Poor
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Excellent
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Undermining
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Undermining
12	Do the topographical characteristics of the site present an obstacle to development?	Poor
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Poor
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: 523 Land rear of Graig Terrace

Location: Pontypridd

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Neutral
3	Is the site accessible (please specify if steep/obstructed access route)?	Undermining
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Good
6	Would development on the site result in the loss of agricultural land?	Good
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Neutral
12	Do the topographical characteristics of the site present an obstacle to development?	Neutral
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Fair
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Undermining
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Undermining

Site: 524 Land at the end of King Street

Location: Cwmdare

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3	Is the site accessible (please specify if steep/obstructed access route)?	Poor
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Excellent
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Excellent
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Good
12	Do the topographical characteristics of the site present an obstacle to development?	Excellent
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: 525	Land north of Masefield Way	Location: Rhydyfelin	Proposal: Residential or mixed use Residential/Employment/Leisure.	Category: Non-Strategic
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Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Neutral
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3 Is the site accessible (please specify if steep/obstructed access route)?	Neutral
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5 Is the site located near a watercourse / is there a risk of flooding?	Neutral
6 Would development on the site result in the loss of agricultural land?	Poor
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Fair
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9 Is there a potential risk of contaminated land?	Neutral
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Poor
12 Do the topographical characteristics of the site present an obstacle to development?	Undermining
13 Would development on the site have an impact upon important views/vistas	Undermining
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Fair
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Poor
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Fair

Site: 526 Land adjacent to Glyn Taff Farm

Location: Rhydyfelin

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Neutral
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Poor
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5	Is the site located near a watercourse / is there a risk of flooding?	Good
6	Would development on the site result in the loss of agricultural land?	Neutral
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Neutral
12	Do the topographical characteristics of the site present an obstacle to development?	Fair
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Fair
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: **527** **Dismantled Railway line rear of St Albans Terrace** Location: **Tynewydd** Proposal: **Residential development** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Poor
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3 Is the site accessible (please specify if steep/obstructed access route)?	Fair
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5 Is the site located near a watercourse / is there a risk of flooding?	Fair
6 Would development on the site result in the loss of agricultural land?	Excellent
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Neutral
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Excellent
9 Is there a potential risk of contaminated land?	Fair
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Good
12 Do the topographical characteristics of the site present an obstacle to development?	Poor
13 Would development on the site have an impact upon important views/vistas	Good
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Poor

Site: **529** Land at Ty-Bryn-y-Waun, Penybryn Street Location: **Gilfach Goch** Proposal: **Residential - on suitable parts of the site** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Neutral
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3 Is the site accessible (please specify if steep/obstructed access route)?	Poor
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5 Is the site located near a watercourse / is there a risk of flooding?	Excellent
6 Would development on the site result in the loss of agricultural land?	Poor
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Poor
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9 Is there a potential risk of contaminated land?	Excellent
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Undermining
12 Do the topographical characteristics of the site present an obstacle to development?	Poor
13 Would development on the site have an impact upon important views/vistas	Undermining
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Excellent
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Undermining
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Poor

Site: **530** Land south of Hendrefadog Location: **Tylorstown** Proposal: **Residential development and change of settlement boundary** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Poor
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3 Is the site accessible (please specify if steep/obstructed access route)?	Excellent
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5 Is the site located near a watercourse / is there a risk of flooding?	Excellent
6 Would development on the site result in the loss of agricultural land?	Neutral
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Undermining
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Excellent
9 Is there a potential risk of contaminated land?	Neutral
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Undermining
12 Do the topographical characteristics of the site present an obstacle to development?	Poor
13 Would development on the site have an impact upon important views/vistas	Good
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Poor
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Neutral
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Poor

Site: 531	Land north of Bryn Celynnog Comprehensive School	Location: Beddau	Proposal: Residential development	Category: Non-Strategic
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Stage 1 Assessment

<i>Objective:</i>	<i>Suitability:</i>
1 Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Neutral
3 Is the site accessible (please specify if steep/obstructed access route)?	Poor
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Neutral
5 Is the site located near a watercourse / is there a risk of flooding?	Good
6 Would development on the site result in the loss of agricultural land?	Fair
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9 Is there a potential risk of contaminated land?	Good
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Fair
12 Do the topographical characteristics of the site present an obstacle to development?	Excellent
13 Would development on the site have an impact upon important views/vistas	Fair
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Poor

Site: **532** **Part of Gelynnog Farm , West of Cwm Coking Works** Location: **Beddau** Proposal: **Residential development** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3 Is the site accessible (please specify if steep/obstructed access route)?	Fair
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5 Is the site located near a watercourse / is there a risk of flooding?	Good
6 Would development on the site result in the loss of agricultural land?	Neutral
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9 Is there a potential risk of contaminated land?	Good
10 Would development of the site present an opportunity to remove an eyesore?	Poor
11 Does the site have environmental value?	Neutral
12 Do the topographical characteristics of the site present an obstacle to development?	Fair
13 Would development on the site have an impact upon important views/vistas	Poor
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Neutral

Site: **533** Land to the rear of Plas Newydd Farm Location: **Llwydcoed** Proposal: **Residential development** Category: **Non-Strategic**

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3	Is the site accessible (please specify if steep/obstructed access route)?	Poor
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Undermining
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Fair
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Poor
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Neutral
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Undermining
12	Do the topographical characteristics of the site present an obstacle to development?	Excellent
13	Would development on the site have an impact upon important views/vistas	Excellent
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Excellent
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Good
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Neutral

Site: 534 Land north of Gilfach Road

Location: Tonyrefail

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Neutral
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3	Is the site accessible (please specify if steep/obstructed access route)?	Excellent
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Neutral
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Neutral
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Poor
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Neutral
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Excellent
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Fair
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Neutral

Site: 535 Land south of Trebanog Road

Location: Trebanog

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Neutral
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3	Is the site accessible (please specify if steep/obstructed access route)?	Excellent
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc.)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Fair
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Fair
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Neutral
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Neutral

Site: **536** Site A Opposite Parc Newydd Farm, Grovers Road Location: **Abercynon** Proposal: **Residential development** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Good
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3 Is the site accessible (please specify if steep/obstructed access route)?	Neutral
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5 Is the site located near a watercourse / is there a risk of flooding?	Undermining
6 Would development on the site result in the loss of agricultural land?	Fair
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9 Is there a potential risk of contaminated land?	Good
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Good
12 Do the topographical characteristics of the site present an obstacle to development?	Good
13 Would development on the site have an impact upon important views/vistas	Fair
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Poor
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Poor

Site: **537** **Site B opposite Parc Newydd Farm, Grovers Field** Location: **Abercynon** Proposal: **Residential development** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Good
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3 Is the site accessible (please specify if steep/obstructed access route)?	Neutral
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5 Is the site located near a watercourse / is there a risk of flooding?	Undermining
6 Would development on the site result in the loss of agricultural land?	Fair
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9 Is there a potential risk of contaminated land?	Good
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Good
12 Do the topographical characteristics of the site present an obstacle to development?	Good
13 Would development on the site have an impact upon important views/vistas	Fair
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Poor
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Poor

Site: 538 Land at Mwyndy

Location: Pontyclun

Proposal: Residential and Employment

Category: Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Neutral
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Neutral
5	Is the site located near a watercourse / is there a risk of flooding?	Good
6	Would development on the site result in the loss of agricultural land?	Poor
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Poor
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Fair
9	Is there a potential risk of contaminated land?	Fair
10	Would development of the site present an opportunity to remove an eyesore?	Good
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Neutral
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Undermining
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Neutral

Site: **539** **Former Allotment Land off Pantygraigwen Road - Site A** Location: **Pontypridd** Proposal: **Residential development** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Good
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3 Is the site accessible (please specify if steep/obstructed access route)?	Good
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Excellent
5 Is the site located near a watercourse / is there a risk of flooding?	Fair
6 Would development on the site result in the loss of agricultural land?	Excellent
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9 Is there a potential risk of contaminated land?	Neutral
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Good
12 Do the topographical characteristics of the site present an obstacle to development?	Poor
13 Would development on the site have an impact upon important views/vistas	Poor
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Poor

Site: **540** **Former Allotment land off Pantygraigwen Road - Site B** Location: **Pontypridd** Proposal: **Residential development** Category: **Non-Strategic**

Stage 1 Assessment

<i>Objective:</i>	<i>Suitability:</i>
1 Is the location of the site realistic with regard to market and workforce characteristics?	Good
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3 Is the site accessible (please specify if steep/obstructed access route)?	Good
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Excellent
5 Is the site located near a watercourse / is there a risk of flooding?	Excellent
6 Would development on the site result in the loss of agricultural land?	Excellent
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9 Is there a potential risk of contaminated land?	Fair
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Good
12 Do the topographical characteristics of the site present an obstacle to development?	Poor
13 Would development on the site have an impact upon important views/vistas	Poor
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Poor

Site: **541** Land opposite Heol GlannantLocation: **Edmondstown**Proposal: **Change of settlement boundary**Category: **Non-Strategic****Stage 1 Assessment**

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3	Is the site accessible (please specify if steep/obstructed access route)?	Excellent
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Excellent
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Excellent
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Good
12	Do the topographical characteristics of the site present an obstacle to development?	Excellent
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Good
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: 542 Land rear of Swyn y Nant, Gelli Seren

Location: Tonyrefail

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Neutral
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc.)?	Undermining
5	Is the site located near a watercourse / is there a risk of flooding?	Good
6	Would development on the site result in the loss of agricultural land?	Neutral
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Undermining
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Fair
11	Does the site have environmental value?	Undermining
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Excellent
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Excellent
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Undermining

Site: 543 Land at Dan Caerlan

Location: Llantrisant

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Neutral
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Poor
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Fair
12	Do the topographical characteristics of the site present an obstacle to development?	Neutral
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Neutral

Site: 544 Site A Rear of Kennard Street

Location: Gelli

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3	Is the site accessible (please specify if steep/obstructed access route)?	Poor
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Fair
6	Would development on the site result in the loss of agricultural land?	Fair
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Neutral
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Fair
11	Does the site have environmental value?	Good
12	Do the topographical characteristics of the site present an obstacle to development?	Fair
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Good
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Fair

Site: 545 Site B rear of Kennard Street

Location: Gelli

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Good
6	Would development on the site result in the loss of agricultural land?	Fair
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Fair
11	Does the site have environmental value?	Good
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Neutral
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Fair

Site: 546 Site C rear of Kennard Street

Location: Gelli

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3	Is the site accessible (please specify if steep/obstructed access route)?	Fair
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Fair
6	Would development on the site result in the loss of agricultural land?	Fair
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Fair
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Neutral
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Neutral
12	Do the topographical characteristics of the site present an obstacle to development?	Fair
13	Would development on the site have an impact upon important views/vistas	Neutral
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Fair

Site: 547 Site D rear of Kennard Street

Location: Gelli

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3	Is the site accessible (please specify if steep/obstructed access route)?	Neutral
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Fair
6	Would development on the site result in the loss of agricultural land?	Fair
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Neutral
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Good
12	Do the topographical characteristics of the site present an obstacle to development?	Fair
13	Would development on the site have an impact upon important views/vistas	Fair
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Neutral
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Fair

Site: **548** Land at Maes y Dderwen, Aberffrwed Location: **Mountain Ash** Proposal: **Residential development and community woodland** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Good
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3 Is the site accessible (please specify if steep/obstructed access route)?	Poor
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5 Is the site located near a watercourse / is there a risk of flooding?	Fair
6 Would development on the site result in the loss of agricultural land?	Neutral
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Poor
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Neutral
9 Is there a potential risk of contaminated land?	Good
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Neutral
12 Do the topographical characteristics of the site present an obstacle to development?	Neutral
13 Would development on the site have an impact upon important views/vistas	Fair
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Fair
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Neutral
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Poor

Site: **550** **Coronation Terrace to Llanwonno Road** Location: **Ynyshir** Proposal: **Residential development** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Poor
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3 Is the site accessible (please specify if steep/obstructed access route)?	Poor
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5 Is the site located near a watercourse / is there a risk of flooding?	Excellent
6 Would development on the site result in the loss of agricultural land?	Neutral
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Undermining
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9 Is there a potential risk of contaminated land?	Good
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Undermining
12 Do the topographical characteristics of the site present an obstacle to development?	Neutral
13 Would development on the site have an impact upon important views/vistas	Poor
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Poor
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Undermining
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Undermining

Site: 551 Land west of Hollybush Grove

Location: Porth

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Neutral
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3	Is the site accessible (please specify if steep/obstructed access route)?	Poor
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Poor
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Undermining
12	Do the topographical characteristics of the site present an obstacle to development?	Poor
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Excellent
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Undermining

Site: 552 Land west of Llwynceilyn Park

Location: Porth

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Neutral
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Undermining
3	Is the site accessible (please specify if steep/obstructed access route)?	Undermining
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc.)?	Undermining
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Poor
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Undermining
12	Do the topographical characteristics of the site present an obstacle to development?	Poor
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Excellent
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Undermining

Site: 553 Land north of Llwyncelyn Park

Location: Porth

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Neutral
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3	Is the site accessible (please specify if steep/obstructed access route)?	Poor
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Undermining
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Poor
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Fair
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Excellent
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Neutral
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Undermining

Site: **554** Land east of Lewis & Gethin Terrace Location: **Porth** Proposal: **Residential development** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Neutral
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3 Is the site accessible (please specify if steep/obstructed access route)?	Excellent
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Undermining
5 Is the site located near a watercourse / is there a risk of flooding?	Excellent
6 Would development on the site result in the loss of agricultural land?	Poor
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9 Is there a potential risk of contaminated land?	Good
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Poor
12 Do the topographical characteristics of the site present an obstacle to development?	Neutral
13 Would development on the site have an impact upon important views/vistas	Undermining
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Excellent
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Undermining
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Undermining

Site: 555 Land to the north of The Patch

Location: Llanharry

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Poor
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Neutral
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Neutral
12	Do the topographical characteristics of the site present an obstacle to development?	Excellent
13	Would development on the site have an impact upon important views/vistas	Neutral
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Fair

Site: **556** **The link site, Pen-yr-eglwys [west of East Glamorgan Hospital]** Location: **Church Village** Proposal: **Residential development** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3 Is the site accessible (please specify if steep/obstructed access route)?	Excellent
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5 Is the site located near a watercourse / is there a risk of flooding?	Excellent
6 Would development on the site result in the loss of agricultural land?	Fair
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9 Is there a potential risk of contaminated land?	Good
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Undermining
12 Do the topographical characteristics of the site present an obstacle to development?	Neutral
13 Would development on the site have an impact upon important views/vistas	Good
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Excellent
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Fair
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Good

Site: **558** Land west of A4233, opposite Gilcoru Kennels & Cattery Location: **Tonyrefail** Proposal: **Residential development** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Neutral
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Undermining
3 Is the site accessible (please specify if steep/obstructed access route)?	Poor
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Undermining
5 Is the site located near a watercourse / is there a risk of flooding?	Excellent
6 Would development on the site result in the loss of agricultural land?	Excellent
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9 Is there a potential risk of contaminated land?	Good
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Fair
12 Do the topographical characteristics of the site present an obstacle to development?	Poor
13 Would development on the site have an impact upon important views/vistas	Poor
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Undermining
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Poor
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Undermining
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Undermining

Site: **560** Land adjacent to The DriveLocation: **Miskin**Proposal: **Residential development**Category: **Non-Strategic****Stage 1 Assessment**

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Fair
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Poor
6	Would development on the site result in the loss of agricultural land?	Fair
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Undermining
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Poor
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Fair
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Poor
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: **561** Land at Ty Nant/ Church Village being part of Dehewydd Farm (site 1) Location: **Church Village** Proposal: **Residential development** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Poor
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3 Is the site accessible (please specify if steep/obstructed access route)?	Undermining
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Undermining
5 Is the site located near a watercourse / is there a risk of flooding?	Neutral
6 Would development on the site result in the loss of agricultural land?	Poor
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Fair
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Neutral
9 Is there a potential risk of contaminated land?	Neutral
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Poor
12 Do the topographical characteristics of the site present an obstacle to development?	Neutral
13 Would development on the site have an impact upon important views/vistas	Poor
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Neutral
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Neutral
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Undermining

Site: **562** Land at Ty Nant/Church Village being part of Dehewydd Farm (site 2) Location: **Church Village** Proposal: **Residential development** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Poor
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3 Is the site accessible (please specify if steep/obstructed access route)?	Undermining
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Undermining
5 Is the site located near a watercourse / is there a risk of flooding?	Neutral
6 Would development on the site result in the loss of agricultural land?	Poor
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Fair
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Neutral
9 Is there a potential risk of contaminated land?	Neutral
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Poor
12 Do the topographical characteristics of the site present an obstacle to development?	Neutral
13 Would development on the site have an impact upon important views/vistas	Poor
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Neutral
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Neutral
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Undermining

Site: **563** Land at Ty Nant/ Church Village being part of Dehewydd (site 3) Location: **Church Village** Proposal: **Residential development** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Poor
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3 Is the site accessible (please specify if steep/obstructed access route)?	Undermining
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Undermining
5 Is the site located near a watercourse / is there a risk of flooding?	Neutral
6 Would development on the site result in the loss of agricultural land?	Poor
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Fair
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Neutral
9 Is there a potential risk of contaminated land?	Neutral
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Poor
12 Do the topographical characteristics of the site present an obstacle to development?	Neutral
13 Would development on the site have an impact upon important views/vistas	Poor
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Neutral
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Neutral
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Undermining

Site: 564 Land NW of Llantrisant Road, Graig

Location: Pontypridd

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3	Is the site accessible (please specify if steep/obstructed access route)?	Undermining
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Excellent
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Poor
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Undermining
12	Do the topographical characteristics of the site present an obstacle to development?	Undermining
13	Would development on the site have an impact upon important views/vistas	Neutral
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Poor
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Excellent
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Undermining
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Undermining

Site: 565 Tonyrefail Road / Llantrisant Road

Location: Penycodcae

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3	Is the site accessible (please specify if steep/obstructed access route)?	Excellent
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc.)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Poor
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Excellent
13	Would development on the site have an impact upon important views/vistas	Undermining
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Excellent
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Undermining
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Undermining

Site: **566** Site adjoining Highland Estate, Maindy Road, Graig Location: **Pontypridd** Proposal: **Residential development** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Good
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3 Is the site accessible (please specify if steep/obstructed access route)?	Neutral
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Undermining
5 Is the site located near a watercourse / is there a risk of flooding?	Excellent
6 Would development on the site result in the loss of agricultural land?	Poor
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Neutral
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9 Is there a potential risk of contaminated land?	Good
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Poor
12 Do the topographical characteristics of the site present an obstacle to development?	Excellent
13 Would development on the site have an impact upon important views/vistas	Undermining
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Excellent
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Undermining
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Undermining

Site: 567	Land adjacent to the University of Glamorgan and the dismantled railway	Location: Treforest	Proposal: Car Park extension	Category: Non-Strategic
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Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Good
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Neutral
3 Is the site accessible (please specify if steep/obstructed access route)?	Poor
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5 Is the site located near a watercourse / is there a risk of flooding?	Excellent
6 Would development on the site result in the loss of agricultural land?	Good
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Poor
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9 Is there a potential risk of contaminated land?	Excellent
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Poor
12 Do the topographical characteristics of the site present an obstacle to development?	Undermining
13 Would development on the site have an impact upon important views/vistas	Undermining
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Neutral
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Undermining

Site: **568** **Gwenllian Terrace, Llantwit Road**Location: **Treforest**Proposal: **Residential development**Category: **Non-Strategic****Stage 1 Assessment**

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Undermining
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Good
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Undermining
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Undermining
12	Do the topographical characteristics of the site present an obstacle to development?	Poor
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Excellent
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Undermining
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Undermining

Site: **570** Land adjacent to Coed Isaf RoadLocation: **Maesycoed**Proposal: **Residential development**Category: **Non-Strategic****Stage 1 Assessment**

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3	Is the site accessible (please specify if steep/obstructed access route)?	Fair
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Excellent
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Fair
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Good
12	Do the topographical characteristics of the site present an obstacle to development?	Poor
13	Would development on the site have an impact upon important views/vistas	Excellent
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: **571** **Ferarri's bakery Bryngelli Industrial Estate** Location: **Hirwaun** Proposal: **Residential** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3 Is the site accessible (please specify if steep/obstructed access route)?	Good
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5 Is the site located near a watercourse / is there a risk of flooding?	Good
6 Would development on the site result in the loss of agricultural land?	Good
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Good
9 Is there a potential risk of contaminated land?	Neutral
10 Would development of the site present an opportunity to remove an eyesore?	Fair
11 Does the site have environmental value?	Good
12 Do the topographical characteristics of the site present an obstacle to development?	Excellent
13 Would development on the site have an impact upon important views/vistas	Excellent
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Good
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Neutral

Site: 572 Site adjacent to Gadairwen House

Location: Groesfaen

Proposal: Residential development / light industry

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3	Is the site accessible (please specify if steep/obstructed access route)?	Poor
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Poor
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Excellent
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Fair
12	Do the topographical characteristics of the site present an obstacle to development?	Excellent
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Fair
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Poor
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: **573** **Torgelli Farm site A [opposite Vine Cottage]** Location: **Llanharry** Proposal: **Residential development** Category: **Non-Strategic**

Stage 1 Assessment

<i>Objective:</i>	<i>Suitability:</i>
1 Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3 Is the site accessible (please specify if steep/obstructed access route)?	Neutral
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5 Is the site located near a watercourse / is there a risk of flooding?	Excellent
6 Would development on the site result in the loss of agricultural land?	Poor
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Fair
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Fair
9 Is there a potential risk of contaminated land?	Poor
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Good
12 Do the topographical characteristics of the site present an obstacle to development?	Good
13 Would development on the site have an impact upon important views/vistas	Good
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Excellent
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Poor

Site: **574** **Torgelli Farm site B [rear of Fox Cottages]** Location: **Llanharry** Proposal: **Residential development** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3 Is the site accessible (please specify if steep/obstructed access route)?	Good
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5 Is the site located near a watercourse / is there a risk of flooding?	Excellent
6 Would development on the site result in the loss of agricultural land?	Poor
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Poor
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9 Is there a potential risk of contaminated land?	Poor
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Good
12 Do the topographical characteristics of the site present an obstacle to development?	Good
13 Would development on the site have an impact upon important views/vistas	Poor
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Excellent
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Poor

Site: 575 Torgelli Farm site C

Location: Llanharry

Proposal: Residential Development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Fair
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Poor
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Poor
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Fair
9	Is there a potential risk of contaminated land?	Poor
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Poor
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Excellent
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: 577 Land north of Cross Inn

Location: Llantrisant

Proposal: Residential home

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Good
6	Would development on the site result in the loss of agricultural land?	Fair
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Undermining
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Poor
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Poor
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Poor
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: 579 Land near Glyn-taf Farm

Location: Rhydyfelin

Proposal: Inclusion within the settlement boundary

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3	Is the site accessible (please specify if steep/obstructed access route)?	Undermining
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Undermining
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Poor
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Neutral
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Excellent
10	Would development of the site present an opportunity to remove an eyesore?	Poor
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Poor
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Poor
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Poor
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Undermining
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: **581 Otters Brook Farm, Ivor Park**Location: **Brynsadler**Proposal: **Residential development**Category: **Non-Strategic****Stage 1 Assessment**

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Neutral
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Undermining
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Excellent
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Poor
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Good
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Excellent
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Good
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Good

Site: **582** Land at Llandraw RoadLocation: **Maescoed**Proposal: **Residential development**Category: **Non-Strategic****Stage 1 Assessment**

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3	Is the site accessible (please specify if steep/obstructed access route)?	Neutral
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc.)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Good
6	Would development on the site result in the loss of agricultural land?	Excellent
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Fair
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Fair
11	Does the site have environmental value?	Good
12	Do the topographical characteristics of the site present an obstacle to development?	Neutral
13	Would development on the site have an impact upon important views/vistas	Excellent
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Excellent
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Fair
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: **583** Phase 2 Redwood Park (near Old Nantgarw Road) Location: **Nantgarw** Proposal: **Residential development** Category: **Non-Strategic**

Stage 1 Assessment

Objective: Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Good
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Fair
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Fair
12	Do the topographical characteristics of the site present an obstacle to development?	Fair
13	Would development on the site have an impact upon important views/vistas	Fair
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Good
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Good

Site: **584** Land at Tydu Farm, Tyla GarwLocation: **Brynsadler**Proposal: **Residential development**Category: **Non-Strategic****Stage 1 Assessment**

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Poor
6	Would development on the site result in the loss of agricultural land?	Undermining
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Undermining
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Excellent
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Undermining
12	Do the topographical characteristics of the site present an obstacle to development?	Fair
13	Would development on the site have an impact upon important views/vistas	Fair
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: **585** Former allotment site at Mynydd GelliLocation: **Gelli**Proposal: **Residential development**Category: **Non-Strategic****Stage 1 Assessment**

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3	Is the site accessible (please specify if steep/obstructed access route)?	Neutral
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Fair
6	Would development on the site result in the loss of agricultural land?	Fair
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Fair
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Good
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: **586** Land at Bwlfa farmLocation: **Gelli**Proposal: **Residential development**Category: **Non-Strategic****Stage 1 Assessment**

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Neutral
3	Is the site accessible (please specify if steep/obstructed access route)?	Neutral
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Fair
6	Would development on the site result in the loss of agricultural land?	Fair
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Good
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Neutral
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: **587** Land adjoining Bedw Farm Estate and Maes Bedw Location: **Cymmer** Proposal: **Residential development** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Neutral
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3 Is the site accessible (please specify if steep/obstructed access route)?	Poor
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Undermining
5 Is the site located near a watercourse / is there a risk of flooding?	Excellent
6 Would development on the site result in the loss of agricultural land?	Fair
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Undermining
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9 Is there a potential risk of contaminated land?	Good
10 Would development of the site present an opportunity to remove an eyesore?	Fair
11 Does the site have environmental value?	Undermining
12 Do the topographical characteristics of the site present an obstacle to development?	Neutral
13 Would development on the site have an impact upon important views/vistas	Poor
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Excellent
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Undermining
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Undermining

Site: **588** **Site of the former Hillside Club, Capel Hill** Location: **Tonyrefail** Proposal: **Residential development** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Good
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3 Is the site accessible (please specify if steep/obstructed access route)?	Excellent
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5 Is the site located near a watercourse / is there a risk of flooding?	Excellent
6 Would development on the site result in the loss of agricultural land?	Excellent
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Excellent
9 Is there a potential risk of contaminated land?	Good
10 Would development of the site present an opportunity to remove an eyesore?	Good
11 Does the site have environmental value?	Excellent
12 Do the topographical characteristics of the site present an obstacle to development?	Neutral
13 Would development on the site have an impact upon important views/vistas	Poor
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Excellent
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Good
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Good

Site: **589** Land adjacent to the A4119Location: **Tonyrefail**Proposal: **Residential development**Category: **Non-Strategic****Stage 1 Assessment**

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Poor
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5	Is the site located near a watercourse / is there a risk of flooding?	Poor
6	Would development on the site result in the loss of agricultural land?	Fair
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Fair
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Fair
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: **590** Land at St Fagan's Church, Windsor Street, adjacent to Church Row Location: **Trecynon** Proposal: **Residential development** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Good
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3 Is the site accessible (please specify if steep/obstructed access route)?	Poor
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Excellent
5 Is the site located near a watercourse / is there a risk of flooding?	Excellent
6 Would development on the site result in the loss of agricultural land?	Fair
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9 Is there a potential risk of contaminated land?	Good
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Undermining
12 Do the topographical characteristics of the site present an obstacle to development?	Undermining
13 Would development on the site have an impact upon important views/vistas	Neutral
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Undermining
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Undermining

Site: **591** Land at Fforest RoadLocation: **Llanharry**Proposal: **Residential development**Category: **Non-Strategic****Stage 1 Assessment**

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Good
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Poor
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Fair
13	Would development on the site have an impact upon important views/vistas	Fair
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Excellent
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Fair

Site: **592** Land adjacent to Abercynon cemetery Location: **Abercynon** Proposal: **Residential development** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Good
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3 Is the site accessible (please specify if steep/obstructed access route)?	Poor
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5 Is the site located near a watercourse / is there a risk of flooding?	Excellent
6 Would development on the site result in the loss of agricultural land?	Excellent
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Poor
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9 Is there a potential risk of contaminated land?	Excellent
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Poor
12 Do the topographical characteristics of the site present an obstacle to development?	Poor
13 Would development on the site have an impact upon important views/vistas	Fair
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Fair
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Poor
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Poor

Site: **593** Land adjacent to Abercynon RoadLocation: **Abercynon**Proposal: **Residential development**Category: **Non-Strategic****Stage 1 Assessment**

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3	Is the site accessible (please specify if steep/obstructed access route)?	Poor
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Good
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Excellent
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Fair
12	Do the topographical characteristics of the site present an obstacle to development?	Poor
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Poor
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: 594 Land at Coed Forest Uchaf

Location: Treforest

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3	Is the site accessible (please specify if steep/obstructed access route)?	Poor
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Excellent
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Undermining
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Fair
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Undermining
12	Do the topographical characteristics of the site present an obstacle to development?	Poor
13	Would development on the site have an impact upon important views/vistas	Fair
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Fair
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: 595 Land adjacent to Ty Mogfen

Location: Treforest

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3	Is the site accessible (please specify if steep/obstructed access route)?	Poor
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Excellent
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Undermining
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Fair
12	Do the topographical characteristics of the site present an obstacle to development?	Poor
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: **596** Land adjacent to Fenwick House near Fenwick Street Location: **Pontygwaith** Proposal: **Residential development** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Good
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3 Is the site accessible (please specify if steep/obstructed access route)?	Poor
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5 Is the site located near a watercourse / is there a risk of flooding?	Good
6 Would development on the site result in the loss of agricultural land?	Good
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Neutral
9 Is there a potential risk of contaminated land?	Good
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Fair
12 Do the topographical characteristics of the site present an obstacle to development?	Poor
13 Would development on the site have an impact upon important views/vistas	Fair
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Neutral
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Fair
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Fair

Site: **597** Land opposite **Pontygwaith junior school** Location: **Pontygwaith** Proposal: **Residential development** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Good
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3 Is the site accessible (please specify if steep/obstructed access route)?	Poor
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5 Is the site located near a watercourse / is there a risk of flooding?	Poor
6 Would development on the site result in the loss of agricultural land?	Fair
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9 Is there a potential risk of contaminated land?	Good
10 Would development of the site present an opportunity to remove an eyesore?	Poor
11 Does the site have environmental value?	Good
12 Do the topographical characteristics of the site present an obstacle to development?	Poor
13 Would development on the site have an impact upon important views/vistas	Poor
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Fair
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Undermining
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Poor

Site: **598** Land at Castellau RoadLocation: **Beddau**Proposal: **Residential development**Category: **Non-Strategic****Stage 1 Assessment**

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3	Is the site accessible (please specify if steep/obstructed access route)?	Poor
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Good
6	Would development on the site result in the loss of agricultural land?	Fair
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Fair
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Fair
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Fair

Site: **599** **Brynsadler Mill, Cowbridge Road / Millfield** Location: **Pontyclun** Proposal: **Residential development (parcels R1 and R2), sports pitch, training area, picnic area, riverside walk and car park** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3 Is the site accessible (please specify if steep/obstructed access route)?	Excellent
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Excellent
5 Is the site located near a watercourse / is there a risk of flooding?	Undermining
6 Would development on the site result in the loss of agricultural land?	Poor
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9 Is there a potential risk of contaminated land?	Good
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Undermining
12 Do the topographical characteristics of the site present an obstacle to development?	Good
13 Would development on the site have an impact upon important views/vistas	Poor
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Excellent
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Neutral
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Undermining

Site: **600** **Factory site rear of 164 - 168 High Street** Location: **Gilfach Goch** Proposal: **Residential development** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Poor
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3 Is the site accessible (please specify if steep/obstructed access route)?	Undermining
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Undermining
5 Is the site located near a watercourse / is there a risk of flooding?	Excellent
6 Would development on the site result in the loss of agricultural land?	Excellent
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Excellent
9 Is there a potential risk of contaminated land?	Undermining
10 Would development of the site present an opportunity to remove an eyesore?	Good
11 Does the site have environmental value?	Good
12 Do the topographical characteristics of the site present an obstacle to development?	Excellent
13 Would development on the site have an impact upon important views/vistas	Excellent
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Excellent
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Undermining
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Undermining

Site: **601** Land to the south east of Tref-y-rhyg school Location: **Tonyrefail** Proposal: Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3 Is the site accessible (please specify if steep/obstructed access route)?	Poor
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5 Is the site located near a watercourse / is there a risk of flooding?	Good
6 Would development on the site result in the loss of agricultural land?	Neutral
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9 Is there a potential risk of contaminated land?	Excellent
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Fair
12 Do the topographical characteristics of the site present an obstacle to development?	Fair
13 Would development on the site have an impact upon important views/vistas	Fair
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Poor

Site: **602** Land east of Capel Hill and Hafod Wen Location: **Tonyrefail** Proposal: **Residential development** Category: **Non-Strategic**

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Neutral
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3	Is the site accessible (please specify if steep/obstructed access route)?	Neutral
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Neutral
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Neutral
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Excellent
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Neutral
12	Do the topographical characteristics of the site present an obstacle to development?	Neutral
13	Would development on the site have an impact upon important views/vistas	Fair
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Excellent
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Fair
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Neutral

Site: **603** Site adjacent to Heol DowlaisLocation: **Efail Isaf**Proposal: **Residential development**Category: **Non-Strategic****Stage 1 Assessment**

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Neutral
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Good
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Undermining
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Undermining

Site: **604** Land adjacent to the Willows and Heol Dowlais Location: **Efail Isaf** Proposal: **Residential development** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Good
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3 Is the site accessible (please specify if steep/obstructed access route)?	Good
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5 Is the site located near a watercourse / is there a risk of flooding?	Excellent
6 Would development on the site result in the loss of agricultural land?	Neutral
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9 Is there a potential risk of contaminated land?	Good
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Good
12 Do the topographical characteristics of the site present an obstacle to development?	Good
13 Would development on the site have an impact upon important views/vistas	Good
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Poor

Site: **605** Land south of Heol DowlaisLocation: **Efail Isaf**Proposal: **Residential development**Category: **Non-Strategic****Stage 1 Assessment**

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Neutral
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Good
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: **606** Land adjacent to Meadow View, north of Heol Dowlais Location: **Efail Isaf** Proposal: **Residential development** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Good
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3 Is the site accessible (please specify if steep/obstructed access route)?	Poor
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5 Is the site located near a watercourse / is there a risk of flooding?	Excellent
6 Would development on the site result in the loss of agricultural land?	Fair
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9 Is there a potential risk of contaminated land?	Good
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Good
12 Do the topographical characteristics of the site present an obstacle to development?	Good
13 Would development on the site have an impact upon important views/vistas	Good
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Poor

Site: **608** Land at Parc Newydd Farm, Grovers Road Location: **Abercynon** Proposal: **Residential** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Good
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3 Is the site accessible (please specify if steep/obstructed access route)?	Neutral
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Undermining
5 Is the site located near a watercourse / is there a risk of flooding?	Undermining
6 Would development on the site result in the loss of agricultural land?	Fair
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9 Is there a potential risk of contaminated land?	Fair
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Good
12 Do the topographical characteristics of the site present an obstacle to development?	Good
13 Would development on the site have an impact upon important views/vistas	Good
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Neutral
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Undermining

Site: **609** Land north of Rhiw Garn FawrLocation: **Trebanog**Proposal: **Residential development**Category: **Non-Strategic****Stage 1 Assessment**

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Poor
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Fair
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Undermining
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Undermining
12	Do the topographical characteristics of the site present an obstacle to development?	Undermining
13	Would development on the site have an impact upon important views/vistas	Undermining
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Excellent
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Undermining
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Undermining

Site: **610** Land north of Investiture PlaceLocation: **Tonyrefail**Proposal: **Residential development**Category: **Non-Strategic****Stage 1 Assessment**

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Neutral
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Neutral
5	Is the site located near a watercourse / is there a risk of flooding?	Good
6	Would development on the site result in the loss of agricultural land?	Fair
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Undermining
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Undermining
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Neutral
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Neutral
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Neutral

Site: 611 Land adjacent to Daren Ddu Road

Location: Ynysybwl

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3	Is the site accessible (please specify if steep/obstructed access route)?	Poor
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Fair
6	Would development on the site result in the loss of agricultural land?	Fair
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Fair
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Fair
10	Would development of the site present an opportunity to remove an eyesore?	Poor
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Poor
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Neutral
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Neutral
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Undermining
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: **612** Land adjacent to the railway lineLocation: **Miskin**Proposal: **Residential development**Category: **Non-Strategic****Stage 1 Assessment**

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3	Is the site accessible (please specify if steep/obstructed access route)?	Undermining
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Poor
6	Would development on the site result in the loss of agricultural land?	Neutral
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Fair
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Neutral
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Undermining
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: **613** Land opposite Ely River and Mill Race Location: **Miskin** Proposal: **Residential development** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3 Is the site accessible (please specify if steep/obstructed access route)?	Poor
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5 Is the site located near a watercourse / is there a risk of flooding?	Undermining
6 Would development on the site result in the loss of agricultural land?	Neutral
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Neutral
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9 Is there a potential risk of contaminated land?	Good
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Poor
12 Do the topographical characteristics of the site present an obstacle to development?	Fair
13 Would development on the site have an impact upon important views/vistas	Poor
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Fair
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Poor

Site: 616 Land off Edmonstown Road

Location: Edmonstown

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3	Is the site accessible (please specify if steep/obstructed access route)?	Poor
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Excellent
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Fair
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Fair
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Fair
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Poor
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: **617** **Golf course site off Brynna Road**Location: **Brynna**Proposal: **Residential development**Category: **Non-Strategic****Stage 1 Assessment**

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3	Is the site accessible (please specify if steep/obstructed access route)?	Fair
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Poor
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Undermining
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Fair
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Undermining
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Undermining
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: **618** **Fernbank House and land south of Brynna Road** Location: **Brynna** Proposal: **Residential development** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3 Is the site accessible (please specify if steep/obstructed access route)?	Excellent
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5 Is the site located near a watercourse / is there a risk of flooding?	Neutral
6 Would development on the site result in the loss of agricultural land?	Neutral
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9 Is there a potential risk of contaminated land?	Good
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Poor
12 Do the topographical characteristics of the site present an obstacle to development?	Neutral
13 Would development on the site have an impact upon important views/vistas	Poor
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Excellent
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Undermining
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Undermining

Site: **619** Vans Direct HQ, yard and land to north west, Location: **Coedely** Proposal: **Residential development** Category: **Non-Strategic**
 Ely Valley Road and Elwyn Street

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Neutral
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3 Is the site accessible (please specify if steep/obstructed access route)?	Excellent
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5 Is the site located near a watercourse / is there a risk of flooding?	Neutral
6 Would development on the site result in the loss of agricultural land?	Excellent
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Good
9 Is there a potential risk of contaminated land?	Poor
10 Would development of the site present an opportunity to remove an eyesore?	Good
11 Does the site have environmental value?	Neutral
12 Do the topographical characteristics of the site present an obstacle to development?	Excellent
13 Would development on the site have an impact upon important views/vistas	Good
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Good

Site: 620 Land at Dyffryn Row

Location: Cwmbach

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Good
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Fair
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Fair
9	Is there a potential risk of contaminated land?	Poor
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Fair
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Fair
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Good
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Good

Site: 621 Site of former Chubb factory

Location: Ferndale

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Good
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3 Is the site accessible (please specify if steep/obstructed access route)?	Poor
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5 Is the site located near a watercourse / is there a risk of flooding?	Good
6 Would development on the site result in the loss of agricultural land?	Excellent
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Excellent
9 Is there a potential risk of contaminated land?	Neutral
10 Would development of the site present an opportunity to remove an eyesore?	Good
11 Does the site have environmental value?	Good
12 Do the topographical characteristics of the site present an obstacle to development?	Good
13 Would development on the site have an impact upon important views/vistas	Good
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Poor
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Poor

Site: 622 Land rear of 84-102 Ystrad Road

Location: Ystrad

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3	Is the site accessible (please specify if steep/obstructed access route)?	Fair
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Excellent
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Undermining
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Fair
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Undermining
12	Do the topographical characteristics of the site present an obstacle to development?	Poor
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: 624 Land off Paddocks Crescent

Location: Brynsadler

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3	Is the site accessible (please specify if steep/obstructed access route)?	Neutral
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Undermining
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Undermining
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Excellent
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Undermining
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Undermining

Site: 625 Land south of the M4

Location: Brynsadler

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc.)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Undermining
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Good
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Good
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Fair

Site: **626** Land adjacent to Leeway Carpets Showroom (small site) Location: **Penycloedcae** Proposal: **Residential development** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3 Is the site accessible (please specify if steep/obstructed access route)?	Good
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Undermining
5 Is the site located near a watercourse / is there a risk of flooding?	Excellent
6 Would development on the site result in the loss of agricultural land?	Excellent
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Excellent
9 Is there a potential risk of contaminated land?	Neutral
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Excellent
12 Do the topographical characteristics of the site present an obstacle to development?	Excellent
13 Would development on the site have an impact upon important views/vistas	Good
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Undermining

Site: **628** Land at Meadow Cottage and Ffordd Llanbad Location: **Gilfach Goch** Proposal: **Residential development** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Fair
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3 Is the site accessible (please specify if steep/obstructed access route)?	Good
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5 Is the site located near a watercourse / is there a risk of flooding?	Excellent
6 Would development on the site result in the loss of agricultural land?	Neutral
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9 Is there a potential risk of contaminated land?	Good
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Neutral
12 Do the topographical characteristics of the site present an obstacle to development?	Good
13 Would development on the site have an impact upon important views/vistas	Good
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Fair

Site: 629 Land to the rear of Fford Llanbad

Location: Gilfach Goch

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Fair
6	Would development on the site result in the loss of agricultural land?	Good
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Neutral
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Fair

Site: 631 Land south of Gilfach Road

Location: Tonyrefail

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Neutral
6	Would development on the site result in the loss of agricultural land?	Good
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Neutral
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Fair
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Fair
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Good
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Good

Site: 632 Land adjoining Dyffryn Road

Location: Cwmbach

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Good
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Fair
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Fair
9	Is there a potential risk of contaminated land?	Poor
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Fair
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Fair
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Good
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Good

Site: 633 Land north of Collenna Farm

Location: Tonyrefail

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Neutral
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3	Is the site accessible (please specify if steep/obstructed access route)?	Excellent
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Neutral
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Undermining
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Excellent
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Undermining
12	Do the topographical characteristics of the site present an obstacle to development?	Poor
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Excellent
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Neutral
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Undermining

Site: 634 Land at Collenna Farm

Location: Tonyrefail

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Neutral
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3	Is the site accessible (please specify if steep/obstructed access route)?	Excellent
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc.)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Good
6	Would development on the site result in the loss of agricultural land?	Fair
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Neutral
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Fair
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Good
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Fair
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Excellent
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Good
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Neutral

Site: 635 Llwyna Farm, Llanharry Road

Location: Brynsadler

Proposal: Residential development and green wedge

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3	Is the site accessible (please specify if steep/obstructed access route)?	Poor
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Neutral
6	Would development on the site result in the loss of agricultural land?	Undermining
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Undermining
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Excellent
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Undermining
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Undermining

Site: **636** Land to the rear of 119-130 High Street, Cymmer Location: **Porth** Proposal: **Residential development** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Neutral
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3 Is the site accessible (please specify if steep/obstructed access route)?	Good
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5 Is the site located near a watercourse / is there a risk of flooding?	Good
6 Would development on the site result in the loss of agricultural land?	Excellent
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Poor
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Fair
9 Is there a potential risk of contaminated land?	Good
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Poor
12 Do the topographical characteristics of the site present an obstacle to development?	Good
13 Would development on the site have an impact upon important views/vistas	Excellent
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Neutral
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Excellent

Site: **637** Land near Harold Street/adjacent to Llanharan RFC Location: **Llanharan** Proposal: **Residential development** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Good
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3 Is the site accessible (please specify if steep/obstructed access route)?	Poor
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5 Is the site located near a watercourse / is there a risk of flooding?	Fair
6 Would development on the site result in the loss of agricultural land?	Good
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Undermining
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9 Is there a potential risk of contaminated land?	Neutral
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Undermining
12 Do the topographical characteristics of the site present an obstacle to development?	Excellent
13 Would development on the site have an impact upon important views/vistas	Poor
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Poor

Site: 638 Land to the east of Mill Street

Location: Tonyrefail

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Neutral
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3	Is the site accessible (please specify if steep/obstructed access route)?	Neutral
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Excellent
5	Is the site located near a watercourse / is there a risk of flooding?	Good
6	Would development on the site result in the loss of agricultural land?	Excellent
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Undermining
12	Do the topographical characteristics of the site present an obstacle to development?	Excellent
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Neutral
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Neutral
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Fair

Site: 639 Land at Cae Gwerlais Farm

Location: Tonyrefail

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Fair
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Fair
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Poor
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Good
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Fair

Site: **640** Land the south of The RidingsLocation: **Tonteg**Proposal: **Residential development**Category: **Non-Strategic****Stage 1 Assessment**

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Fair
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5	Is the site located near a watercourse / is there a risk of flooding?	Poor
6	Would development on the site result in the loss of agricultural land?	Poor
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Poor
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Fair
9	Is there a potential risk of contaminated land?	Poor
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Neutral
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Fair

Site: 641 Land off Gilfach Road/ Trane Farm

Location: Tonyrefail

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Good
6	Would development on the site result in the loss of agricultural land?	Fair
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Fair
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Poor
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Good
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Fair

Site: **642** Land at Trane Farm/ adjacent to Bryn Golau Location: **Tonyrefail** Proposal: **Residential development** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Good
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3 Is the site accessible (please specify if steep/obstructed access route)?	Good
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5 Is the site located near a watercourse / is there a risk of flooding?	Good
6 Would development on the site result in the loss of agricultural land?	Fair
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Fair
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9 Is there a potential risk of contaminated land?	Neutral
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Poor
12 Do the topographical characteristics of the site present an obstacle to development?	Poor
13 Would development on the site have an impact upon important views/vistas	Poor
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Good
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Fair

Site: **643** Land west of Woodfield House, Llandraw Woods Location: **Maesycloed** Proposal: **Residential development** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Good
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3 Is the site accessible (please specify if steep/obstructed access route)?	Poor
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5 Is the site located near a watercourse / is there a risk of flooding?	Excellent
6 Would development on the site result in the loss of agricultural land?	Excellent
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9 Is there a potential risk of contaminated land?	Neutral
10 Would development of the site present an opportunity to remove an eyesore?	Fair
11 Does the site have environmental value?	Good
12 Do the topographical characteristics of the site present an obstacle to development?	Good
13 Would development on the site have an impact upon important views/vistas	Excellent
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Fair
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Good

Site: 644 Land north of Cross Inn Road

Location: Cross Inn

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Good
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5	Is the site located near a watercourse / is there a risk of flooding?	Neutral
6	Would development on the site result in the loss of agricultural land?	Neutral
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Poor
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Undermining
12	Do the topographical characteristics of the site present an obstacle to development?	Poor
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Fair
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Neutral
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Fair
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Undermining

Site: 645 Land at Gelli-fedi Farm

Location: Brynna

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3	Is the site accessible (please specify if steep/obstructed access route)?	Neutral
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Good
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Fair
13	Would development on the site have an impact upon important views/vistas	Undermining
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Fair
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Poor
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: **646** Land at Llwyn Crwn Isaf Location: **Beddau** Proposal: **Residential, sports and recreation, nature reserve** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Good
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3 Is the site accessible (please specify if steep/obstructed access route)?	Good
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5 Is the site located near a watercourse / is there a risk of flooding?	Good
6 Would development on the site result in the loss of agricultural land?	Neutral
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Undermining
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9 Is there a potential risk of contaminated land?	Good
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Poor
12 Do the topographical characteristics of the site present an obstacle to development?	Fair
13 Would development on the site have an impact upon important views/vistas	Poor
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Poor

Site: **647** Land at Gwern-y-fach fields, Nr Castellau Location: **Beddau** Proposal: **Residential/community health** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Good
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3 Is the site accessible (please specify if steep/obstructed access route)?	Poor
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Good
5 Is the site located near a watercourse / is there a risk of flooding?	Good
6 Would development on the site result in the loss of agricultural land?	Fair
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Fair
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9 Is there a potential risk of contaminated land?	Good
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Fair
12 Do the topographical characteristics of the site present an obstacle to development?	Excellent
13 Would development on the site have an impact upon important views/vistas	Poor
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Poor

Site: **648** Land at Heol y Creigiau south of Llantwit Fardre Location: **Efail Isaf** Proposal: **Residential, garden centre, bio diversity visitor/educational centre** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3 Is the site accessible (please specify if steep/obstructed access route)?	Poor
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5 Is the site located near a watercourse / is there a risk of flooding?	Excellent
6 Would development on the site result in the loss of agricultural land?	Good
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Poor
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9 Is there a potential risk of contaminated land?	Neutral
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Poor
12 Do the topographical characteristics of the site present an obstacle to development?	Fair
13 Would development on the site have an impact upon important views/vistas	Undermining
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Fair
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Poor

Site: 649 Land at Talygarn Farm

Location: Talygarn

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3	Is the site accessible (please specify if steep/obstructed access route)?	Fair
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Poor
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Undermining
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Fair
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: 650 Land at Talygarn Park

Location: Talygarn

Proposal: Holiday chalets

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Fair
3	Is the site accessible (please specify if steep/obstructed access route)?	Fair
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Good
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Undermining
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Neutral
13	Would development on the site have an impact upon important views/vistas	Neutral
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Fair
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Undermining
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: 651 Site adjacent to Pen Darren Road

Location: Trebanog

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Poor
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Neutral
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc.)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Fair
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Undermining
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Neutral
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Undermining
12	Do the topographical characteristics of the site present an obstacle to development?	Fair
13	Would development on the site have an impact upon important views/vistas	Fair
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Excellent
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Fair

Site: **652** Land adjacent to sewage treatment works Location: **Abercynon** Proposal: **Employment land and holiday cabins** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Good
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3 Is the site accessible (please specify if steep/obstructed access route)?	Poor
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5 Is the site located near a watercourse / is there a risk of flooding?	Poor
6 Would development on the site result in the loss of agricultural land?	Good
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Poor
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Fair
9 Is there a potential risk of contaminated land?	Poor
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Fair
12 Do the topographical characteristics of the site present an obstacle to development?	Neutral
13 Would development on the site have an impact upon important views/vistas	Fair
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Neutral
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Fair

Site: 653 Land at Garth Farm

Location: Efail Isaf

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Excellent
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Poor
3	Is the site accessible (please specify if steep/obstructed access route)?	Poor
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Good
6	Would development on the site result in the loss of agricultural land?	Good
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Fair
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Fair
12	Do the topographical characteristics of the site present an obstacle to development?	Fair
13	Would development on the site have an impact upon important views/vistas	Poor
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Fair
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Fair
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: 654 Land at Llantrisant Road

Location: Beddau

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Fair
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc.)?	Poor
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Neutral
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Good
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Poor
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Fair
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Fair
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Fair

Site: **655** Land adjacent to roundabout Parc Eirin Location: **Tonyrefail** Proposal: **Residential development** Category: **Non-Strategic**

Stage 1 Assessment

Objective:	Suitability:
1 Is the location of the site realistic with regard to market and workforce characteristics?	Neutral
2 Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Undermining
3 Is the site accessible (please specify if steep/obstructed access route)?	Good
4 Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Poor
5 Is the site located near a watercourse / is there a risk of flooding?	Excellent
6 Would development on the site result in the loss of agricultural land?	Neutral
7 Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Undermining
8 Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9 Is there a potential risk of contaminated land?	Good
10 Would development of the site present an opportunity to remove an eyesore?	Neutral
11 Does the site have environmental value?	Undermining
12 Do the topographical characteristics of the site present an obstacle to development?	Good
13 Would development on the site have an impact upon important views/vistas	Good
14 Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Poor
15 Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16 Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Undermining
17 Would development of the site contribute to an active high street frontage?	Neutral
18 Is the site suitable for development?	Undermining

Site: 656 Land rear of Danylan Road

Location: Maesycoed

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Good
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Excellent
3	Is the site accessible (please specify if steep/obstructed access route)?	Poor
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Excellent
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Undermining
9	Is there a potential risk of contaminated land?	Neutral
10	Would development of the site present an opportunity to remove an eyesore?	Fair
11	Does the site have environmental value?	Excellent
12	Do the topographical characteristics of the site present an obstacle to development?	Good
13	Would development on the site have an impact upon important views/vistas	Excellent
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Excellent
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Poor
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Neutral

Site: 657 Land at the rear of Kenry Street

Location: Treorchy

Proposal: Residential development

Category: Non-Strategic

Stage 1 Assessment

Objective:

Suitability:

1	Is the location of the site realistic with regard to market and workforce characteristics?	Neutral
2	Is the site located within walking distance (i.e. 400m) of a public transport route (bus/train)? (please specify if steep/obstructed access route).	Good
3	Is the site accessible (please specify if steep/obstructed access route)?	Poor
4	Is the site located within walking distance (i.e. 400m) of a range of community services (shops, facilities etc..)?	Fair
5	Is the site located near a watercourse / is there a risk of flooding?	Excellent
6	Would development on the site result in the loss of agricultural land?	Good
7	Is the site (or parts thereof) protected by landscape ecological or cultural designations? (if so, please specify).	Excellent
8	Does the site constitute Brownfield land? (if not, please specify if greenfield site).	Poor
9	Is there a potential risk of contaminated land?	Good
10	Would development of the site present an opportunity to remove an eyesore?	Neutral
11	Does the site have environmental value?	Good
12	Do the topographical characteristics of the site present an obstacle to development?	Fair
13	Would development on the site have an impact upon important views/vistas	Good
14	Is the site located within close proximity (100m) of existing water, sewerage, electrical, gas and telecommunications services?	Good
15	Would there be any adverse impact arising from potentially conflicting adjoining land uses?	Good
16	Will development of the site provide continuity and enclosure in respect to adjacent uses and development?	Fair
17	Would development of the site contribute to an active high street frontage?	Neutral
18	Is the site suitable for development?	Poor

Site: **3** **Rear of Maerdy Road** Location: **Maerdy** Proposal: **Site for small-scale infill development** Category: **Non-Strategic**

Stage 2 Assessment

Objective:	Existing Threshold:	Management Option:	Revised Threshold:
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Green		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Green		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.			
8 Provide for a diverse range of job opportunities.			
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Yellow	Landscape strategy	Green
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.			
12 Improve, protect and enhance the water environment.			
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Green		
16 Provide a high quality built environment that promotes community pride.	Blue		

Site: **6** **Ferndale Industrial Estate** Location: **Maerdy** Proposal: **To be confirmed** Category: **Non-Strategic**

Stage 2 Assessment

Objective:	Existing Threshold:	Management Option:	Revised Threshold:
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Orange	Allocated for employment purposes	
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Green		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Orange	Allocate land for employment purposes	Green
8 Provide for a diverse range of job opportunities.	Orange	Allocate land for employment purposes	Green
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.			
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.			
12 Improve, protect and enhance the water environment.	Yellow	Flood mitigation strategy	Green
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Blue		
16 Provide a high quality built environment that promotes community pride.	Orange	Allocate the land for employment purposes	Green

Site: **7** **Ferndale Industrial Estate**Location: **Maerdy**Proposal: **To be confirmed**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Orange	Allocate land for employment purposes	Green
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Green		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Orange	Allocate land for employment purposes	Green
8 Provide for a diverse range of job opportunities.	Orange	Allocate land for employment purposes	Green
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.			
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.			
12 Improve, protect and enhance the water environment.	Yellow	Flood mitigation strategy	Green
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Blue		
16 Provide a high quality built environment that promotes community pride.	Orange	Allocate land for employment purposes	Green

Site: **8** **Ferndale Industrial Estate** Location: **Maerdy** Proposal: **To be confirmed** Category: **Non-Strategic**

Stage 2 Assessment

Objective:	Existing Threshold:	Management Option:	Revised Threshold:
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Orange	Allocate land for employment purposes	Green
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Green		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Orange	Allocate land for employment purposes	Green
8 Provide for a diverse range of job opportunities.	Orange	Allocate land for employment purposes	Green
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.			
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.			
12 Improve, protect and enhance the water environment.	Yellow	Flood mitigation strategy	Green
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Blue		
16 Provide a high quality built environment that promotes community pride.	Orange	Allocate the land for employment purposes	Green

Site: **9** **Highfield Industrial Estate** Location: **Maerdy** Proposal: **Employment** Category: **Non-Strategic**

Stage 2 Assessment

Objective:	Existing Threshold:	Management Option:	Revised Threshold:
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Orange	Allocate land for employment purposes	Green
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Green		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Orange	Allocate land for employment purposes	Green
8 Provide for a diverse range of job opportunities.	Orange	Allocate land for employment purposes	Green
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.			
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.			
12 Improve, protect and enhance the water environment.	Yellow	Flood mitigation strategy	Green
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Blue		
16 Provide a high quality built environment that promotes community pride.	Orange	Allocate the land for employment purposes	Green

Site: **13** Land at rear of Gwernllwyn Terrace Location: **Tylorstown** Proposal: **Residential** Category: **Non-Strategic**

Stage 2 Assessment

Objective:	Existing Threshold:	Management Option:	Revised Threshold:
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Green		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.			
8 Provide for a diverse range of job opportunities.			
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.			
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.			
12 Improve, protect and enhance the water environment.			
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Blue		
16 Provide a high quality built environment that promotes community pride.	Blue		

Site: **23** Site off Fenwick StreetLocation: **Pontygwaith**Proposal: **Residential**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Green		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.			
8 Provide for a diverse range of job opportunities.			
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Yellow	Clear definition of site boundary and provision of landscape scheme.	Green
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.			
12 Improve, protect and enhance the water environment.			
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Blue		
16 Provide a high quality built environment that promotes community pride.	Blue	Clear definition of the RSB required.	

Site: **30** Site off Rhigos Road Location: **Treherbert** Proposal: **To be confirmed** Category: **Non-Strategic**

Stage 2 Assessment

Objective:	Existing Threshold:	Management Option:	Revised Threshold:
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Orange	Replace facilities in alternative location	Green
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.			
8 Provide for a diverse range of job opportunities.			
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Yellow	Landscaping scheme	Green
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.			
12 Improve, protect and enhance the water environment.			
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Green		
16 Provide a high quality built environment that promotes community pride.	Green		

Site: **31** **Old Hospital Site and School Playground** Location: **Treherbert** Proposal: **Residential or mixed use development** Category: **Non-Strategic**

Stage 2 Assessment

Objective:	Existing Threshold:	Management Option:	Revised Threshold:
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Blue		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.			
8 Provide for a diverse range of job opportunities.			
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Blue		
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.			
12 Improve, protect and enhance the water environment.			
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Blue		
16 Provide a high quality built environment that promotes community pride.	Blue		

Site: **34** Bryn RhedynLocation: **Treherbert**Proposal: **To be confirmed**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Blue		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.			
8 Provide for a diverse range of job opportunities.			
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.			
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.			
12 Improve, protect and enhance the water environment.			
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Blue		
16 Provide a high quality built environment that promotes community pride.	Blue		

Site: **36** Bryn HeulogLocation: **Treherbert**Proposal: **To be confirmed**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Blue		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.			
8 Provide for a diverse range of job opportunities.			
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.			
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.			
12 Improve, protect and enhance the water environment.			
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Blue		
16 Provide a high quality built environment that promotes community pride.	Blue		

Site: **39** Site near Everest factory Location: **Treherbert** Proposal: **Employment** Category: **Non-Strategic**

Stage 2 Assessment

Objective:	Existing Threshold:	Management Option:	Revised Threshold:
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.			N/A
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Blue		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			N/A
7 Provide for a sustainable economy.	Yellow	The site will not contribute to the overall objectives and strategy of the LDP	
8 Provide for a diverse range of job opportunities.	Yellow	The site will not contribute to the overall objectives and strategy of the LDP	
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			N/A
10 Improve, protect and enhance the landscape and countryside.			N/A
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.			N/A
12 Improve, protect and enhance the water environment.	Yellow		
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Blue		
16 Provide a high quality built environment that promotes community pride.	Yellow	Refuse.	

Site: **40** Land at the end of Ynysfeio Avenue. Location: **Treherbert** Proposal: **Residential development** Category: **Non-Strategic**

Stage 2 Assessment

Objective:	Existing Threshold:	Management Option:	Revised Threshold:
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Blue		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Blue		
8 Provide for a diverse range of job opportunities.			
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Yellow	Landscape scheme	Green
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.			
12 Improve, protect and enhance the water environment.	Yellow	Drainage scheme	Green
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Blue		
16 Provide a high quality built environment that promotes community pride.	Blue		

Site: **41** **Penyreglyn Infants School, Charles Street** Location: **Treherbert** Proposal: **Residential development** Category: **Non-Strategic**

Stage 2 Assessment

Objective:	Existing Threshold:	Management Option:	Revised Threshold:
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Blue		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.			
8 Provide for a diverse range of job opportunities.			
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.			
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.			
12 Improve, protect and enhance the water environment.			
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Blue		
16 Provide a high quality built environment that promotes community pride.	Blue		

Site: **43** Site at the end of Mace Lane Location: **Treorchy** Proposal: **Residential** Category: **Non-Strategic**

Stage 2 Assessment

Objective:	Existing Threshold:	Management Option:	Revised Threshold:
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Blue		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Blue		
8 Provide for a diverse range of job opportunities.			
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Yellow	Landscape scheme	Green
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.			
12 Improve, protect and enhance the water environment.	Yellow	Drainage scheme	Green
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Green		
16 Provide a high quality built environment that promotes community pride.	Blue		

Site: **45** Site opposite Ynyswen Infants School Location: **Treorchy** Proposal: **Employment** Category: **Non-Strategic**

Stage 2 Assessment

Objective:	Existing Threshold:	Management Option:	Revised Threshold:
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.			N/A
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Blue		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			N/A
7 Provide for a sustainable economy.	Yellow	The site will not contribute to the overall objectives and strategy of the LDP	
8 Provide for a diverse range of job opportunities.	Yellow	The site will not contribute to the overall objectives and strategy of the LDP	
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			N/A
10 Improve, protect and enhance the landscape and countryside.			N/A
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.			N/A
12 Improve, protect and enhance the water environment.	Yellow		
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Blue		
16 Provide a high quality built environment that promotes community pride.	Yellow		

Site: **46** Site off Cemetery RoadLocation: **Treorchy**Proposal: **Residential development**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Yellow	Boundary treatment landscaping	Green
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Blue		
8 Provide for a diverse range of job opportunities.			
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.			
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.			
12 Improve, protect and enhance the water environment.			
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Blue		
16 Provide a high quality built environment that promotes community pride.	Blue		

Site: **49** **Cae Mawr Industrial Estate**Location: **Treorchy**Proposal: **Residential development**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Orange	Allocate land for employment purposes	Green
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Green		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Orange	Allocate land for employment purposes	Green
8 Provide for a diverse range of job opportunities.	Orange	Allocate land for employment purposes	Green
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.			
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.			
12 Improve, protect and enhance the water environment.	Yellow	Flood mitigation study	Green
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Blue		
16 Provide a high quality built environment that promotes community pride.	Orange	Allocate the land for employment purposes	Green

Site: **52** Site at rear of Tremains Pub Park Road Location: **Cwmparc** Proposal: **To be confirmed** Category: **Non-Strategic**

Stage 2 Assessment

Objective:	Existing Threshold:	Management Option:	Revised Threshold:
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Green		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Blue		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Blue		
8 Provide for a diverse range of job opportunities.			
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.			
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.			
12 Improve, protect and enhance the water environment.			
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Blue		
16 Provide a high quality built environment that promotes community pride.	Green	Due to limited nature of site suggest a inclusion in settlement boundary review	

Site: **64** Site at the rear of Dinam ParkLocation: **Pentre**Proposal: **Residential**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Yellow	masterplan to ensure that suitable recreational provision is made.	Green
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Green		
8 Provide for a diverse range of job opportunities.			
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.			
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.			
12 Improve, protect and enhance the water environment.			
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Blue		
16 Provide a high quality built environment that promotes community pride.	Green		

Site: **65** **Large site at the rear of Kennard Street** Location: **Pentre** Proposal: **To be confirmed** Category: **Non-Strategic**

Stage 2 Assessment

Objective:	Existing Threshold:	Management Option:	Revised Threshold:
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Yellow	masterplan to ensure that suitable recreational provision is made	Green
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Green		
8 Provide for a diverse range of job opportunities.			
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.			
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.			
12 Improve, protect and enhance the water environment.			
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Blue		
16 Provide a high quality built environment that promotes community pride.	Green		

Site: **66** **Large site at the rear of Kennard Street** Location: **Pentre** Proposal: **To be confirmed** Category: **Non-Strategic**

Stage 2 Assessment

Objective:	Existing Threshold:	Management Option:	Revised Threshold:
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Yellow	masterplan to ensure that suitable recreational provision is made.	Green
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Green		
8 Provide for a diverse range of job opportunities.			
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.			
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.			
12 Improve, protect and enhance the water environment.			
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Blue		
16 Provide a high quality built environment that promotes community pride.	Green		

Site: **67** Site at rear of Bwllfa Cottages Location: **Pentre** Proposal: **To be confirmed** Category: **Non-Strategic**

Stage 2 Assessment

Objective:	Existing Threshold:	Management Option:	Revised Threshold:
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Yellow	masterplan to ensure that suitable recreational provision is made	Green
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Green		
8 Provide for a diverse range of job opportunities.			
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.			
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.			
12 Improve, protect and enhance the water environment.			
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Blue		
16 Provide a high quality built environment that promotes community pride.	Green		

Site: **71** Site off Ystrad Road Location: **Ystrad** Proposal: **To be confirmed** Category: **Non-Strategic**

Stage 2 Assessment

Objective:	Existing Threshold:	Management Option:	Revised Threshold:
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Blue		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Blue		
8 Provide for a diverse range of job opportunities.			
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Yellow	landscaping scheme	Green
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.			
12 Improve, protect and enhance the water environment.			
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Green		
16 Provide a high quality built environment that promotes community pride.	Green		

Site: **72** **Gelli Road, Gelli Industrial Estate** Location: **Gelli** Proposal: **To be confirmed** Category: **Non-Strategic**

Stage 2 Assessment

Objective:	Existing Threshold:	Management Option:	Revised Threshold:
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Orange	No realistic/ difficult management option available. The site will not contribute towards the overall objectives and strategy of the LDP.	
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Green		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Orange	No realistic/ difficult management option available. The site will not contribute towards the overall objectives and strategy of the LDP.	Orange
8 Provide for a diverse range of job opportunities.	Orange	No realistic/ difficult management option available. The site will not contribute towards the overall objectives and strategy of the LDP.	Orange
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.			
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.			
12 Improve, protect and enhance the water environment.	Yellow	Flood mitigation study	Green
13 Manage the effects of climate change.	Blue		

14	Increase the supply of renewable energy and reduce energy consumption.	Blue	
15	Promote efficient use of land and soils.	Blue	
16	Provide a high quality built environment that promotes community pride.	Yellow	Orange

Site: **84** Hospital SiteLocation: **Llwynypia**Proposal: **Residential development**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Green		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Blue		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Blue		
8 Provide for a diverse range of job opportunities.			
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Yellow	Landscaping of development to integrate site into the countryside	Green
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Yellow	Take SINC area from the site	Green
12 Improve, protect and enhance the water environment.	Yellow	Appropriate drainage scheme	Green
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Blue		
16 Provide a high quality built environment that promotes community pride.	Blue		

Site: **94** Site to south of Cwmclydach Junior School Location: **Clydach Vale** Proposal: **Residential development** Category: **Non-Strategic**

Stage 2 Assessment

Objective:	Existing Threshold:	Management Option:	Revised Threshold:
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Blue		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Blue		
8 Provide for a diverse range of job opportunities.			
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.			
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.			
12 Improve, protect and enhance the water environment.			
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Blue		
16 Provide a high quality built environment that promotes community pride.	Blue		

Site: **101** Site Nr **Tonypandy Enterprise Centre** Location: **Tonypandy** Proposal: **To be confirmed** Category: **Non-Strategic**

Stage 2 Assessment

Objective:	Existing Threshold:	Management Option:	Revised Threshold:
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.			
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.			
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Blue		
8 Provide for a diverse range of job opportunities.	Blue		
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.			
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.			
12 Improve, protect and enhance the water environment.			
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Blue		
16 Provide a high quality built environment that promotes community pride.	Blue		

Site: **103** Vacant site off B4278.Location: **Tonypandy**Proposal: **To be confirmed**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.			
2 Promote and protect the culture and heritage including landscape, archaeology and language.			
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Orange		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Orange		
5 Reduce the need to travel and promote more sustainable modes of transport.	Orange		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Yellow	Management option would be to specify an appropriate use	Green
8 Provide for a diverse range of job opportunities.	Green		Blue
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.			
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Orange	Development should incorporate wildlife mitigation measures	Yellow
12 Improve, protect and enhance the water environment.	Orange		
13 Manage the effects of climate change.	Orange		
14 Increase the supply of renewable energy and reduce energy consumption.	Red		
15 Promote efficient use of land and soils.	Green		
16 Provide a high quality built environment that promotes community pride.	Green	Will be dependant on exact nature of the development	

Site: **113 Llanilid OCS**Location: **Llanharan**Proposal: **Residential development, open space, neighbourhood centre, primary school & infrastructure**Category: **Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Blue		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.		N/A	
7 Provide for a sustainable economy.	Blue		
8 Provide for a diverse range of job opportunities.	Blue		
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.		N/A	
10 Improve, protect and enhance the landscape and countryside.	Yellow	Development would protect the existing landscape.	Green
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Yellow	Development of the site would protect the biodiversity of the area.	Green
12 Improve, protect and enhance the water environment.	Yellow		
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Blue		
16 Provide a high quality built environment that promotes community pride.	Blue		

Site: **114** Rhyd LethinLocation: **Llanharan**Proposal: **Residential development**Category: **Non-Strategic****Stage 2 Assessment**

Objective:	Existing Threshold:	Management Option:	Revised Threshold:
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.		Consider as part of site 113, Llanilid Strategic Site	
2 Promote and protect the culture and heritage including landscape, archaeology and language.			
3 Promote integrated communities, with opportunities for living, working and socialising for all.			
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.			
5 Reduce the need to travel and promote more sustainable modes of transport.			
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.			
8 Provide for a diverse range of job opportunities.			
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.			
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.			
12 Improve, protect and enhance the water environment.			
13 Manage the effects of climate change.			
14 Increase the supply of renewable energy and reduce energy consumption.			
15 Promote efficient use of land and soils.			
16 Provide a high quality built environment that promotes community pride.			

Site: **115 West of Llechau**Location: **Llanharry**Proposal: **Residential development**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue	The development of this site will provide a range and choice of housing which is of sufficient scale to support the role of Llanharan as a key settlement,	
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Green		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue	The development proposes the construction of a significant proportion of affordable housing, this will assist in meeting the overall objectives and strategy of the LDP	
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Green		
5 Reduce the need to travel and promote more sustainable modes of transport.	Green		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Yellow		
8 Provide for a diverse range of job opportunities.	Yellow		
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Yellow	Landscaping scheme	Green
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Yellow		
12 Improve, protect and enhance the water environment.	Yellow		
13 Manage the effects of climate change.	Green		
14 Increase the supply of renewable energy and reduce energy consumption.	Green		
15 Promote efficient use of land and soils.	Yellow		

16 Provide a high quality built environment that promotes community pride.

Green

Site: **116 Mwyndy NE**Location: **Pontyclun**Proposal: **Residential and employment**Category: **Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Yellow	The development has the potential to provide landscape and biodiversity enhancement, access to ancient woodland, library and theatre provision.	Green
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Green		
5 Reduce the need to travel and promote more sustainable modes of transport.	Yellow	The masterplanning of the site must ensure that opportunities are provided to maximise the potential for public transport improvements and use.	Blue
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.	Yellow		
7 Provide for a sustainable economy.	Blue		
8 Provide for a diverse range of job opportunities.	Blue		
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.	Orange		
10 Improve, protect and enhance the landscape and countryside.	Orange	The site is in a sensitive location careful masterplanning and appropriate landscaping are essential to insure the protection of the landscape- yellow.	Yellow
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Orange	Sensitive masterplanning coupled with appropriate mitigation and compensation measures will ensure neutral impact.	Yellow

12	Improve, protect and enhance the water environment.	Orange	The retail and leisure element of the site only is located within the floodrisk zone, where appropriate mitigation measures could be put in place.	Yellow
13	Manage the effects of climate change.	Blue		
14	Increase the supply of renewable energy and reduce energy consumption.	Blue		
15	Promote efficient use of land and soils.	Yellow		
16	Provide a high quality built environment that promotes community pride.	Blue		

Site: **117 Mwyndy NW**Location: **Pontyclun**Proposal: **Residential and employment**Category: **Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Yellow	The development has the potential to provide landscape and biodiversity enhancement, access to ancient woodland, library and theatre provision.	Green
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Green		
5 Reduce the need to travel and promote more sustainable modes of transport.	Yellow	The masterplanning of the site must ensure that opportunities are provided to maximise the potential for public transport improvements and use.	Blue
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.	Yellow		
7 Provide for a sustainable economy.	Blue		
8 Provide for a diverse range of job opportunities.	Blue		
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.	Orange		
10 Improve, protect and enhance the landscape and countryside.	Orange	The site is in a sensitive location careful masterplanning and appropriate landscaping are essential to insure the protection of the landscape- yellow.	Yellow
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Orange	Sensitive masterplanning coupled with appropriate mitigation and compensation measures will ensure neutral impact.	Yellow

12	Improve, protect and enhance the water environment.	Orange	The retail and leisure element of the site only is located within the floodrisk zone, where appropriate mitigation measures could be put in place.	Yellow
13	Manage the effects of climate change.	Blue		
14	Increase the supply of renewable energy and reduce energy consumption.	Blue		
15	Promote efficient use of land and soils.	Yellow		
16	Provide a high quality built environment that promotes community pride.	Blue		

Site: **118 Mwyndy Park**Location: **Pontyclun**Proposal: **Residential development**Category: **Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Yellow	The development has the potential to provide landscape and biodiversity enhancement, access to ancient woodland, library and theatre provision.	Green
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Green		
5 Reduce the need to travel and promote more sustainable modes of transport.	Yellow	The masterplanning of the site must ensure that opportunities are provided to maximise the potential for public transport improvements and use.	Blue
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.	Yellow		
7 Provide for a sustainable economy.	Blue		
8 Provide for a diverse range of job opportunities.	Blue		
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.	Orange		
10 Improve, protect and enhance the landscape and countryside.	Orange	The site is in a sensitive location careful masterplanning and appropriate landscaping are essential to insure the protection of the landscape- yellow.	Yellow
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Orange	Sensitive masterplanning coupled with appropriate mitigation and compensation measures will ensure neutral impact.	Yellow

12	Improve, protect and enhance the water environment.	Orange	The retail and leisure element of the site only is located within the floodrisk zone, where appropriate mitigation measures could be put in place.	Yellow
13	Manage the effects of climate change.	Blue		
14	Increase the supply of renewable energy and reduce energy consumption.	Blue		
15	Promote efficient use of land and soils.	Yellow		
16	Provide a high quality built environment that promotes community pride.	Blue		

Site: **119** Purolite site and Pant MarshLocation: **Llantrisant**Proposal: **Town centre**Category: **Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Yellow	The development has the potential to provide landscape and biodiversity enhancement, access to ancient woodland, library and theatre provision.	Green
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Green		
5 Reduce the need to travel and promote more sustainable modes of transport.	Yellow	The masterplanning of the site must ensure that opportunities are provided to maximise the potential for public transport improvements and use.	Blue
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.	Yellow		
7 Provide for a sustainable economy.	Blue		
8 Provide for a diverse range of job opportunities.	Blue		
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.	Orange		
10 Improve, protect and enhance the landscape and countryside.	Orange	The site is in a sensitive location careful masterplanning and appropriate landscaping are essential to insure the protection of the landscape- yellow.	Yellow
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Orange	Sensitive masterplanning coupled with appropriate mitigation and compensation measures will ensure neutral impact.	Yellow

12 Improve, protect and enhance the water environment.	Orange	The retail and leisure element of the site only is located within the floodrisk zone, where appropriate mitigation measures could be put in place.	Yellow
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Yellow		
16 Provide a high quality built environment that promotes community pride.	Blue		

Site: **121 Former Llanharan STW**Location: **Pencoed**Proposal: **Employment/Recycling/Residential**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.			
2 Promote and protect the culture and heritage including landscape, archaeology and language.			
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Yellow	Public transport route and link improvement	Green
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Yellow	Environmentally friendly process of recycling	Green
5 Reduce the need to travel and promote more sustainable modes of transport.	Orange		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.	Blue		
7 Provide for a sustainable economy.	Orange	No realistic/ difficult management option available. The site will not contribute towards the overall objectives and strategy of the LDP.	
8 Provide for a diverse range of job opportunities.	Orange	No realistic/ difficult management option available. The site will not contribute towards the overall objectives and strategy of the LDP.	
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Blue	Retention of boundary vegetation	Blue
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.			
12 Improve, protect and enhance the water environment.	Yellow	Proposed use to be ensured	Green
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		

15 Promote efficient use of land and soils.

Yellow

Restrict to waste recycling use

Green

16 Provide a high quality built environment that promotes community pride.

Site: **124 North west of Talygarn**Location: **Talygarn**Proposal: **Residential development**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Orange	No realistic/ difficult management option available. The site will not contribute towards the overall objectives and strategy of the LDP.	
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Orange	No realistic/ difficult management option available. The site will not contribute towards the overall objectives and strategy of the LDP.	
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Orange	Site not large enough to warrant new facilities	Orange
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Orange	Site not large enough to warrant new facilities	Orange
5 Reduce the need to travel and promote more sustainable modes of transport.	Yellow		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Yellow		
8 Provide for a diverse range of job opportunities.	Yellow		
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Yellow	Landscape scheme	Green
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Yellow		
12 Improve, protect and enhance the water environment.	Yellow		
13 Manage the effects of climate change.	Orange	Improved public transport	Yellow
14 Increase the supply of renewable energy and reduce energy consumption.	Orange	Improved public transport	Yellow

15 Promote efficient use of land and soils.

Yellow

16 Provide a high quality built environment that promotes community pride.

Yellow

Site: **125 West of Talygarn (1)**Location: **Talygarn**Proposal: **Residential development**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Orange	No realistic/ difficult management option available. The site will not contribute towards the overall objectives and strategy of the LDP.	
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Orange	No realistic/ difficult management option available. The site will not contribute towards the overall objectives and strategy of the LDP.	
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Orange	Site not large enough to warrant new facilities	Orange
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Orange	Site not large enough to warrant new facilities	Orange
5 Reduce the need to travel and promote more sustainable modes of transport.	Yellow		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Yellow		
8 Provide for a diverse range of job opportunities.	Yellow		
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Yellow	Landscape scheme	
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Yellow		
12 Improve, protect and enhance the water environment.	Yellow		
13 Manage the effects of climate change.	Orange	Improved public transport	Yellow
14 Increase the supply of renewable energy and reduce energy consumption.	Orange	Improved public transport	Yellow

15 Promote efficient use of land and soils.

Yellow

16 Provide a high quality built environment that promotes community pride.

Yellow

Site: **126 West of Talygarn (2)**Location: **Talygarn**Proposal: **Residential development**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Orange	No realistic/ difficult management option available. The site will not contribute towards the overall objectives and strategy of the LDP.	
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Orange	No realistic/ difficult management option available. The site will not contribute towards the overall objectives and strategy of the LDP.	
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Orange	Site not large enough to warrant new facilities	Orange
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Orange	Site not large enough to warrant new facilities	Orange
5 Reduce the need to travel and promote more sustainable modes of transport.	Yellow		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Yellow		
8 Provide for a diverse range of job opportunities.	Yellow		
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Yellow	Landscape scheme	Green
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Yellow		
12 Improve, protect and enhance the water environment.	Yellow		
13 Manage the effects of climate change.	Orange	Improve public transport	Yellow
14 Increase the supply of renewable energy and reduce energy consumption.	Orange	Improve public transport	Yellow

15 Promote efficient use of land and soils.

Yellow

16 Provide a high quality built environment that promotes community pride.

Yellow

Site: **127** **Trane Farm**Location: **Tonyrefail**Proposal: **Residential development including retirement village**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Blue		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Blue		
8 Provide for a diverse range of job opportunities.			
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Yellow	Good landscaping and public open space scheme	Green
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Orange	Manage of site within SSSI	Green
12 Improve, protect and enhance the water environment.			
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Green		
16 Provide a high quality built environment that promotes community pride.	Yellow	Landscaping and layout at western end	Green

Site: **130** Land rear of Tylchawen TerraceLocation: **Tonyrefail**Proposal: **Residential development**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Blue		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Yellow	Development of the site would have a neutral impact on the economy of Tonyrefail	
8 Provide for a diverse range of job opportunities.	Yellow	Development would have a neutral impact on employment opportunities.	
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.		N/A	
10 Improve, protect and enhance the landscape and countryside.	Yellow	Landscaping scheme on south eastern boundary	Green
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Yellow		
12 Improve, protect and enhance the water environment.	Yellow		
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Orange		

16 Provide a high quality built environment that promotes community pride.

Yellow

The development proposal would have to demonstrate a high standard of design. This needs to address both the design of buildings and access arrangements

Blue

Site: **132 Cwm Coking Plant**Location: **Beddau**Proposal: **Residential, employment, local centre, primary school**Category: **Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Green		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Green		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Green		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.	Yellow		
7 Provide for a sustainable economy.	Green		
8 Provide for a diverse range of job opportunities.	Green		
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.	Yellow		
10 Improve, protect and enhance the landscape and countryside.	Blue		
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Orange	Appropriate mitigation and compensation measures can be ensured through the development, which will render the impact of the development neutral	Blue
12 Improve, protect and enhance the water environment.	Orange	Mitigation is possible through the implementation of a land reclamation scheme and enhancement of the river corridor	Yellow
13 Manage the effects of climate change.	Orange	Appropriate mitigation and compensation measures can be ensured through the development, which will render the impact of the development neutral	Yellow

14 Increase the supply of renewable energy and reduce energy consumption.

Blue

15 Promote efficient use of land and soils.

Blue

16 Provide a high quality built environment that promotes community pride.

Blue

Site: **134** Land north of Concorde Drive (Rhiw Garn Fawr site F) Location: **Tonyrefail** Proposal: **Residential development** Category: **Non-Strategic**

Stage 2 Assessment

Objective:	Existing Threshold:	Management Option:	Revised Threshold:
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Orange	The developable area of the site for housing must exclude the area of SSSI	Blue
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Green		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.		N/A	
7 Provide for a sustainable economy.	Yellow	Development of the site would have a neutral impact on the economy of Tonyrefail	
8 Provide for a diverse range of job opportunities.	Yellow	Development would have a neutral impact on employment opportunities.	
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.		N/A	
10 Improve, protect and enhance the landscape and countryside.	Yellow	Landscaping Scheme	Green
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Orange	Management scheme to protect SSSI	Green
12 Improve, protect and enhance the water environment.	Yellow	Management/design scheme	Blue
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Orange		

16 Provide a high quality built environment that promotes community pride.

Yellow

The development proposal would have to demonstrate a high standard of design. This needs to address both the design of buildings and access arrangements

Site: **142** South of Llantrisant Business ParkLocation: **Llantrisant**Proposal: **Employment**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.			
2 Promote and protect the culture and heritage including landscape, archaeology and language.			
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.			
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Blue		
8 Provide for a diverse range of job opportunities.	Blue		
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Yellow	Landscaping and layout. Remove SINC from developable boundary.	Green
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.			
12 Improve, protect and enhance the water environment.	Yellow	Mitigation plan and flood consequence assessment.	Green
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Green		
16 Provide a high quality built environment that promotes community pride.	Yellow	High standard of design required.	Green

Site: **149 Cresta Garage**Location: **Gilfach Goch**Proposal: **Residential development**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Orange	Removal of 264 from boundary.	Green
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Blue		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Blue		
8 Provide for a diverse range of job opportunities.			
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Orange	Remove 264, 312,313 and 629 from boundary.	Green
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.			
12 Improve, protect and enhance the water environment.			
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Green		
16 Provide a high quality built environment that promotes community pride.	Blue		

Site: **156** Vans Direct yard and land to NW and SW, Ely Valley Road & Elwyn Street Location: **Coedely** Proposal: **Residential development, including affordable** Category: **Non-Strategic**

Stage 2 Assessment

Objective:	Existing Threshold:	Management Option:	Revised Threshold:
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Orange	No realistic/ difficult management option available. The site will not contribute towards the overall objectives and strategy of the LDP.	
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Orange	No realistic/ difficult management option available. The site will not contribute towards the overall objectives and strategy of the LDP.	
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Orange	Not large enough site to allow for more facilities	
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Orange	Not large enough site to allow for more facilities	
5 Reduce the need to travel and promote more sustainable modes of transport.	Yellow	Improve public transport	Green
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Orange	No realistic/ difficult management option available. The site will not contribute towards the overall objectives and strategy of the LDP.	
8 Provide for a diverse range of job opportunities.	Orange	No realistic/ difficult management option available. The site will not contribute towards the overall objectives and strategy of the LDP.	
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Yellow		
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Yellow		
12 Improve, protect and enhance the water environment.	Yellow		

13	Manage the effects of climate change.	Yellow	Improved public transport	Green
14	Increase the supply of renewable energy and reduce energy consumption.	Yellow	Improved public transport	Green
15	Promote efficient use of land and soils.	Blue		
16	Provide a high quality built environment that promotes community pride.	Orange		

Site: **164** Land south of Brynna RoadLocation: **Brynna**Proposal: **Residential development**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.			
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Green		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.			
8 Provide for a diverse range of job opportunities.			
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Green		
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Green		
12 Improve, protect and enhance the water environment.			
13 Manage the effects of climate change.	Green	BREEAM excellence	Blue
14 Increase the supply of renewable energy and reduce energy consumption.	Green	BREEAM excellence	Blue
15 Promote efficient use of land and soils.	Green		
16 Provide a high quality built environment that promotes community pride.	Green	Controlled design.	Blue

Site: **167 Church Village**Location: **Church Village**Proposal: **Residential development**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Blue		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Blue		
8 Provide for a diverse range of job opportunities.			
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Yellow	Landscaping scheme; consider maintaining SINC area.	Green
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Orange	Exclude SINC land from any development.	Green
12 Improve, protect and enhance the water environment.	Yellow	Exclude C2 area from any development.	Blue
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Green		
16 Provide a high quality built environment that promotes community pride.	Blue		

Site: **171 East of Station Road**Location: **Llantwit Fardre**Proposal: **Residential development**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Blue		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Blue		
8 Provide for a diverse range of job opportunities.			
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Yellow	Landscaping scheme; consider maintaining SINC area.	Green
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Orange	Exclude SINC land from any development.	Green
12 Improve, protect and enhance the water environment.	Yellow	Exclude C2 area from any development.	Blue
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Green		
16 Provide a high quality built environment that promotes community pride.	Blue		

Site: **176 Dyffryn Row**Location: **Cwmbach**Proposal: **Residential/commercial development**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Green		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Blue		
8 Provide for a diverse range of job opportunities.			
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Yellow	Retain woodland as part of development	Green
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Orange	Retain woodland/area of SINC. Remove SINC from developable boundary	Green
12 Improve, protect and enhance the water environment.			
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Blue		
16 Provide a high quality built environment that promotes community pride.	Blue		

Site: **177** Land south of Llantrisant Business Park Location: **Llantrisant** Proposal: **Employment** Category: **Non-Strategic**

Stage 2 Assessment

Objective:	Existing Threshold:	Management Option:	Revised Threshold:
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.			
2 Promote and protect the culture and heritage including landscape, archaeology and language.			
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.			
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Blue		
8 Provide for a diverse range of job opportunities.	Blue		
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Yellow	Landscaping and layout. Remove SINC from developable area	Green
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.			
12 Improve, protect and enhance the water environment.	Yellow	Mitigation plan. Flood consequence assessment.	Green
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Green		
16 Provide a high quality built environment that promotes community pride.	Yellow	High standard of design required.	Green

Site: **179** Land at Farrells HomecareLocation: **Aberaman**Proposal: **Residential development**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Blue		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Blue		
8 Provide for a diverse range of job opportunities.			
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.			
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.			
12 Improve, protect and enhance the water environment.	Orange	removal of c2 area from developable boundary of site	Green
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Blue		
16 Provide a high quality built environment that promotes community pride.	Blue	flood risk area should be removed from developable land. The site therefore should not be allocated and included within the settlement boundary review.	

Site: **182** WPD Depot & Cowlin Depot, Station Road Location: **Church Village** Proposal: **Residential development** Category: **Non-Strategic**

Stage 2 Assessment

Objective:	Existing Threshold:	Management Option:	Revised Threshold:
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Blue		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Yellow	Relocate employment.	Green
8 Provide for a diverse range of job opportunities.			
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Blue		
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.			
12 Improve, protect and enhance the water environment.	Yellow	Flood consequence assessment.	Blue
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Blue		
16 Provide a high quality built environment that promotes community pride.	Blue		

Site: **186** Tylcha Fawr FarmLocation: **Tonyrefail**Proposal: **Residential/general development**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Yellow	Remove playing field from boundary.	Green
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Blue		
8 Provide for a diverse range of job opportunities.			
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Yellow	Delete from site allocation.	Green
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Yellow	Delete from site allocation.	Green
12 Improve, protect and enhance the water environment.			
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Green		
16 Provide a high quality built environment that promotes community pride.	Blue		

Site: **187 Former Fernhill Colliery Site**Location: **Treherbert**Proposal: **Residential development**Category: **Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Green		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Yellow	A landscape management plan and sensitively designed development will allow for appropriately designed development in the historic landscape setting.	Green
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Green		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Green		
5 Reduce the need to travel and promote more sustainable modes of transport.	Orange		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.	Yellow		
7 Provide for a sustainable economy.	Yellow		
8 Provide for a diverse range of job opportunities.	Yellow		
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.	Orange		
10 Improve, protect and enhance the landscape and countryside.	Orange	A landscape management plan and sensitively designed development will allow for appropriately designed development in the historic landscape setting	Yellow
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Orange	Appropriate mitigation and compensation measures can be ensured through the development	Yellow
12 Improve, protect and enhance the water environment.	Yellow		
13 Manage the effects of climate change.	Yellow		

14	Increase the supply of renewable energy and reduce energy consumption.	Yellow
15	Promote efficient use of land and soils.	Yellow
16	Provide a high quality built environment that promotes community pride.	Green

Site: **188** Land to the rear of Pen Y Waun - small site Location: **Efail Isaf** Proposal: **Residential development** Category: **Non-Strategic**

Stage 2 Assessment

Objective:	Existing Threshold:	Management Option:	Revised Threshold:
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Orange	No realistic/ difficult management option available. The site will not contribute towards the overall objectives and strategy of the LDP.	
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Orange	No realistic/ difficult management option available. The site will not contribute towards the overall objectives and strategy of the LDP.	
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Yellow	Development not large enough to necessitate further facilities	Yellow
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Green		Green
5 Reduce the need to travel and promote more sustainable modes of transport.	Yellow	t	
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Yellow		
8 Provide for a diverse range of job opportunities.	Yellow		
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Yellow	Landscaping scheme	Green
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Yellow		
12 Improve, protect and enhance the water environment.			
13 Manage the effects of climate change.	Yellow		
14 Increase the supply of renewable energy and reduce energy consumption.	Yellow	Improved public transport	Green
15 Promote efficient use of land and soils.	Orange		

16 Provide a high quality built environment that promotes community pride.

Green

Site: **189** Land to the rear of Pen Y Waun - large site Location: **Efail Isaf** Proposal: **Residential development** Category: **Non-Strategic**

Stage 2 Assessment

Objective:	Existing Threshold:	Management Option:	Revised Threshold:
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Orange	No realistic/ difficult management option available. The site will not contribute towards the overall objectives and strategy of the LDP.	
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Orange	No realistic/ difficult management option available. The site will not contribute towards the overall objectives and strategy of the LDP.	
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Yellow	Development not large enough to necessitate further facilities	Yellow
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Green		
5 Reduce the need to travel and promote more sustainable modes of transport.	Yellow	Improve public transport	Green
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Yellow		
8 Provide for a diverse range of job opportunities.	Yellow		
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Yellow	Landscaping scheme	Green
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Yellow		
12 Improve, protect and enhance the water environment.			
13 Manage the effects of climate change.	Yellow		Green
14 Increase the supply of renewable energy and reduce energy consumption.	Yellow		
15 Promote efficient use of land and soils.	Orange		

16 Provide a high quality built environment that promotes community pride.

Green

Site: **190** Land fronting Heol Y ParcLocation: **Efail Isaf**Proposal: **Residential development**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Orange	No realistic/ difficult management option available. The site will not contribute towards the overall objectives and strategy of the LDP.	
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Orange	No realistic/ difficult management option available. The site will not contribute towards the overall objectives and strategy of the LDP.	
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Yellow	Development not large enough to necessitate further facilities	Yellow
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Green		
5 Reduce the need to travel and promote more sustainable modes of transport.	Yellow		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Yellow		
8 Provide for a diverse range of job opportunities.	Yellow		
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Yellow	Landscaping scheme particularly with adjacent chapel	Green
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.			
12 Improve, protect and enhance the water environment.			
13 Manage the effects of climate change.	Yellow		
14 Increase the supply of renewable energy and reduce energy consumption.	Yellow		

15 Promote efficient use of land and soils.

Orange

16 Provide a high quality built environment that promotes community pride.

Green

Site: **200** Land at Park StreetLocation: **Clydach Vale**Proposal: **Residential development**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Blue		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Blue		
8 Provide for a diverse range of job opportunities.			
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.			
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.			
12 Improve, protect and enhance the water environment.			
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Blue		
16 Provide a high quality built environment that promotes community pride.	Blue		

Site: **206** Cwm Colliery ReclamationLocation: **Beddau**Proposal: **Residential development**Category: **Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Green		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Green		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Green		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.	Yellow		
7 Provide for a sustainable economy.	Green		
8 Provide for a diverse range of job opportunities.	Green		
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.	Yellow		
10 Improve, protect and enhance the landscape and countryside.	Blue		
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Orange	Appropriate mitigation and compensation measures can be ensured through the development, which will render the impact of the development neutral	Blue
12 Improve, protect and enhance the water environment.	Orange	Mitigation is possible through the implementation of a land reclamation scheme and enhancement of the river corridor	Yellow
13 Manage the effects of climate change.	Orange	Appropriate mitigation and compensation measures can be ensured through the development, which will render the impact of the development neutral	Yellow

14 Increase the supply of renewable energy and reduce energy consumption.

Blue

15 Promote efficient use of land and soils.

Blue

16 Provide a high quality built environment that promotes community pride.

Blue

Site: **210** North east of railwayLocation: **Penrhiwceiber**Proposal: **Residential development**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Orange	No realistic/ difficult management option available. The site will not contribute towards the overall objectives and strategy of the LDP.	
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Orange	No realistic/ difficult management option available. The site will not contribute towards the overall objectives and strategy of the LDP.	
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Orange		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Orange		
5 Reduce the need to travel and promote more sustainable modes of transport.	Orange		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Yellow		
8 Provide for a diverse range of job opportunities.	Yellow		
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Orange		
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Orange		
12 Improve, protect and enhance the water environment.			
13 Manage the effects of climate change.	Orange		
14 Increase the supply of renewable energy and reduce energy consumption.	Orange		Green
15 Promote efficient use of land and soils.	Orange		

16 Provide a high quality built environment that promotes community pride.

Yellow

Site: **212 Steep grassy hillside Albion Tips land reclamation** Location: **Cilfynydd** Proposal: **Residential development** Category: **Non-Strategic**

Stage 2 Assessment

Objective:	Existing Threshold:	Management Option:	Revised Threshold:
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Green		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Blue		
8 Provide for a diverse range of job opportunities.			
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Yellow	landscape eastern boundary check stability	
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.			
12 Improve, protect and enhance the water environment.			
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Green		
16 Provide a high quality built environment that promotes community pride.	Green		

Site: **214** Land at Dinas Road / Graigddu RoadLocation: **Porth**Proposal: **Residential development**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Green		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Blue		
8 Provide for a diverse range of job opportunities.			
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Yellow	Landscaping scheme	Green
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.			
12 Improve, protect and enhance the water environment.			
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Blue		
16 Provide a high quality built environment that promotes community pride.	Blue		

Site: **216 Former sidings**Location: **Robertstown**Proposal: **Residential development**Category: **Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Blue		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.	Yellow		
7 Provide for a sustainable economy.	Blue		
8 Provide for a diverse range of job opportunities.	Blue		
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.	Yellow		
10 Improve, protect and enhance the landscape and countryside.	Orange	Sensitive masterplanning of the site will ensure the protection of the fine parkland setting	Green
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Orange	Appropriate mitigation and compensation measures can be ensured through the development, which will render the impact of the development on biodiversity neutral	Green
12 Improve, protect and enhance the water environment.	Orange	Appropriate masterplanning of the site will ensure that no sensitive uses are located within flood risk zones	Yellow
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		

15 Promote efficient use of land and soils.

Yellow

16 Provide a high quality built environment that promotes community pride.

Blue

Site: **217 Gelliwion Reclamation**Location: **Pontypridd**Proposal: **Residential development**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Blue		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Blue		
8 Provide for a diverse range of job opportunities.			
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.			
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.			
12 Improve, protect and enhance the water environment.			
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Blue		
16 Provide a high quality built environment that promotes community pride.	Blue		

Site: **225** The TowersLocation: **Hirwaun**Proposal: **Residential development**Category: **Non-Strategic****Stage 2 Assessment**

Objective:	Existing Threshold:	Management Option:	Revised Threshold:
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.		Planning permission granted on site within settlement boundary.	
2 Promote and protect the culture and heritage including landscape, archaeology and language.			
3 Promote integrated communities, with opportunities for living, working and socialising for all.			
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.			
5 Reduce the need to travel and promote more sustainable modes of transport.			
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.			
8 Provide for a diverse range of job opportunities.			
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.			
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.			
12 Improve, protect and enhance the water environment.			
13 Manage the effects of climate change.			
14 Increase the supply of renewable energy and reduce energy consumption.			
15 Promote efficient use of land and soils.			
16 Provide a high quality built environment that promotes community pride.			

Site: **226 Land southeast of Llwydcoed Community Centre** Location: **Llwydcoed** Proposal: **Residential development** Category: **Non-Strategic**

Stage 2 Assessment

Objective:	Existing Threshold:	Management Option:	Revised Threshold:
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Blue		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Blue		
8 Provide for a diverse range of job opportunities.			
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.			
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.			
12 Improve, protect and enhance the water environment.			
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Green		
16 Provide a high quality built environment that promotes community pride.	Blue		

Site: **228 Former Aberaman Colliery Reclamation Site** Location: **Godreaman** Proposal: **Residential development** Category: **Non-Strategic**

Stage 2 Assessment

Objective:	Existing Threshold:	Management Option:	Revised Threshold:
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Blue		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Blue		
8 Provide for a diverse range of job opportunities.			
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.			
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.			
12 Improve, protect and enhance the water environment.	Orange	removal of c2 area from developable boundary	Green
13 Manage the effects of climate change.	Blue	flood risk area should be	
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Blue		

16 Provide a high quality built environment that promotes community pride.

Blue

flood risk area should be removed from the developable site boundary. The site therefore should not be allocated and included within the settlement boundary review.

Site: **230** Land between Oxford Street/Miskin Road and railway line Location: **Mountain Ash** Proposal: **Employment/community facility, car park.** Category: **Non-Strategic**

Stage 2 Assessment

Objective:	Existing Threshold:	Management Option:	Revised Threshold:
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.			
2 Promote and protect the culture and heritage including landscape, archaeology and language.			
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Blue		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Blue		
8 Provide for a diverse range of job opportunities.	Blue		
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Blue		
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.			
12 Improve, protect and enhance the water environment.	Orange	do not allow residential development on the site	Green
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Blue		
16 Provide a high quality built environment that promotes community pride.	Blue		

Site: **237 Tegfan Farm, Potter's Field**Location: **Trecynon**Proposal: **Residential development**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.			
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Blue		
8 Provide for a diverse range of job opportunities.			
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Yellow	Landscaping scheme	Green
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.			
12 Improve, protect and enhance the water environment.			
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Green		
16 Provide a high quality built environment that promotes community pride.	Blue		

Site: **248** Land rear of BirchwoodLocation: **Llwydcoed**Proposal: **Residential development**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Green		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Blue		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Blue		
8 Provide for a diverse range of job opportunities.			
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Yellow	Landscape scheme maintaining TPO trees	
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.			
12 Improve, protect and enhance the water environment.			
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Blue		
16 Provide a high quality built environment that promotes community pride.	Blue		

Site: **249** Former Universal Furnishings site,
Robertstown

Location: **Aberdare**

Proposal: **Mixed use development**

Category: **Strategic**

Stage 2 Assessment

Objective:	Existing Threshold:	Management Option:	Revised Threshold:
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Blue		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.	Yellow		
7 Provide for a sustainable economy.	Blue		
8 Provide for a diverse range of job opportunities.	Blue		
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.	Yellow		
10 Improve, protect and enhance the landscape and countryside.	Orange	Sensitive masterplanning of the site will ensure the protection of the fine parkland setting	Green
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Orange	Appropriate mitigation and compensation measures can be ensured through the development, which will render the impact of the development on biodiversity neutral	Green
12 Improve, protect and enhance the water environment.	Orange	Appropriate masterplanning of the site will ensure that no sensitive uses are located within flood risk zones	Yellow
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		

15 Promote efficient use of land and soils.

Yellow

16 Provide a high quality built environment that promotes community pride.

Blue

Site: **250** Land adjacent to Ffordd Llanbad/ Lewis Close Location: **Gilfach Goch** Proposal: **Residential development** Category: **Non-Strategic**

Stage 2 Assessment

Objective:	Existing Threshold:	Management Option:	Revised Threshold:
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Orange	No realistic/ difficult management option available. The site will not contribute towards the overall objectives and strategy of the LDP.	
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Orange	No realistic/ difficult management option available. The site will not contribute towards the overall objectives and strategy of the LDP.	
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Blue		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Yellow		
8 Provide for a diverse range of job opportunities.	Yellow		
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Orange		
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Yellow		
12 Improve, protect and enhance the water environment.	Yellow		
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Orange		

16 Provide a high quality built environment that promotes community pride.

Green

Site: **252** Land south of the M4, north of St Annes Court Location: **Brynsadler** Proposal: **Residential development** Category: **Non-Strategic**

Stage 2 Assessment

Objective:	Existing Threshold:	Management Option:	Revised Threshold:
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Orange	No realistic/ difficult management option available. The site will not contribute towards the overall objectives and strategy of the LDP.	
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Orange	No realistic/ difficult management option available. The site will not contribute towards the overall objectives and strategy of the LDP.	
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Orange	Site not large enough to warrant new facilities	
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Orange	Site not large enough to warrant new facilities	
5 Reduce the need to travel and promote more sustainable modes of transport.	Yellow	Improved public transport provision	Green
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Yellow		
8 Provide for a diverse range of job opportunities.	Yellow		
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Orange		
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Yellow		
12 Improve, protect and enhance the water environment.	Yellow		
13 Manage the effects of climate change.	Orange	Improved public transport	Yellow
14 Increase the supply of renewable energy and reduce energy consumption.	Orange	Improved public transport	Yellow

15 Promote efficient use of land and soils.

Orange

16 Provide a high quality built environment that promotes community pride.

Yellow

Site: **256** **Aberdare Goods Yard**Location: **Robertstown**Proposal: **Residential development**Category: **Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Blue		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.	Yellow		
7 Provide for a sustainable economy.	Blue		
8 Provide for a diverse range of job opportunities.	Blue		
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.	Yellow		
10 Improve, protect and enhance the landscape and countryside.	Orange	Sensitive masterplanning of the site will ensure the protection of the fine parkland setting	Green
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Orange	Appropriate mitigation and compensation measures can be ensured through the development, which will render the impact of the development on biodiversity neutral	Green
12 Improve, protect and enhance the water environment.	Orange	Appropriate masterplanning of the site will ensure that no sensitive uses are located within flood risk zones	Yellow
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		

15 Promote efficient use of land and soils.

Yellow

16 Provide a high quality built environment that promotes community pride.

Blue

Site: **264** Land at Hendreforgan FarmLocation: **Gilfach Goch**Proposal: **Residential development**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Orange	No realistic/ difficult management option available. The site will not contribute towards the overall objectives and strategy of the LDP.	
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Orange	No realistic/ difficult management option available. The site will not contribute towards the overall objectives and strategy of the LDP.	
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Blue		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Yellow		
8 Provide for a diverse range of job opportunities.	Yellow		
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Orange		
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Yellow		
12 Improve, protect and enhance the water environment.	Yellow		
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Orange		

16 Provide a high quality built environment that promotes community pride.

Orange

No realistic/ difficult management option available. The site will not contribute towards the overall objectives and strategy of the LDP.

Site: **267** Land at Nant y Wenallt, adjacent Abernant road Location: **Abernant** Proposal: **Residential development** Category: **Non-Strategic**

Stage 2 Assessment

Objective:	Existing Threshold:	Management Option:	Revised Threshold:
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.			
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Blue		
8 Provide for a diverse range of job opportunities.			
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Yellow	Landscaping Scheme	Green
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.			
12 Improve, protect and enhance the water environment.			
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Green		
16 Provide a high quality built environment that promotes community pride.	Blue		

Site: **268 Elms Farm**Location: **Llanharry**Proposal: **Residential development**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Orange	No realistic/ difficult management option available. The site will not contribute towards the overall objectives and strategy of the LDP.	
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Orange	No realistic/ difficult management option available. The site will not contribute towards the overall objectives and strategy of the LDP.	
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Yellow		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Green		
5 Reduce the need to travel and promote more sustainable modes of transport.	Yellow		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Yellow		
8 Provide for a diverse range of job opportunities.	Yellow		
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Yellow		
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Yellow		
12 Improve, protect and enhance the water environment.	Yellow		
13 Manage the effects of climate change.	Yellow		
14 Increase the supply of renewable energy and reduce energy consumption.	Yellow		
15 Promote efficient use of land and soils.	Orange		

16 Provide a high quality built environment that promotes community pride.

Green

Site: **274** Land south of Hirwaun roadLocation: **Penywaun**Proposal: **Residential or Employment**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Orange	No realistic/ difficult management option available. The site will not contribute towards the overall objectives and strategy of the LDP.	
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Orange	No realistic/ difficult management option available. The site will not contribute towards the overall objectives and strategy of the LDP.	
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Orange		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Yellow		
5 Reduce the need to travel and promote more sustainable modes of transport.	Yellow		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Yellow		
8 Provide for a diverse range of job opportunities.	Yellow		
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Orange		
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Yellow		
12 Improve, protect and enhance the water environment.	Yellow		
13 Manage the effects of climate change.	Yellow		
14 Increase the supply of renewable energy and reduce energy consumption.	Yellow		
15 Promote efficient use of land and soils.	Orange		

16 Provide a high quality built environment that promotes community pride.

Orange

Site: 275	Aberdare General Hospital	Location: Abernant	Proposal: Redevelopment of the hospital sites and general inclusion within the settlement boundary	Category: Strategic
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Stage 2 Assessment

Objective:	Existing Threshold:	Management Option:	Revised Threshold:
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Blue		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.	Yellow		
7 Provide for a sustainable economy.	Blue		
8 Provide for a diverse range of job opportunities.	Blue		
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.	Yellow		
10 Improve, protect and enhance the landscape and countryside.	Orange	Sensitive masterplanning of the site will ensure the protection of the fine parkland setting	Green
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Orange	Appropriate mitigation and compensation measures can be ensured through the development, which will render the impact of the development on biodiversity neutral	Green
12 Improve, protect and enhance the water environment.	Orange	Appropriate masterplanning of the site will ensure that no sensitive uses are located within flood risk zones	Yellow
13 Manage the effects of climate change.	Blue		

14 Increase the supply of renewable energy and reduce energy consumption.

Blue

15 Promote efficient use of land and soils.

Yellow

16 Provide a high quality built environment that promotes community pride.

Blue

Site: **279** Land bordered by Cefnpennar Road and Phillip Row Location: **Cwmbach** Proposal: **Residential development** Category: **Non-Strategic**

Stage 2 Assessment

Objective:	Existing Threshold:	Management Option:	Revised Threshold:
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.			
5 Reduce the need to travel and promote more sustainable modes of transport.			
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Blue		
8 Provide for a diverse range of job opportunities.			
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Yellow	Landscape scheme	Green
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.			
12 Improve, protect and enhance the water environment.			
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Green		
16 Provide a high quality built environment that promotes community pride.	Blue		

Site: **288** Land east of TrenantLocation: **Penywaun**Proposal: **Residential development**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Orange	Too small a site to justify its own services and facilities	Orange
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Blue		
8 Provide for a diverse range of job opportunities.			
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Orange	Contain development away from edges of site	Green
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.			
12 Improve, protect and enhance the water environment.			
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Green		
16 Provide a high quality built environment that promotes community pride.	Yellow	Contain developable part of the site away from site edges	Yellow

Site: **290** Small site rear of St Annes ChapelLocation: **Talygarn**Proposal: **Residential development**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Orange	No realistic/ difficult management option available. The site will not contribute towards the overall objectives and strategy of the LDP.	
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Orange	No realistic/ difficult management option available. The site will not contribute towards the overall objectives and strategy of the LDP.	
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Orange		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Orange		
5 Reduce the need to travel and promote more sustainable modes of transport.	Yellow	Improved public transport provision	Green
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Yellow		
8 Provide for a diverse range of job opportunities.	Yellow		
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Yellow	Landscape scheme	Green
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Yellow		
12 Improve, protect and enhance the water environment.	Yellow		
13 Manage the effects of climate change.	Orange	Improved public transport	Yellow
14 Increase the supply of renewable energy and reduce energy consumption.	Orange	Improved public transport	Yellow
15 Promote efficient use of land and soils.	Orange		

16 Provide a high quality built environment that promotes community pride.

Yellow

Site: **309** Land at Dolau, east of Primary School Location: **Llanharan** Proposal: **Residential development** Category: **Non-Strategic**

Stage 2 Assessment

Objective:	Existing Threshold:	Management Option:	Revised Threshold:
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.			
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Green	Llanharan bypass to remove traffic.	Blue
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.			
8 Provide for a diverse range of job opportunities.			
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.			
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.			
12 Improve, protect and enhance the water environment.			
13 Manage the effects of climate change.	Green	BREEAM excellence.	Blue
14 Increase the supply of renewable energy and reduce energy consumption.	Green	BREEAM excellence.	Blue
15 Promote efficient use of land and soils.	Green		
16 Provide a high quality built environment that promotes community pride.	Green	Controlled design.	Blue

Site: **312** Site A, Land north of Griffin InnLocation: **Tonyrefail**Proposal: **Small residential development**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Orange	No realistic/ difficult management option available. The site will not contribute towards the overall objectives and strategy of the LDP.	
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Orange	No realistic/ difficult management option available. The site will not contribute towards the overall objectives and strategy of the LDP.	
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Orange	No realistic/ difficult management option available. The site will not contribute towards the overall objectives and strategy of the LDP.	
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Yellow		
5 Reduce the need to travel and promote more sustainable modes of transport.	Yellow		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Yellow		
8 Provide for a diverse range of job opportunities.	Yellow		
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Orange		
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Yellow		
12 Improve, protect and enhance the water environment.	Yellow		
13 Manage the effects of climate change.	Orange		
14 Increase the supply of renewable energy and reduce energy consumption.	Orange		

15 Promote efficient use of land and soils.

Orange

16 Provide a high quality built environment that promotes community pride.

Yellow

Site: **313** Site B, Land north of Griffin InnLocation: **Tonyrefail**Proposal: **Small residential development**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Orange	No realistic/ difficult management option available. The site will not contribute towards the overall objectives and strategy of the LDP.	
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Orange	No realistic/ difficult management option available. The site will not contribute towards the overall objectives and strategy of the LDP.	
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Orange	No realistic/ difficult management option available. The site will not contribute towards the overall objectives and strategy of the LDP.	
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Yellow		
5 Reduce the need to travel and promote more sustainable modes of transport.	Yellow		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Yellow		
8 Provide for a diverse range of job opportunities.	Yellow		
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Orange		
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Yellow		
12 Improve, protect and enhance the water environment.	Yellow		
13 Manage the effects of climate change.	Orange		
14 Increase the supply of renewable energy and reduce energy consumption.	Orange		

15 Promote efficient use of land and soils.

Orange

16 Provide a high quality built environment that promotes community pride.

Yellow

Site: **326** Land south of Brynteg CourtLocation: **Beddau**Proposal: **Residential development**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Blue		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Blue		
8 Provide for a diverse range of job opportunities.			
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Yellow	Mountain landscape boundaries.	Green
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.			
12 Improve, protect and enhance the water environment.			
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Green		
16 Provide a high quality built environment that promotes community pride.	Blue		

Site: **329** Land NW of Vans Direct yard, Elwyn Street Location: **Coedely** Proposal: **Residential development** Category: **Non-Strategic**

Stage 2 Assessment

Objective:	Existing Threshold:	Management Option:	Revised Threshold:
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Orange	No realistic/ difficult management option available. The site will not contribute towards the overall objectives and strategy of the LDP.	
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Orange	No realistic/ difficult management option available. The site will not contribute towards the overall objectives and strategy of the LDP.	
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Orange	Not large enough site to allow for more facilities	
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Orange	Not large enough site to allow for more facilities	
5 Reduce the need to travel and promote more sustainable modes of transport.	Yellow	Improve public transport	Green
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Orange	No realistic/ difficult management option available. The site will not contribute towards the overall objectives and strategy of the LDP.	
8 Provide for a diverse range of job opportunities.	Orange	No realistic/ difficult management option available. The site will not contribute towards the overall objectives and strategy of the LDP.	
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Yellow		
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Yellow		
12 Improve, protect and enhance the water environment.	Yellow		

13	Manage the effects of climate change.	Yellow	Improved public transport	Green
14	Increase the supply of renewable energy and reduce energy consumption.	Yellow	Improved public transport	Green
15	Promote efficient use of land and soils.	Blue		
16	Provide a high quality built environment that promotes community pride.	Orange		

Site: **335** Site 1 - Land south of Gamlyn Terrace Location: **Penywaun** Proposal: **Employment/Residential/Retail** Category: **Non-Strategic**

Stage 2 Assessment

Objective:	Existing Threshold:	Management Option:	Revised Threshold:
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Orange	No realistic/ difficult management option available. The site will not contribute towards the overall objectives and strategy of the LDP.	
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Orange	No realistic/ difficult management option available. The site will not contribute towards the overall objectives and strategy of the LDP.	
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Orange		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Yellow		
5 Reduce the need to travel and promote more sustainable modes of transport.	Yellow		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Yellow		
8 Provide for a diverse range of job opportunities.	Yellow		
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Orange		
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Yellow		
12 Improve, protect and enhance the water environment.	Yellow		
13 Manage the effects of climate change.	Yellow		
14 Increase the supply of renewable energy and reduce energy consumption.	Yellow		
15 Promote efficient use of land and soils.	Orange		

16 Provide a high quality built environment that promotes community pride.

Yellow

Site: **336** Site 2 - Land South of Waungron / Roundabout Location: **Hirwaun** Proposal: **Residential/Employment/Retail development** Category: **Non-Strategic**

Stage 2 Assessment

Objective:	Existing Threshold:	Management Option:	Revised Threshold:
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Blue		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.	Yellow	Appropriate master-planning and consideration of uses	Green
7 Provide for a sustainable economy.	Blue		
8 Provide for a diverse range of job opportunities.	Blue		
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.	Blue		
10 Improve, protect and enhance the landscape and countryside.	Orange	Through land reclamation there is a significant opportunity to bring about improvements in the wider landscape of the area.	Blue
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Orange	Appropriate mitigation and compensation measures can be ensured through the development, which will render the impact of the development on biodiversity neutral	Yellow
12 Improve, protect and enhance the water environment.	Blue		
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		

15 Promote efficient use of land and soils.

Yellow

16 Provide a high quality built environment that promotes community pride.

Blue

Site: **338** Land part of Tyлча Ganol Farm, Mill Street Location: **Tonyrefail** Proposal: **Residential development** Category: **Non-Strategic**

Stage 2 Assessment

Objective:	Existing Threshold:	Management Option:	Revised Threshold:
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Blue		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.		N/A	
7 Provide for a sustainable economy.	Yellow	Development of the site would have a neutral impact on the economy of Tonyrefail	
8 Provide for a diverse range of job opportunities.	Yellow	Development would have a neutral impact on employment opportunities.	
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.		N/A	
10 Improve, protect and enhance the landscape and countryside.	Yellow	Landscaping scheme on south eastern boundary	Green
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.		N/A	
12 Improve, protect and enhance the water environment.		N/A	
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Orange		

16 Provide a high quality built environment that promotes community pride.

Yellow

The development proposal would have to demonstrate a high standard of design. This needs to address both the design of buildings and access arrangements

Blue

Site: **340** Land adjacent to Waun HirLocation: **Efail Isaf**Proposal: **Residential development**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Green		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Green		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Yellow	Development not large enough to necessitate further facilities	Yellow
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Yellow	Development not large enough to necessitate further facilities	Yellow
5 Reduce the need to travel and promote more sustainable modes of transport.	Yellow	Improve public transport	Green
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Green		
8 Provide for a diverse range of job opportunities.			
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Yellow	Landscaping scheme particularly with adjacent chapel	Green
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.			
12 Improve, protect and enhance the water environment.			
13 Manage the effects of climate change.	Yellow	Improve public transport	Green
14 Increase the supply of renewable energy and reduce energy consumption.	Yellow	Improved public transport	Green
15 Promote efficient use of land and soils.	Green		
16 Provide a high quality built environment that promotes community pride.	Green		

Site: **343** Land rear of Llwynpennau Cottages Location: **Groesfaen** Proposal: **Residential development - replacing bid site 47** Category: **Non-Strategic**

Stage 2 Assessment

Objective:	Existing Threshold:	Management Option:	Revised Threshold:
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Orange	No realistic/ difficult management option available. The site will not contribute towards the overall objectives and strategy of the LDP.	
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Orange	No realistic/ difficult management option available. The site will not contribute towards the overall objectives and strategy of the LDP.	
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Orange	Car dependent settlement	
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Orange		
5 Reduce the need to travel and promote more sustainable modes of transport.	Orange	Improved public transport	Yellow
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Yellow		
8 Provide for a diverse range of job opportunities.	Yellow		
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Yellow		
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Yellow		
12 Improve, protect and enhance the water environment.	Yellow		
13 Manage the effects of climate change.	Orange	Improved public transport	Yellow
14 Increase the supply of renewable energy and reduce energy consumption.	Orange	Improved public transport	Yellow
15 Promote efficient use of land and soils.	Orange		

16 Provide a high quality built environment that promotes community pride.

Yellow

Site: **348** Land at Catherine TerraceLocation: **Cymmer**Proposal: **Residential development**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Blue		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Blue		
8 Provide for a diverse range of job opportunities.			
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Yellow	Landscaping scheme	Green
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.			
12 Improve, protect and enhance the water environment.			
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Blue		
16 Provide a high quality built environment that promotes community pride.	Blue		

Site: **352** Coed-yr-hendy & land north of Cefn-yr-hendy Location: **Pontyclun** Proposal: **Part of a larger strategic land option** Category: **Strategic**

Stage 2 Assessment

Objective:	Existing Threshold:	Management Option:	Revised Threshold:
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Yellow	The development has the potential to provide landscape and biodiversity enhancement, access to ancient woodland, library and theatre provision.	Green
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Green		
5 Reduce the need to travel and promote more sustainable modes of transport.	Yellow	The masterplanning of the site must ensure that opportunities are provided to maximise the potential for public transport improvements and use.	Blue
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.	Yellow		
7 Provide for a sustainable economy.	Blue		
8 Provide for a diverse range of job opportunities.	Blue		
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.	Orange		
10 Improve, protect and enhance the landscape and countryside.	Orange	The site is in a sensitive location careful masterplanning and appropriate landscaping are essential to insure the protection of the landscape- yellow.	Yellow
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Orange	Sensitive masterplanning coupled with appropriate mitigation and compensation measures will ensure neutral impact.	Yellow

12	Improve, protect and enhance the water environment.	Orange	The retail and leisure element of the site only is located within the floodrisk zone, where appropriate mitigation measures could be put in place.	Yellow
13	Manage the effects of climate change.	Blue		
14	Increase the supply of renewable energy and reduce energy consumption.	Blue		
15	Promote efficient use of land and soils.	Yellow		
16	Provide a high quality built environment that promotes community pride.	Blue		

Site: **353** Land east of Y Pant Comprehensive School [Pant Marsh] Location: **Llantrisant** Proposal: **Part of a larger strategic land option** Category: **Strategic**

Stage 2 Assessment

Objective:	Existing Threshold:	Management Option:	Revised Threshold:
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Yellow	The development has the potential to provide landscape and biodiversity enhancement, access to ancient woodland, library and theatre provision.	Green
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Green		
5 Reduce the need to travel and promote more sustainable modes of transport.	Yellow	The masterplanning of the site must ensure that opportunities are provided to maximise the potential for public transport improvements and use.	Blue
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.	Yellow		
7 Provide for a sustainable economy.	Blue		
8 Provide for a diverse range of job opportunities.	Blue		
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.	Orange		
10 Improve, protect and enhance the landscape and countryside.	Orange	The site is in a sensitive location careful masterplanning and appropriate landscaping are essential to insure the protection of the landscape- yellow.	Yellow
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Orange	Sensitive masterplanning coupled with appropriate mitigation and compensation measures will ensure neutral impact.	Yellow

12	Improve, protect and enhance the water environment.	Orange	The retail and leisure element of the site only is located within the floodrisk zone, where appropriate mitigation measures could be put in place.	Yellow
13	Manage the effects of climate change.	Blue		
14	Increase the supply of renewable energy and reduce energy consumption.	Blue		
15	Promote efficient use of land and soils.	Yellow		
16	Provide a high quality built environment that promotes community pride.	Blue		

Site: **358** Policy H1.22 Taff Ely Local Plan Pengawsi Location: **Llantrisant** Proposal: **Part of a larger strategic land option** Category: **Non-Strategic**

Stage 2 Assessment

Objective:	Existing Threshold:	Management Option:	Revised Threshold:
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Yellow	Air Quality Management Plan.	Green
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Blue		
8 Provide for a diverse range of job opportunities.			
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Yellow	Landscaping to screen A4119.	Green
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.			
12 Improve, protect and enhance the water environment.			
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Green		
16 Provide a high quality built environment that promotes community pride.	Blue		

Site: **359** Land at former Mayhew Chicken Factory Location: **Trecynon** Proposal: **Mixed use development including B1, B2, B8, A1 and housing** Category: **Non-Strategic**

Stage 2 Assessment

Objective:	Existing Threshold:	Management Option:	Revised Threshold:
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Green		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Blue		
8 Provide for a diverse range of job opportunities.	Yellow	Consider all site for employment use only	Blue
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.			
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.			
12 Improve, protect and enhance the water environment.	Orange	Employment use only	Green
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Blue		
16 Provide a high quality built environment that promotes community pride.	Blue		

Site: **364** Land to the rear of Tynewydd SquareLocation: **Porth**Proposal: **Primary Healthcare Centre**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.			Planning permission on site within settlement boundary.
2 Promote and protect the culture and heritage including landscape, archaeology and language.			
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.			
5 Reduce the need to travel and promote more sustainable modes of transport.			
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.			
8 Provide for a diverse range of job opportunities.			
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.			
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.			
12 Improve, protect and enhance the water environment.			
13 Manage the effects of climate change.			
14 Increase the supply of renewable energy and reduce energy consumption.			
15 Promote efficient use of land and soils.			
16 Provide a high quality built environment that promotes community pride.			

Site: **368** Croesdy Patch, Llwydcoed RoadLocation: **Llwydcoed**Proposal: **Residential development**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Orange	No realistic/ difficult management option available. The site will not contribute towards the overall objectives and strategy of the LDP.	
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Orange	No realistic/ difficult management option available. The site will not contribute towards the overall objectives and strategy of the LDP.	
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Orange	No realistic/ difficult management option available. The site will not contribute towards the overall objectives and strategy of the LDP.	
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Orange		
5 Reduce the need to travel and promote more sustainable modes of transport.	Orange	possible improvements to public transport	Yellow
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Yellow		
8 Provide for a diverse range of job opportunities.	Yellow		
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.	Blue		
10 Improve, protect and enhance the landscape and countryside.	Yellow	Landscaping scheme	Green
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Yellow		
12 Improve, protect and enhance the water environment.			
13 Manage the effects of climate change.	Yellow		
14 Increase the supply of renewable energy and reduce energy consumption.	Yellow		

15 Promote efficient use of land and soils.

Blue

16 Provide a high quality built environment that promotes community pride.

Orange

Both 368 and 369 to come forward together

Site: **369** Land rear of Shop Houses / north of Pysmia factory, Llwydcoed Road Location: **Llwydcoed** Proposal: **Residential development** Category: **Non-Strategic**

Stage 2 Assessment

Objective:	Existing Threshold:	Management Option:	Revised Threshold:
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Orange	No realistic/ difficult management option available. The site will not contribute towards the overall objectives and strategy of the LDP.	
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Orange	No realistic/ difficult management option available. The site will not contribute towards the overall objectives and strategy of the LDP.	
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Orange	No realistic/ difficult management option available. The site will not contribute towards the overall objectives and strategy of the LDP.	
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Orange		
5 Reduce the need to travel and promote more sustainable modes of transport.	Orange	possible improvement to public transport	Yellow
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Yellow		
8 Provide for a diverse range of job opportunities.	Yellow		
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.	Blue		
10 Improve, protect and enhance the landscape and countryside.	Yellow	Landscaping scheme	Green
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Yellow		
12 Improve, protect and enhance the water environment.	Yellow		
13 Manage the effects of climate change.	Yellow		

14	Increase the supply of renewable energy and reduce energy consumption.	Yellow	
15	Promote efficient use of land and soils.	Blue	
16	Provide a high quality built environment that promotes community pride.	Orange	Both 368 and 369 to come forward together

Site: **375 Llantrisant Business Park**Location: **Ynysmaerdy**Proposal: **Employment**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.			
2 Promote and protect the culture and heritage including landscape, archaeology and language.			
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.			
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Blue		
8 Provide for a diverse range of job opportunities.	Blue		
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Yellow	Landscaping and layout.	Green
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.			
12 Improve, protect and enhance the water environment.	Yellow	Mitigation plan. Flood consequence assessment.	Green
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Green		
16 Provide a high quality built environment that promotes community pride.	Yellow	High standard of design required..	Green

Site: **397** Land rear of Bute TerraceLocation: **Hirwaun**Proposal: **Residential development**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Blue		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Blue		
8 Provide for a diverse range of job opportunities.			
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Orange	Remove sections of land from developable area.	Green
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Orange	Remove sections of land from developable area.	Green
12 Improve, protect and enhance the water environment.	Yellow	Remove sections of land from developable area.	Blue
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Green		

16 Provide a high quality built environment that promotes community pride.

Green

Take out land within larger natural open space. Include only 2 paddocks fronting main road.

Blue

Site: **399** The Elms, near Forest Wood QuarryLocation: **Llanharry**Proposal: **Materials Recycling**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.			
2 Promote and protect the culture and heritage including landscape, archaeology and language.			
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Orange	No realistic/ difficult management option available. The site will not contribute towards the overall objectives and strategy of the LDP.	
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Yellow	Appropriate non-polluting recycling activities	Green
5 Reduce the need to travel and promote more sustainable modes of transport.	Orange		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.	Blue		
7 Provide for a sustainable economy.	Orange	No realistic/ difficult management option available. The site will not contribute towards the overall objectives and strategy of the LDP.	
8 Provide for a diverse range of job opportunities.	Orange	No realistic/ difficult management option available. The site will not contribute towards the overall objectives and strategy of the LDP.	
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Orange		
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Orange		
12 Improve, protect and enhance the water environment.	Orange		
13 Manage the effects of climate change.	Green		

14 Increase the supply of renewable energy and reduce energy consumption.

Green

15 Promote efficient use of land and soils.

Yellow

16 Provide a high quality built environment that promotes community pride.

Yellow

Site: **403** Land at Gwern Heulog, Tylcha FachLocation: **Tonyrefail**Proposal: **Residential development**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Yellow		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.		N/A	
7 Provide for a sustainable economy.	Yellow	Development of the site would have a neutral impact on the economy of Tonyrefail	
8 Provide for a diverse range of job opportunities.	Yellow	Development would have a neutral impact on employment opportunities.	
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.		N/A	
10 Improve, protect and enhance the landscape and countryside.	Orange	Appropriate landscaping scheme to manage and soften the visual impact of the north eastern boundary	Green
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Yellow		
12 Improve, protect and enhance the water environment.	Yellow		
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Orange		

16 Provide a high quality built environment that promotes community pride.

Yellow

The development proposal would have to demonstrate a high standard of design. This needs to address both the design of buildings and access arrangements

Site: **411** Land adjacent to Graig-yr-hesg Quarry Location: **Glyncoch** Proposal: **Quarry extension** Category: **Non-Strategic**

Stage 2 Assessment

Objective:	Existing Threshold:	Management Option:	Revised Threshold:
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.			
2 Promote and protect the culture and heritage including landscape, archaeology and language.			
3 Promote integrated communities, with opportunities for living, working and socialising for all.			
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Yellow	Management plan	Green
5 Reduce the need to travel and promote more sustainable modes of transport.	Green		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Blue		
8 Provide for a diverse range of job opportunities.	Blue		
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.	Blue		
10 Improve, protect and enhance the landscape and countryside.	Orange	Landscaping to minimise impact but not diminish it	Green
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Yellow	Appropriate conservation management plan	Green
12 Improve, protect and enhance the water environment.			
13 Manage the effects of climate change.	Green		
14 Increase the supply of renewable energy and reduce energy consumption.			
15 Promote efficient use of land and soils.	Green		
16 Provide a high quality built environment that promotes community pride.			

Site: **412 Gwernifor Grounds**Location: **Mountain Ash**Proposal: **Residential development**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Green		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Blue		
8 Provide for a diverse range of job opportunities.			
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.			
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.			
12 Improve, protect and enhance the water environment.			
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.			
16 Provide a high quality built environment that promotes community pride.	Blue		

Site: **416** Brickworks and Dairy sites, Llwydcoed Road Location: **Llwydcoed** Proposal: **Residential development** Category: **Non-Strategic**

Stage 2 Assessment

Objective:	Existing Threshold:	Management Option:	Revised Threshold:
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Green		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Blue		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Blue		
8 Provide for a diverse range of job opportunities.			
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Yellow	Landscaping scheme maintaining TPO trees	
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.			
12 Improve, protect and enhance the water environment.			
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Blue		
16 Provide a high quality built environment that promotes community pride.	Blue		

Site: **417** Land south of Rhigos RoadLocation: **Hirwaun**Proposal: **Residential development**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Blue		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Blue		
8 Provide for a diverse range of job opportunities.			
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.			
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.			
12 Improve, protect and enhance the water environment.			
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Green		
16 Provide a high quality built environment that promotes community pride.	Blue		

Site: **421 Collenna Farm to Hillside**Location: **Tonyrefail**Proposal: **Residential**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Blue		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Blue		
8 Provide for a diverse range of job opportunities.			
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Yellow	Landscape scheme. Remove western part of the site due to ecology.	Green
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.			
12 Improve, protect and enhance the water environment.			
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Green		
16 Provide a high quality built environment that promotes community pride.	Blue		

Site: **422 Collenna Farm**Location: **Tonyrefail**Proposal: **Residential**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Blue		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Blue		
8 Provide for a diverse range of job opportunities.			
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Yellow	landscaping scheme	Green
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.			
12 Improve, protect and enhance the water environment.			
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Green		
16 Provide a high quality built environment that promotes community pride.	Blue		

Site: **423 St John the Baptist Church**Location: **Tonyrefail**Proposal: **Residential development**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Blue		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Green		
8 Provide for a diverse range of job opportunities.			
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.			
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Yellow	Slow worm management scheme.	Green
12 Improve, protect and enhance the water environment.			
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Blue		
16 Provide a high quality built environment that promotes community pride.	Blue		

Site: **424** Trane Farm (Public)Location: **Tonyrefail**Proposal: **Residential**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Blue		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Blue		
8 Provide for a diverse range of job opportunities.			
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Yellow	Good landscaping and public open space scheme	Green
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Orange	Remove part of site in SSSI	Green
12 Improve, protect and enhance the water environment.			
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Green		
16 Provide a high quality built environment that promotes community pride.	Yellow	Landscaping and layout at western end	Green

Site: **426 Rear of High Street**Location: **Gilfach Goch**

Proposal:

Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Yellow	Enhanced bus services	Green
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Yellow	Improved access to services	Green
5 Reduce the need to travel and promote more sustainable modes of transport.	Yellow	Improvements to public transport provision	Green
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Blue		
8 Provide for a diverse range of job opportunities.			
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.			
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.			
12 Improve, protect and enhance the water environment.			
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Blue		

16 Provide a high quality built environment that promotes community pride.

Yellow

Limited opportunity for improvement because the development would promote encroachment into the countryside. Include in the settlement boundary review.

Site: **429 Cefn Lane**Location: **Glyncoch**Proposal: **Residential**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Blue		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Blue		
8 Provide for a diverse range of job opportunities.			
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Yellow	Management Plan.	Green
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Orange	Removal of SINC from site boundary.	Green
12 Improve, protect and enhance the water environment.			
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Green		
16 Provide a high quality built environment that promotes community pride.	Blue		

Site: **431 Glyntaff Farm**Location: **Rhydyfelin**Proposal: **Review of TELP Housing Allocation**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Blue		
5 Reduce the need to travel and promote more sustainable modes of transport.			
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.			
8 Provide for a diverse range of job opportunities.			
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Yellow	Landscape Management Scheme.	Green
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.			
12 Improve, protect and enhance the water environment.			
13 Manage the effects of climate change.			
14 Increase the supply of renewable energy and reduce energy consumption.			
15 Promote efficient use of land and soils.	Green		
16 Provide a high quality built environment that promotes community pride.	Blue		

Site: **433 Land at Rhigos Road**Location: **Treherbert**Proposal: **Residential**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Orange	replace facilities in alternative location	Green
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.			
8 Provide for a diverse range of job opportunities.			
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Yellow	landscaping scheme	Green
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.			
12 Improve, protect and enhance the water environment.			
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Green		
16 Provide a high quality built environment that promotes community pride.	Green		

Site: **435** Land rear of Delwen TerraceLocation: **Blaencwm**Proposal: **Residential development**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Green		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.			
8 Provide for a diverse range of job opportunities.			
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Yellow	landscaping scheme	Green
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.			
12 Improve, protect and enhance the water environment.	Orange	removal of flood risk zone from developable area	Green
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.			
16 Provide a high quality built environment that promotes community pride.	Green		

Site: **437 Pauletts Workshops Yard, Aberllechau Road** Location: **Wattstown** Proposal: **Employment development** Category: **Non-Strategic**

Stage 2 Assessment

Objective:	Existing Threshold:	Management Option:	Revised Threshold:
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.			
2 Promote and protect the culture and heritage including landscape, archaeology and language.			
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Green		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Yellow	The site will not contribute towards the overall objectives and strategy of the LDP.	
8 Provide for a diverse range of job opportunities.	Yellow	The site will not contribute towards the overall objectives and strategy of the LDP.	
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Orange		
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Yellow		
12 Improve, protect and enhance the water environment.	Orange	Flood consequence assessment and appropriate mitigation	Yellow
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Blue		

16 Provide a high quality built environment that promotes community pride.

Blue

Site: **442** Land at Travellers RestLocation: **Abercynon**Proposal: **Residential development**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Orange	No realistic/ difficult management option available. The site will not contribute towards the overall objectives and strategy of the LDP.	
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Orange		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Orange		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Yellow		
5 Reduce the need to travel and promote more sustainable modes of transport.	Yellow		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Yellow		
8 Provide for a diverse range of job opportunities.	Yellow		
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Yellow		
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Yellow		
12 Improve, protect and enhance the water environment.	Yellow		
13 Manage the effects of climate change.	Orange		
14 Increase the supply of renewable energy and reduce energy consumption.	Orange		
15 Promote efficient use of land and soils.	Orange		
16 Provide a high quality built environment that promotes community pride.	Yellow		

Site: **443 Phurnacite Plant**Location: **Abercwmboi**Proposal: **Mixed Use Development**Category: **Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Green		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Green		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Green		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Blue		
5 Reduce the need to travel and promote more sustainable modes of transport.	Green		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.	Yellow		
7 Provide for a sustainable economy.	Green		
8 Provide for a diverse range of job opportunities.	Green		
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.	Yellow		
10 Improve, protect and enhance the landscape and countryside.	Blue		
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Blue		
12 Improve, protect and enhance the water environment.	Orange	Appropriate masterplanning that would require the removal of the housing element of the site	Yellow
13 Manage the effects of climate change.	Green		
14 Increase the supply of renewable energy and reduce energy consumption.	Green		
15 Promote efficient use of land and soils.	Green		
16 Provide a high quality built environment that promotes community pride.	Green		

Site: **444 Pontcynon Industrial Estate**Location: **Abercynon**Proposal: **Residential development**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.			
2 Promote and protect the culture and heritage including landscape, archaeology and language.			
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Yellow	Improved access to residential area (i.e. river overbridge)	Green
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Yellow	Improved access to residential area (i.e. river overbridge)	Green
5 Reduce the need to travel and promote more sustainable modes of transport.	Yellow	Improve pedestrian links	Green
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Orange	The site will not contribute towards the overall objectives and strategy of the LDP.	
8 Provide for a diverse range of job opportunities.	Orange	The site will not contribute towards the overall objectives and strategy of the LDP.	
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.			
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.			
12 Improve, protect and enhance the water environment.	Orange	flood risk assessment and appropriate mitigation	Yellow
13 Manage the effects of climate change.	Yellow		
14 Increase the supply of renewable energy and reduce energy consumption.	Yellow		
15 Promote efficient use of land and soils.	Blue		

16 Provide a high quality built environment that promotes community pride.

Green

Site: **446 North of Fifth Avenue Hirwaun Industrial Estate** Location: **Hirwaun** Proposal: **Employment** Category: **Non-Strategic**

Stage 2 Assessment

Objective:	Existing Threshold:	Management Option:	Revised Threshold:
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.			
2 Promote and protect the culture and heritage including landscape, archaeology and language.			
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Blue		
5 Reduce the need to travel and promote more sustainable modes of transport.	Yellow	Improve public transport facilities	Green
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Blue		
8 Provide for a diverse range of job opportunities.	Blue		
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Orange	Landscape scheme and design	Green
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Yellow	Mitigation schemes	Green
12 Improve, protect and enhance the water environment.			
13 Manage the effects of climate change.	Yellow	Improve public transport and design of building	Green
14 Increase the supply of renewable energy and reduce energy consumption.	Yellow	Improve public transport and design of building	Green
15 Promote efficient use of land and soils.	Green		
16 Provide a high quality built environment that promotes community pride.	Yellow	Excellent design scheme required	

Site: **447 Llantrisant Business Park (e1.4)**Location: **Ynysmaerdy**Proposal: **Employment land.**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.			
2 Promote and protect the culture and heritage including landscape, archaeology and language.			
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.			
5 Reduce the need to travel and promote more sustainable modes of transport.	Yellow	Green travel plan to be provided	Green
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Yellow	The site will not contribute towards the overall objectives and strategy of the LDP.	
8 Provide for a diverse range of job opportunities.	Yellow	The site will not contribute towards the overall objectives and strategy of the LDP.	
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Yellow	Provision of landscaping scheme	Green
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Yellow	Exclude SINC from developable area	Green
12 Improve, protect and enhance the water environment.	Yellow	Exclude SINC from developable area	Green
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Orange		
16 Provide a high quality built environment that promotes community pride.	Yellow		

Site: **448 Llantrisant Business Park (e1.5)**Location: **Ynysmaerdy**Proposal: **Employment**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.			
2 Promote and protect the culture and heritage including landscape, archaeology and language.			
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.			
5 Reduce the need to travel and promote more sustainable modes of transport.	Yellow	Green travel plan to be provided	Green
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Yellow	Whilst the development of the site would make a positive contribution to the economy of Llantrisant. The site will not contribute towards the overall objectives of the plan or strategy of the plan.	Yellow
8 Provide for a diverse range of job opportunities.	Yellow	Whilst the development of the site would make a positive contribution to the economy of Llantrisant. The site will not contribute towards the overall objectives of the plan or strategy of the plan.	Yellow
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Yellow	Provision of landscaping scheme	Green
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Yellow	Exclude SINC from developable area	Green
12 Improve, protect and enhance the water environment.	Yellow	Exclude SINC from developable area	Green
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		

15 Promote efficient use of land and soils.

Orange

16 Provide a high quality built environment that promotes community pride.

Yellow

Site: **449 North west of Ynysallan (e1.7)**Location: **Ynysmaerdy**Proposal: **Employment development**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.			
2 Promote and protect the culture and heritage including landscape, archaeology and language.			
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue	Access solution	
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.			
5 Reduce the need to travel and promote more sustainable modes of transport.	Yellow	Green travel plan to be provided	Green
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Yellow	The site will not contribute towards the overall objectives and strategy of the LDP.	
8 Provide for a diverse range of job opportunities.	Yellow	The site will not contribute towards the overall objectives and strategy of the LDP.	
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Yellow	Good quality landscaping scheme, reinforce distinction between urban and countryside	Green
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Yellow	Retain trees and hedgerows, natural vegetation as part of landscaping scheme	Green
12 Improve, protect and enhance the water environment.	Yellow		Green
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		

15 Promote efficient use of land and soils.

Orange

No appropriate option

16 Provide a high quality built environment that promotes community pride.

Yellow

Site: **450** Land to rear of Staedtler Factory Location: **Llantrisant** Proposal: **Unused allocation for B1 and B2 development** Category: **Strategic**

Stage 2 Assessment

Objective:	Existing Threshold:	Management Option:	Revised Threshold:
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Yellow	The development has the potential to provide landscape and biodiversity enhancement, access to ancient woodland, library and theatre provision.	Green
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Green		
5 Reduce the need to travel and promote more sustainable modes of transport.	Yellow	The masterplanning of the site must ensure that opportunities are provided to maximise the potential for public transport improvements and use.	Blue
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.	Yellow		
7 Provide for a sustainable economy.	Blue		
8 Provide for a diverse range of job opportunities.	Blue		
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.	Orange		
10 Improve, protect and enhance the landscape and countryside.	Orange	The site is in a sensitive location careful masterplanning and appropriate landscaping are essential to insure the protection of the landscape- yellow.	Yellow
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Orange	Sensitive masterplanning coupled with appropriate mitigation and compensation measures will ensure neutral impact.	Yellow

12	Improve, protect and enhance the water environment.	Orange	The retail and leisure element of the site only is located within the floodrisk zone, where appropriate mitigation measures could be put in place.	Yellow
13	Manage the effects of climate change.	Blue		
14	Increase the supply of renewable energy and reduce energy consumption.	Blue		
15	Promote efficient use of land and soils.	Yellow		
16	Provide a high quality built environment that promotes community pride.	Blue		

Site: **452** Coed ElyLocation: **Coedely**Proposal: **Employment**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.			
2 Promote and protect the culture and heritage including landscape, archaeology and language.			
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Green		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Blue		
8 Provide for a diverse range of job opportunities.	Blue		
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Yellow		
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Yellow		
12 Improve, protect and enhance the water environment.	Yellow		
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Blue		
16 Provide a high quality built environment that promotes community pride.	Blue		

Site: **456 Gellihirion South**Location: **Rhydyfelin**Proposal: **Employment**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.			
2 Promote and protect the culture and heritage including landscape, archaeology and language.			
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Green		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Yellow	Whilst the development of the site would make a positive contribution to the economy of Pontypridd. The site will not contribute towards the overall objectives or strategy of the plan.	Yellow
8 Provide for a diverse range of job opportunities.	Yellow		Yellow
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Yellow	Landscape scheme.	Green
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.			
12 Improve, protect and enhance the water environment.	Yellow	Caup. drainage scheme.	Green
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Orange		
16 Provide a high quality built environment that promotes community pride.	Blue		

Site: **459 Millfield**Location: **Pontypridd**Proposal: **Retail and/or B1 offices**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.			
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Blue		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Yellow	Proposals for the development of the site are evolving once finalised the development will make a significant contribution to the economy of Pontypridd.	Blue
8 Provide for a diverse range of job opportunities.	Yellow	Proposals for the development of the site are evolving once finalised the development will make a significant contribution to the economy of Pontypridd.	Blue
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			N/A
10 Improve, protect and enhance the landscape and countryside.			N/A
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.			N/A
12 Improve, protect and enhance the water environment.	Orange	Appropriate flood mitigation strategy.	Yellow
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Yellow		

15 Promote efficient use of land and soils.	Blue	
16 Provide a high quality built environment that promotes community pride.	Yellow	Proposals for the development of the site are still evolving.Recommend site for inclusion in settlement boundary. Blue

Site: **462 Former Maerdy Colliery Site**Location: **Maerdy**Proposal: **Strategic Site**Category: **Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	N/A		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Green		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Green		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Green		
5 Reduce the need to travel and promote more sustainable modes of transport.	Yellow		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.	Yellow		
7 Provide for a sustainable economy.	Green		
8 Provide for a diverse range of job opportunities.	Green		
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.	Yellow		
10 Improve, protect and enhance the landscape and countryside.	Blue		
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Orange	Appropriate mitigation and compensation measures can be ensured through the development	Green
12 Improve, protect and enhance the water environment.	Green		
13 Manage the effects of climate change.	Green		
14 Increase the supply of renewable energy and reduce energy consumption.	Green		
15 Promote efficient use of land and soils.	Yellow		
16 Provide a high quality built environment that promotes community pride.	Green		

Site: **463** **Sardis Road Rugby Football Ground**Location: **Pontypridd**Proposal: **Retail, housing or leisure**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Yellow	Development proposals for this site are still evolving. Once finalised proposals will make a significant contribution to the socio economic well being at Pontypridd.	Blue
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.		N/A	
7 Provide for a sustainable economy.	Yellow	Development proposals for this site are still evolving. Once finalised proposals will make a significant contribution to the socio economic well being at Pontypridd.	Blue
8 Provide for a diverse range of job opportunities.	Yellow	Development proposals for this site are still evolving. Once finalised proposals will make a significant contribution to the socio economic well being at Pontypridd.	Blue
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.		N/A	
10 Improve, protect and enhance the landscape and countryside.	Yellow		
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Yellow		
12 Improve, protect and enhance the water environment.	Yellow		
13 Manage the effects of climate change.	Yellow		

14	Increase the supply of renewable energy and reduce energy consumption.	Yellow	
15	Promote efficient use of land and soils.	Green	
16	Provide a high quality built environment that promotes community pride.	Yellow	Proposals for the development of the site are still evolving.Recommend site for inclusion in settlement boundary.

Site: **464** **Sardis Road Car Park**Location: **Pontypridd**Proposal: **B1 offices**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.			N/A
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Blue		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Yellow	Development proposals for the site are still evolving. Once finalised proposals will make a significant contribution to the socio economic well being at Pontypridd.	Blue
8 Provide for a diverse range of job opportunities.	Yellow	Development proposals for the site are still evolving. Once finalised proposals will make a significant contribution to the socio economic well being at Pontypridd.	Blue
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			N/A
10 Improve, protect and enhance the landscape and countryside.			N/A
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.			N/A
12 Improve, protect and enhance the water environment.			N/A
13 Manage the effects of climate change.	Yellow		
14 Increase the supply of renewable energy and reduce energy consumption.	Yellow		
15 Promote efficient use of land and soils.	Green		

16 Provide a high quality built environment that promotes community pride.

Yellow

Proposals for the development of the site are still evolving. Recommend site for inclusion in settlement boundary. Blue

Site: **468** Remainder of Ynyscynon FarmLocation: **Cwmbach**Proposal: **Residential development**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Blue		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Yellow		
8 Provide for a diverse range of job opportunities.	Yellow		
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Yellow	Landscape scheme	Green
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Orange	Biodiversity mitigation to protect remainder of adjacent SINC	Green
12 Improve, protect and enhance the water environment.	Yellow		
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Green		
16 Provide a high quality built environment that promotes community pride.	Blue	Proposals for the development of this site are still evolving. Recommend site for inclusion in settlement boundary.	Blue

Site: **474 Pontygwaith Industrial Estate (Unallocated Site)** Location: **Pontygwaith** Proposal: **Employment** Category: **Non-Strategic**

Stage 2 Assessment

Objective:	Existing Threshold:	Management Option:	Revised Threshold:
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.			
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.			
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Yellow	Whilst the development of the site will make a positive contribution to the economy of Ferndale. The site will not contribute towards the overall objectives or strategy of the plan.	Yellow
8 Provide for a diverse range of job opportunities.	Yellow	Whilst the development of the site will make a positive contribution to the economy of Ferndale. The site will not contribute towards the overall objectives or strategy of the plan	Yellow
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Yellow		
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Yellow		
12 Improve, protect and enhance the water environment.	Yellow		
13 Manage the effects of climate change.	Blue		

14 Increase the supply of renewable energy and reduce energy consumption.

Blue

15 Promote efficient use of land and soils.

Blue

16 Provide a high quality built environment that promotes community pride.

Blue

Site: **476** Land at Llanilid OCS (Dragon Studio)Location: **Llanharan**Proposal: **Mixed Commercial Uses**Category: **Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Blue		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.		N/A	
7 Provide for a sustainable economy.	Blue		
8 Provide for a diverse range of job opportunities.	Blue		
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.		N/A	
10 Improve, protect and enhance the landscape and countryside.	Yellow	Development would protect the existing landscape.	Green
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Yellow	Development of the site would protect the biodiversity of the area.	Green
12 Improve, protect and enhance the water environment.	Yellow		
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Blue		
16 Provide a high quality built environment that promotes community pride.	Blue		

Site: **483 Land at Fenwick Street**Location: **Pontygwaith**Proposal: **Residential development**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Green		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Yellow		
8 Provide for a diverse range of job opportunities.	Yellow		
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Yellow	Clear definition of site boundary and provision of landscape scheme.	Green
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Yellow		
12 Improve, protect and enhance the water environment.	Yellow		
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Blue		
16 Provide a high quality built environment that promotes community pride.	Blue	Clear definition of the RSB required.	

Site: **485** Land south of Penywaun (Tower Colliery) Location: **Penywaun** Proposal: Category: **Strategic**

Stage 2 Assessment

Objective:	Existing Threshold:	Management Option:	Revised Threshold:
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Orange	Whilst the site will provide for new housing, it is not considered that the site will contribute to the overall objectives and strategy of the LDP	
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Blue		
5 Reduce the need to travel and promote more sustainable modes of transport.	Green		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.		N/A	
7 Provide for a sustainable economy.	Yellow		
8 Provide for a diverse range of job opportunities.	Yellow		
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.	Yellow		
10 Improve, protect and enhance the landscape and countryside.	Orange	Landscaping scheme	Green
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Yellow		
12 Improve, protect and enhance the water environment.	Yellow		
13 Manage the effects of climate change.			
14 Increase the supply of renewable energy and reduce energy consumption.	Green		
15 Promote efficient use of land and soils.	Green		
16 Provide a high quality built environment that promotes community pride.	Green		

Site: **486 Land South of Waungron Roundabout (Tower Colliery)** Location: **Hirwaun** Proposal: Category: **Strategic**

Stage 2 Assessment

Objective:	Existing Threshold:	Management Option:	Revised Threshold:
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Blue		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.	Yellow	Appropriate master-planning and consideration of uses	Green
7 Provide for a sustainable economy.	Blue		
8 Provide for a diverse range of job opportunities.	Blue		
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.	Yellow		
10 Improve, protect and enhance the landscape and countryside.	Orange	Through land reclamation there is a significant opportunity to bring about improvements in the wider landscape of the area.	Blue
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Orange	Appropriate mitigation and compensation measures can be ensured through the development, which will render the impact of the development on biodiversity neutral	Yellow
12 Improve, protect and enhance the water environment.	Blue		
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		

15 Promote efficient use of land and soils.

Yellow

16 Provide a high quality built environment that promotes community pride.

Blue

Site: **487** Land south of A465 (Tower Colliery)Location: **Hirwaun**

Proposal:

Category: **Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Blue		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.	Yellow	Appropriate master-planning and consideration of uses	Green
7 Provide for a sustainable economy.	Blue		
8 Provide for a diverse range of job opportunities.	Blue		
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.	Yellow		
10 Improve, protect and enhance the landscape and countryside.	Orange	Through land reclamation there is a significant opportunity to bring about improvements in the wider landscape of the area.	Blue
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Orange	Appropriate mitigation and compensation measures can be ensured through the development, which will render the impact of the development on biodiversity neutral	Yellow
12 Improve, protect and enhance the water environment.	Blue		
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		

15 Promote efficient use of land and soils.

Yellow

16 Provide a high quality built environment that promotes community pride.

Blue

Site: **488** Land adjacent to Treherbert Road (Tower Colliery) Location: **Hirwaun** Proposal: Category: **Strategic**

Stage 2 Assessment

Objective:	Existing Threshold:	Management Option:	Revised Threshold:
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Blue		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.	Yellow	Appropriate master-planning and consideration of uses	Green
7 Provide for a sustainable economy.	Blue		
8 Provide for a diverse range of job opportunities.	Blue		
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.	Yellow		
10 Improve, protect and enhance the landscape and countryside.	Orange	Through land reclamation there is a significant opportunity to bring about improvements in the wider landscape of the area.	Blue
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Orange	Appropriate mitigation and compensation measures can be ensured through the development, which will render the impact of the development on biodiversity neutral	Yellow
12 Improve, protect and enhance the water environment.	Blue		
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		

15 Promote efficient use of land and soils.

Yellow

16 Provide a high quality built environment that promotes community pride.

Blue

Site: **490 Brown Lenox**Location: **Pontypridd**Proposal: **Employment or retail**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.			
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Green	Restore look and public access	Blue
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.			
5 Reduce the need to travel and promote more sustainable modes of transport.	Green	Improvements to pedestrian access and public transport	Blue
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Blue		
8 Provide for a diverse range of job opportunities.	Blue		
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.			
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Green	Management plan for canal	Blue
12 Improve, protect and enhance the water environment.	Yellow	Management plan for canal	Blue
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Yellow	Reclamation scheme	Blue
16 Provide a high quality built environment that promotes community pride.	Blue		

Site: **494** Land between A465 and Treherbert Road Location: **Hirwaun** Proposal: **Eco Park** Category: **Strategic**

Stage 2 Assessment

Objective:	Existing Threshold:	Management Option:	Revised Threshold:
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Blue		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.	Yellow	Appropriate master-planning and consideration of uses	Green
7 Provide for a sustainable economy.	Blue		
8 Provide for a diverse range of job opportunities.	Blue		
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.	Blue		
10 Improve, protect and enhance the landscape and countryside.	Orange	Through land reclamation there is a significant opportunity to bring about improvements in the wider landscape of the area.	Blue
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Orange	Appropriate mitigation and compensation measures can be ensured through the development, which will render the impact of the development on biodiversity neutral	Yellow
12 Improve, protect and enhance the water environment.	Blue		
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		

15 Promote efficient use of land and soils.

Yellow

16 Provide a high quality built environment that promotes community pride.

Blue

Site: **496** Land East of Mill StreetLocation: **Tonyrefail**Proposal: **Residential and Community**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Yellow	Remove playing field from site boundary.	Green
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Yellow		
8 Provide for a diverse range of job opportunities.	Yellow		
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Yellow	Delete from site allocation.	Green
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Yellow	Delete from site allocation.	Green
12 Improve, protect and enhance the water environment.			
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Green		
16 Provide a high quality built environment that promotes community pride.	Blue		

Site: **497 Hendre Wen, Brynna Road**Location: **Llanharan**Proposal: **Residential development**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.			
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Green		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Yellow		
8 Provide for a diverse range of job opportunities.	Yellow		
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Yellow		
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Yellow		
12 Improve, protect and enhance the water environment.	Yellow		
13 Manage the effects of climate change.	Blue		Blue
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Green		
16 Provide a high quality built environment that promotes community pride.	Blue		

Site: **512** Land to the end of Godreaman StreetLocation: **Godreaman**Proposal: **Residential development**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Blue		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Yellow		
8 Provide for a diverse range of job opportunities.	Yellow		
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Yellow		
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Yellow		
12 Improve, protect and enhance the water environment.	Yellow		
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Green		
16 Provide a high quality built environment that promotes community pride.	Blue		

Site: **516** Land opposite 9 and 10 Cwm Nant yr Hwch - Location: **Penywaun** Proposal: **Residential development** Category: **Non-Strategic off Heol Caradog**

Stage 2 Assessment

Objective:	Existing Threshold:	Management Option:	Revised Threshold:
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Blue		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Blue		
8 Provide for a diverse range of job opportunities.			
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Yellow	Development only on lower cleared level northern half	Green
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.			
12 Improve, protect and enhance the water environment.			
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Green		
16 Provide a high quality built environment that promotes community pride.	Blue		

Site: **534** Land north of Gilfach RoadLocation: **Tonyrefail**Proposal: **Residential development**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Orange	The developable area of the site for housing must exclude the area of SSSI	Blue
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Blue		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.		N/A	
7 Provide for a sustainable economy.	Yellow	Development of the site would have a neutral impact on the economy of Tonyrefail	
8 Provide for a diverse range of job opportunities.	Yellow	Development would have a neutral impact on employment opportunities.	
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.		N/A	
10 Improve, protect and enhance the landscape and countryside.	Green	Landscaping scheme	Blue
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Orange	Management scheme to protect SSSI	Green
12 Improve, protect and enhance the water environment.	Yellow		
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Green		

16 Provide a high quality built environment that promotes community pride.

Yellow

The development proposal would have to demonstrate a high standard of design. This needs to address both the design of buildings and access arrangements

Blue

Site: **538** Land at MwyndyLocation: **Pontyclun**Proposal: **Residential and Employment**Category: **Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Yellow	The development has the potential to provide landscape and biodiversity enhancement, access to ancient woodland, library and theatre provision.	Green
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Green		
5 Reduce the need to travel and promote more sustainable modes of transport.	Yellow	The masterplanning of the site must ensure that opportunities are provided to maximise the potential for public transport improvements and use.	Blue
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.	Yellow		
7 Provide for a sustainable economy.	Blue		
8 Provide for a diverse range of job opportunities.	Blue		
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.	Orange		
10 Improve, protect and enhance the landscape and countryside.	Orange	The site is in a sensitive location careful masterplanning and appropriate landscaping are essential to insure the protection of the landscape.	Yellow
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Orange	Sensitive masterplanning coupled with appropriate mitigation and compensation measures will ensure neutral impact.	Yellow

12	Improve, protect and enhance the water environment.	Orange	The retail and leisure element of the site only is located within the floodrisk zone, where appropriate mitigation measures could be put in place.	Yellow
13	Manage the effects of climate change.	Blue		
14	Increase the supply of renewable energy and reduce energy consumption.	Blue		
15	Promote efficient use of land and soils.	Yellow		
16	Provide a high quality built environment that promotes community pride.	Blue		

Site: **544** Site A Rear of Kennard StreetLocation: **Gelli**Proposal: **Residential development**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.			
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Blue		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Blue		
8 Provide for a diverse range of job opportunities.			
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Yellow	remove part of site	Green
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.			
12 Improve, protect and enhance the water environment.			
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Blue		
16 Provide a high quality built environment that promotes community pride.	Green		

Site: **545** Site B rear of Kennard StreetLocation: **Gelli**Proposal: **Residential development**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Blue		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Blue		
8 Provide for a diverse range of job opportunities.			
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Yellow	remove part of site from boundary	Green
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.			
12 Improve, protect and enhance the water environment.			
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Blue		
16 Provide a high quality built environment that promotes community pride.	Green		

Site: **546 Site C rear of Kennard Street**Location: **Gelli**Proposal: **Residential development**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Blue		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Blue		
8 Provide for a diverse range of job opportunities.			
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Yellow	removal of part of the site	Green
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.			
12 Improve, protect and enhance the water environment.			
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Blue		
16 Provide a high quality built environment that promotes community pride.	Green		

Site: **547** Site D rear of Kennard StreetLocation: **Gelli**Proposal: **Residential development**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Blue		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Blue		
8 Provide for a diverse range of job opportunities.			
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Yellow	remove site from development	Green
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.			
12 Improve, protect and enhance the water environment.			
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Blue		
16 Provide a high quality built environment that promotes community pride.	Green		

Site: **555** Land to the north of The PatchLocation: **Llanharry**Proposal: **Residential development**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Orange	No realistic/ difficult management option available. The site will not contribute towards the overall objectives and strategy of the LDP.	
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Orange	No realistic/ difficult management option available. The site will not contribute towards the overall objectives and strategy of the LDP.	
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Yellow		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Green		
5 Reduce the need to travel and promote more sustainable modes of transport.	Green		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Yellow		
8 Provide for a diverse range of job opportunities.	Yellow		
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Yellow	Landscaping scheme	Green
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Yellow		
12 Improve, protect and enhance the water environment.	Yellow		
13 Manage the effects of climate change.	Yellow		
14 Increase the supply of renewable energy and reduce energy consumption.	Yellow		
15 Promote efficient use of land and soils.	Orange		

16 Provide a high quality built environment that promotes community pride.

Green

Site: **556** The link site, Pen-yr-eglwys [west of East Glamorgan Hospital] Location: **Church Village** Proposal: **Residential development** Category: **Non-Strategic**

Stage 2 Assessment

Objective:	Existing Threshold:	Management Option:	Revised Threshold:
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Green		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Blue		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Yellow		
8 Provide for a diverse range of job opportunities.	Yellow		
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Yellow	Maintain existing trees and other landscaping.	Green
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Yellow		
12 Improve, protect and enhance the water environment.	Yellow		
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Green		
16 Provide a high quality built environment that promotes community pride.	Blue		

Site: **571** Ferarri's bakery Bryngelli Industrial Estate Location: **Hirwaun** Proposal: **Residential** Category: **Non-Strategic**

Stage 2 Assessment

Objective:	Existing Threshold:	Management Option:	Revised Threshold:
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Yellow		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Orange		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Green		
5 Reduce the need to travel and promote more sustainable modes of transport.	Green		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Orange		
8 Provide for a diverse range of job opportunities.	Red		
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Yellow		
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Yellow		
12 Improve, protect and enhance the water environment.	Yellow		
13 Manage the effects of climate change.	Green		
14 Increase the supply of renewable energy and reduce energy consumption.	Yellow		
15 Promote efficient use of land and soils.	Blue		
16 Provide a high quality built environment that promotes community pride.	Green		

Site: **588** Site of the former Hillside Club, Capel Hill Location: **Tonyrefail** Proposal: **Residential development** Category: **Non-Strategic**

Stage 2 Assessment

Objective:	Existing Threshold:	Management Option:	Revised Threshold:
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Green		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Yellow		
8 Provide for a diverse range of job opportunities.	Yellow		
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Orange	Landscape scheme	Green
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Yellow		
12 Improve, protect and enhance the water environment.	Yellow		
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Blue		
16 Provide a high quality built environment that promotes community pride.	Blue		

Site: **591** Land at Fforest RoadLocation: **Llanharry**Proposal: **Residential development**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Orange	No realistic/ difficult management option available. The site will not contribute towards the overall objectives and strategy of the LDP.	
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Orange	No realistic/ difficult management option available. The site will not contribute towards the overall objectives and strategy of the LDP.	
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Yellow		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Green	Take out major parts of site	Green
5 Reduce the need to travel and promote more sustainable modes of transport.	Yellow		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Yellow		
8 Provide for a diverse range of job opportunities.	Yellow		
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Yellow	Exclude wooded areas from site	Green
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Yellow		
12 Improve, protect and enhance the water environment.	Yellow		
13 Manage the effects of climate change.	Yellow		
14 Increase the supply of renewable energy and reduce energy consumption.	Yellow		
15 Promote efficient use of land and soils.	Orange		

16 Provide a high quality built environment that promotes community pride.

Green

Site: **602** Land east of Capel Hill and Hafod Wen Location: **Tonyrefail** Proposal: **Residential development** Category: **Non-Strategic**

Stage 2 Assessment

Objective:	Existing Threshold:	Management Option:	Revised Threshold:
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Yellow	Consideration be given to the SSSI in developing the site	Blue
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Green		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.		N/A	
7 Provide for a sustainable economy.	Yellow	Development of the site would have a neutral impact on the economy of Tonyrefail	
8 Provide for a diverse range of job opportunities.	Yellow	Development would have a neutral impact on employment opportunities.	
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.		N/A	
10 Improve, protect and enhance the landscape and countryside.	Yellow	Landscaping Scheme	Green
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Yellow	Management scheme to protect SSSI	Green
12 Improve, protect and enhance the water environment.	Yellow	Management/design scheme	Blue
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Orange		

16 Provide a high quality built environment that promotes community pride.

Yellow

The development proposal would have to demonstrate a high standard of design. This needs to address both the design of buildings and access arrangements

Blue

Site: **610** Land north of Investiture PlaceLocation: **Tonyrefail**Proposal: **Residential development**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Orange	The developable area of the site for housing must exclude the area of SSSI	Blue
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Green		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.		N/A	
7 Provide for a sustainable economy.	Yellow	Development of the site would have a neutral impact on the economy of Tonyrefail	
8 Provide for a diverse range of job opportunities.	Yellow	Development would have a neutral impact on employment opportunities.	
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.		N/A	
10 Improve, protect and enhance the landscape and countryside.	Yellow	Landscaping Scheme	Green
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Orange	Management scheme to protect SSSI	Green
12 Improve, protect and enhance the water environment.	Yellow	Management/design scheme	Blue
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Orange		

16 Provide a high quality built environment that promotes community pride.

Yellow

The development proposal would have to demonstrate a high standard of design. This needs to address both the design of buildings and access arrangements

Blue

Site: **619** Vans Direct HQ, yard and land to north west, Location: **Coedely** Proposal: **Residential development** Category: **Non-Strategic**
 Ely Valley Road and Elwyn Street

Stage 2 Assessment

Objective:	Existing Threshold:	Management Option:	Revised Threshold:
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Orange	No realistic/ difficult management option available. The site will not contribute towards the overall objectives and strategy of the LDP.	
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Orange	No realistic/ difficult management option available. The site will not contribute towards the overall objectives and strategy of the LDP.	
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Orange	Not large enough site to allow for more facilities	
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Orange	Not large enough site to allow for more facilities	
5 Reduce the need to travel and promote more sustainable modes of transport.	Yellow	Improve public transport	Green
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Orange	No realistic/ difficult management option available. The site will not contribute towards the overall objectives and strategy of the LDP.	
8 Provide for a diverse range of job opportunities.	Orange	No realistic/ difficult management option available. The site will not contribute towards the overall objectives and strategy of the LDP.	
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Yellow		
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Yellow		
12 Improve, protect and enhance the water environment.	Yellow		

13	Manage the effects of climate change.	Yellow	Improved public transport	Green
14	Increase the supply of renewable energy and reduce energy consumption.	Yellow	Improved public transport	Green
15	Promote efficient use of land and soils.	Blue		
16	Provide a high quality built environment that promotes community pride.	Orange		

Site: **620** Land at Dyffryn RowLocation: **Cwmbach**Proposal: **Residential development**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Green		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Yellow		
8 Provide for a diverse range of job opportunities.	Yellow		
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Yellow	Retain woodland as part of the development scheme	Green
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Yellow	Retain woodland/area of SINC. Remove SINC from developable boundary	Green
12 Improve, protect and enhance the water environment.	Yellow		
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Blue		
16 Provide a high quality built environment that promotes community pride.	Blue		

Site: **621** Site of former Chubb factoryLocation: **Ferndale**Proposal: **Residential development**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Orange	The development of the site for residential purposes would result in the loss of employment opportunities essential for the economy of the Northern Strategy Area. Retain for employment purposes.	Blue
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Yellow		Yellow
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Yellow	Adoption of a Green Travel Plan.	Blue
5 Reduce the need to travel and promote more sustainable modes of transport.	Orange	Development would increase the need for residents to travel to work. The site should be retain for employment purposes.	Blue
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.		N/A	
7 Provide for a sustainable economy.	Orange	The development of the site for residential purposes would result in the loss of employment opportunities essential for the economy of the Northern Strategy Area. Retain for employment purposes.	Blue
8 Provide for a diverse range of job opportunities.	Orange	The development of the site for residential purposes would result in the loss of employment opportunities essential for the economy of the Northern Strategy Area. Retain for employment purposes.	Blue
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.		N/A	
10 Improve, protect and enhance the landscape and countryside.	Yellow		

11	Protect and enhance the diversity and abundance of wildlife habitats and native species.	Yellow	N	
12	Improve, protect and enhance the water environment.	Yellow		
13	Manage the effects of climate change.	Orange	Development of this site for residential purposes would increase the need for residents to travel to work. Retain for employment purposes.	Blue
14	Increase the supply of renewable energy and reduce energy consumption.	Orange	Development of this site for residential purposes would increase the need for residents to travel to work. Retain for employment purposes.	Blue
15	Promote efficient use of land and soils.	Blue		
16	Provide a high quality built environment that promotes community pride.	Orange	The development of the valley floor for residential purposes is uncharacteristic. And would result in a fragmented development pattern. Retain for employment purposes.	Blue

Site: **625** Land south of the M4Location: **Brynsadler**Proposal: **Residential development**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Orange	No realistic/ difficult management option available. The site will not contribute towards the overall objectives and strategy of the LDP.	
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Orange	No realistic/ difficult management option available. The site will not contribute towards the overall objectives and strategy of the LDP.	
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Orange	Site not large enough to warrant new facilities	
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Orange	Site not large enough to warrant new facilities	
5 Reduce the need to travel and promote more sustainable modes of transport.	Yellow	Improved public transport provision	Green
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Yellow		
8 Provide for a diverse range of job opportunities.	Yellow		
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Orange	Landscape scheme	
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Yellow		
12 Improve, protect and enhance the water environment.	Yellow		
13 Manage the effects of climate change.	Orange	Improved public transport	Yellow
14 Increase the supply of renewable energy and reduce energy consumption.	Orange	Improved public transport	Yellow

15 Promote efficient use of land and soils.

Orange

16 Provide a high quality built environment that promotes community pride.

Yellow

Site: **628** Land at Meadow Cottage and Ffordd Llanbad Location: **Gilfach Goch** Proposal: **Residential development** Category: **Non-Strategic**

Stage 2 Assessment

Objective:	Existing Threshold:	Management Option:	Revised Threshold:
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Orange	No realistic/ difficult management option available. The site will not contribute towards the overall objectives and strategy of the LDP.	
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Orange	No realistic/ difficult management option available. The site will not contribute towards the overall objectives and strategy of the LDP.	
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Blue		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Yellow		
8 Provide for a diverse range of job opportunities.	Yellow		
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Orange		
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Yellow		
12 Improve, protect and enhance the water environment.	Yellow		
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Orange		

16 Provide a high quality built environment that promotes community pride.

Green

Site: **629** Land to the rear of Fford LlanbadLocation: **Gilfach Goch**Proposal: **Residential development**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Orange	No realistic/ difficult management option available. The site will not contribute towards the overall objectives and strategy of the LDP.	
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Orange	No realistic/ difficult management option available. The site will not contribute towards the overall objectives and strategy of the LDP.	
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Blue		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Yellow		
8 Provide for a diverse range of job opportunities.	Yellow		
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Orange		
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Yellow		
12 Improve, protect and enhance the water environment.	Yellow		
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Orange		

16 Provide a high quality built environment that promotes community pride.

Green

Site: **632** Land adjoining Dyffryn RoadLocation: **Cwmbach**Proposal: **Residential development**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Green		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Yellow		
8 Provide for a diverse range of job opportunities.	Yellow		
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Yellow	Retain woodland as part of development scheme	Green
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Orange	Retain woodland/area of SINC	Green
12 Improve, protect and enhance the water environment.	Yellow		
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Blue		
16 Provide a high quality built environment that promotes community pride.	Blue		

Site: **636** Land to the rear of 119-130 High Street, Cymmer Location: **Porth** Proposal: **Residential development** Category: **Non-Strategic**

Stage 2 Assessment

Objective:	Existing Threshold:	Management Option:	Revised Threshold:
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Orange	No realistic/ difficult management option available. The site will not contribute towards the overall objectives and strategy of the LDP.	
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Orange	No realistic/ difficult management option available. The site will not contribute towards the overall objectives and strategy of the LDP.	
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Yellow		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Green		
5 Reduce the need to travel and promote more sustainable modes of transport.	Orange		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Yellow		
8 Provide for a diverse range of job opportunities.	Yellow		
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Yellow	Landscaping scheme	Green
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Orange	remove sinc from developable area.	Green
12 Improve, protect and enhance the water environment.	Yellow		
13 Manage the effects of climate change.	Orange		
14 Increase the supply of renewable energy and reduce energy consumption.	Orange		
15 Promote efficient use of land and soils.	Orange		

16 Provide a high quality built environment that promotes community pride.

Yellow

Site: **638** Land to the east of Mill StreetLocation: **Tonyrefail**Proposal: **Residential development**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Yellow	Remove playing field from site boundary.	Green
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Yellow		
8 Provide for a diverse range of job opportunities.	Yellow		
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Yellow	Delete from site allocation.	Green
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Yellow	Delete from allocation.	Green
12 Improve, protect and enhance the water environment.	Yellow		
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Green		
16 Provide a high quality built environment that promotes community pride.	Blue		

Site: **639** Land at Cae Gwerlais FarmLocation: **Tonyrefail**Proposal: **Residential development**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Blue		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Yellow		
8 Provide for a diverse range of job opportunities.	Yellow		
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Yellow	Removal of the visually prominent eastern section of the site may be the development area.	Green
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Yellow		Green
12 Improve, protect and enhance the water environment.			
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Orange		
16 Provide a high quality built environment that promotes community pride.	Yellow	Ensure a high standard of design and layout.	Green

Site: **640** Land the south of The RidingsLocation: **Tonteg**Proposal: **Residential development**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Blue		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Yellow		
8 Provide for a diverse range of job opportunities.	Yellow		
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Yellow	Landscaping scheme.	Green
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Orange	Ensure that the development of the site provides for appropriate management of the SINC.	Green
12 Improve, protect and enhance the water environment.	Yellow	Exclude C2 area from any development.	Blue
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Green		
16 Provide a high quality built environment that promotes community pride.	Blue		

Site: **641** Land off Gilfach Road/ Trane Farm Location: **Tonyrefail** Proposal: **Residential development** Category: **Non-Strategic**

Stage 2 Assessment

Objective:	Existing Threshold:	Management Option:	Revised Threshold:
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Blue		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Yellow		
8 Provide for a diverse range of job opportunities.	Yellow		
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Yellow	Good landscaping and public open space scheme	Green
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Orange	Ensure a management plan is in place to ensure the appropriate management of the SSSI	Green
12 Improve, protect and enhance the water environment.	Yellow		
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Green		
16 Provide a high quality built environment that promotes community pride.	Yellow	Provision of a high standard of design and layout.	Green

Site: **642** Land at Trane Farm/ adjacent to Bryn Golau Location: **Tonyrefail** Proposal: **Residential development** Category: **Non-Strategic**

Stage 2 Assessment

Objective:	Existing Threshold:	Management Option:	Revised Threshold:
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Blue		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Yellow		
8 Provide for a diverse range of job opportunities.	Yellow		
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Yellow	Good landscaping and public open space scheme	Green
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Orange	Ensure that a management plan is in place to ensure the appropriate management of the SSSI.	Green
12 Improve, protect and enhance the water environment.			
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Green		

16 Provide a high quality built environment that promotes community pride.

Yellow

Ensure that a management plan is in place to ensure the appropriate management of the SSSI.

Green

Site: **652** Land adjacent to sewage treatment works Location: **Abercynon** Proposal: **Employment land and holiday cabins** Category: **Non-Strategic**

Stage 2 Assessment

Objective:	Existing Threshold:	Management Option:	Revised Threshold:
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.			
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Yellow		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Yellow		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Green		
5 Reduce the need to travel and promote more sustainable modes of transport.	Orange	Significant contribution to public transport through infrastructure and access	Yellow
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Yellow	This site would not contribute towards the overall objectives or strategy of the LDP.	Yellow
8 Provide for a diverse range of job opportunities.	Yellow	This site would not contribute towards the overall objectives or strategy of the LDP.	Yellow
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Yellow		
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Yellow	Proposal to induce protection of the trees	Green
12 Improve, protect and enhance the water environment.	Yellow		
13 Manage the effects of climate change.	Orange	Significant investment in public transport & green travel plan	Green
14 Increase the supply of renewable energy and reduce energy consumption.	Orange	Significant investment in public transport & green travel plan	Green
15 Promote efficient use of land and soils.	Orange		

16 Provide a high quality built environment that promotes community pride.

Orange

High standard of design

Green

Site: **654** Land at Llantrisant RoadLocation: **Beddau**Proposal: **Residential development**Category: **Non-Strategic****Stage 2 Assessment**

<i>Objective:</i>	<i>Existing Threshold:</i>	<i>Management Option:</i>	<i>Revised Threshold:</i>
1 Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Blue		
2 Promote and protect the culture and heritage including landscape, archaeology and language.	Blue		
3 Promote integrated communities, with opportunities for living, working and socialising for all.	Blue		
4 Provide an environment that encourages a healthy and safe lifestyle and promotes well being.	Blue		
5 Reduce the need to travel and promote more sustainable modes of transport.	Blue		
6 Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.			
7 Provide for a sustainable economy.	Yellow		
8 Provide for a diverse range of job opportunities.	Yellow		
9 Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.			
10 Improve, protect and enhance the landscape and countryside.	Yellow	Maintain landscape boundaries	Green
11 Protect and enhance the diversity and abundance of wildlife habitats and native species.	Yellow		
12 Improve, protect and enhance the water environment.	Yellow		
13 Manage the effects of climate change.	Blue		
14 Increase the supply of renewable energy and reduce energy consumption.	Blue		
15 Promote efficient use of land and soils.	Green		
16 Provide a high quality built environment that promotes community pride.	Blue		

Site: **3** **Rear of Maerdy Road**Location: **Maerdy**Proposal: **Site for small-scale infill development**Category: **Non-Strategic**

Stage 3 Assessment

Consultee	Consultee Comment
2 Countryside Council for Wales	SEWBRc Report, Comments: Number of records of Priority and Protected Species: 2
3 Environment Agency Wales	Environmental Constraints: Ordinary watercourses on site.

Site: **6** **Ferndale Industrial Estate**Location: **Maerdy**Proposal: **To be confirmed**Category: **Non-Strategic**

Stage 3 Assessment

Consultee	Consultee Comment
3 Environment Agency Wales	Environmental Constraints: 1. Small section of ordinary watercourse on site. 2. Potential for contamination due to previous use of site.
4 Glamorgan-Gwent Archaeological Trust Ltd	There are no archaeological restraints for this site.
8 The Coal Authority	Possible/known shallow mine workings: No Other underground workings: Yes Recorded mine entries: No Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No
12 Welsh Water	A public sewer and water mains crosses the site so this may restrict the density of development. If the development gives rise to a new discharge of trade effluent then a Discharge Consent is required from DCWW. No problems are envisaged with the provision of water supply for this development, although off-site water mains may be required which could be substantial and expensive.

Site: 7 Ferndale Industrial Estate

Location: Maerdy

Proposal: To be confirmed

Category: Non-Strategic

Stage 3 Assessment

Consultee	Consultee Comment
3 Environment Agency Wales	Environmental Constraints: 1. Small section of ordinary watercourse on site. 2. Potential for contamination due to previous use of site.
4 Glamorgan-Gwent Archaeological Trust Ltd	There are no archaeological restraints for this site.
8 The Coal Authority	Possible/known shallow mine workings: No Other underground workings: Yes Recorded mine entries: No Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No
12 Welsh Water	A public sewer and water mains crosses the site so this may restrict the density of development. If the development gives rise to a new discharge of trade effluent then a Discharge Consent is required from DCWW. No problems are envisaged with the provision of water supply for this development, although off-site water mains may be required which could be substantial and expensive.

Site: **8** **Ferndale Industrial Estate**Location: **Maerdy**Proposal: **To be confirmed**Category: **Non-Strategic**

Stage 3 Assessment

Consultee	Consultee Comment
3 Environment Agency Wales	Environmental Constraints: 1. Small section of ordinary watercourse on site. 2. Potential for contamination due to previous use of site.
4 Glamorgan-Gwent Archaeological Trust Ltd	There are no archaeological restraints for this site.
8 The Coal Authority	Possible/known shallow mine workings: No Other underground workings: Yes Recorded mine entries: No Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No
12 Welsh Water	A public sewer and water mains crosses the site so this may restrict the density of development. If the development gives rise to a new discharge of trade effluent then a Discharge Consent is required from DCWW. No problems are envisaged with the provision of water supply for this development, although off-site water mains may be required which could be substantial and expensive.

Site: **9** **Highfield Industrial Estate**Location: **Maerdy**Proposal: **Employment**Category: **Non-Strategic**

Stage 3 Assessment

Consultee	Consultee Comment
3 Environment Agency Wales	Environmental Constraints: 1. Small section of ordinary watercourse on site. 2. Potential for contamination due to previous use of site.
4 Glamorgan-Gwent Archaeological Trust Ltd	There are no archaeological restraints for this site.
8 The Coal Authority	Possible/known shallow mine workings: No Other underground workings: Yes Recorded mine entries: No Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No
12 Welsh Water	A public sewer and water mains crosses the site so this may restrict the density of development. If the development gives rise to a new discharge of trade effluent then a Discharge Consent is required from DCWW. No problems are envisaged with the provision of water supply for this development, although off-site water mains may be required which could be substantial and expensive.

Site: 13 Land at rear of Gwernllwyn Terrace

Location: Tylorstown

Proposal: Residential

Category: Non-Strategic

Stage 3 Assessment

Consultee	Consultee Comment
2 Countryside Council for Wales	SEWBRc Report, Comments: Number of records of Priority and Protected Species: 1
4 Glamorgan-Gwent Archaeological Trust Ltd	There are no archaeological restraints for this site.
12 Welsh Water	A public sewer crosses the site so this may restrict the density of development. The area suffers from low water pressure with new development exacerbating service levels so development of this site would require off-site main laying which could be quite substantial and expensive.

Site: **23** **Site off Fenwick Street**Location: **Pontygwaith**Proposal: **Residential**Category: **Non-Strategic**

Stage 3 Assessment

Consultee	Consultee Comment
2 Countryside Council for Wales	SEWBRc Report, Comments: Number of records of Priority and Protected Species: 13 Number of records of Species of Local Conservation Concern: 3 Number of records other Species: 119
4 Glamorgan-Gwent Archaeological Trust Ltd	There are no archaeological restraints for this site.
8 The Coal Authority	Possible/known shallow mine workings: No Other underground workings: Yes Recorded mine entries: Yes Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No
12 Welsh Water	The area suffers from low water pressure with new development exacerbating service levels so development of this site would require off-site main laying which could be quite substantial and expensive.

Site: **31** **Old Hospital Site and School Playground** Location: **Treherbert** Proposal: **Residential or mixed use development** Category: **Non-Strategic**

Stage 3 Assessment

Consultee	Consultee Comment
3 Environment Agency Wales	Environmental Constraints: 1. Ordinary watercourses on site. 2. Potential contamination due to previous use as a hospital site.
4 Glamorgan-Gwent Archaeological Trust Ltd	There are no archaeological restraints for this site.
8 The Coal Authority	Possible/known shallow mine workings: Yes Other underground workings: Yes Recorded mine entries: No Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No
12 Welsh Water	Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements. A public sewer and water mains crosses the site so this may restrict the density of development.

Site: **40** Land at the end of Ynysfeio Avenue. Location: **Treherbert** Proposal: **Residential development** Category: **Non-Strategic**

Stage 3 Assessment

Consultee	Consultee Comment
3 Environment Agency Wales	Environmental Constraints: Ordinary watercourses on site.
8 The Coal Authority	Possible/known shallow mine workings: Yes Other underground workings: Yes Recorded mine entries: Yes Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No
12 Welsh Water	Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements. The area suffers from low water pressure with new development exacerbating service levels so development of this site would require off-site main laying.

Site: **43** Site at the end of Mace LaneLocation: **Treorchy**Proposal: **Residential**Category: **Non-Strategic**

Stage 3 Assessment

Consultee	Consultee Comment
2 Countryside Council for Wales	SEWBRc Report, Comments: Number of records other Species: 1
3 Environment Agency Wales	Environmental Constraints: Ordinary watercourses on site
4 Glamorgan-Gwent Archaeological Trust Ltd	There are no archaeological restraints for this site.
8 The Coal Authority	Possible/known shallow mine workings: Yes Other underground workings: Yes Recorded mine entries: Yes Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No

Site: 46 Site off Cemetery Road

Location: Treorchy

Proposal: Residential development

Category: Non-Strategic

Stage 3 Assessment

Consultee	Consultee Comment
2 Countryside Council for Wales	SEWBRc Report, Comments: Number of records of Priority and Protected Species: 3 Number of records other Species: 2
3 Environment Agency Wales	Environmental Constraints: Presence of sewerage infrastructure unknown.
4 Glamorgan-Gwent Archaeological Trust Ltd	Archaeological Restraint: Old Coal Level and tramway. Archaeological Recommendation: None
8 The Coal Authority	Possible/known shallow mine workings: Yes Other underground workings: Yes Recorded mine entries: Yes Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No
12 Welsh Water	The area suffers from low water pressure with new development exacerbating service levels so development of this site would require off-site main laying which could be quite substantial and expensive.

Site: 49 Cae Mawr Industrial Estate

Location: Treorchy

Proposal: Residential development

Category: Non-Strategic

Stage 3 Assessment

Consultee	Consultee Comment
3 Environment Agency Wales	<p>Environmental Constraints</p> <ol style="list-style-type: none"> 1. Majority of site shown to be within zone C2 and zone B of WAG's Development Advice Maps. 2. Site shown to have been previously used as a licensed waste disposal site. <p>Notes: Re: flood risk - this site has not been considered as part of the SFCA therefore should you wish to allocate this site, your Authority should first ensure that the consequences of flooding can be managed - advice in Section 10 of TAN15 applies.</p>
4 Glamorgan-Gwent Archaeological Trust Ltd	There are no archaeological restraints for this site.
8 The Coal Authority	<p>Possible/known shallow mine workings: No</p> <p>Other underground workings: Yes</p> <p>Recorded mine entries: No</p> <p>Coal mining geology issues: No</p> <p>Past surface mining: No</p> <p>Known mine gas issues: No</p> <p>Previous coal mining related hazards: No</p>
12 Welsh Water	<p>If the development gives rise to a new discharge of trade effluent then a Discharge Consent is required from DCWW.</p> <p>No problems are envisaged with the provision of water supply for this development, although off-site water mains may be required which could be substantial and expensive.</p> <p>Water mains cross the site so this may restrict the density of development.</p>

Site: **84** **Hospital Site**Location: **Llwynypia**Proposal: **Residential development**Category: **Non-Strategic**

Stage 3 Assessment

Consultee	Consultee Comment
2 Countryside Council for Wales	SEWBRc Report, Comments: Number of records of Priority and Protected Species: 2 Number of records of Species of Local Conservation Concern: 1 Number of records other Species: 6
3 Environment Agency Wales	Environmental Constraints: Potential for contamination due to previous use of the site.
4 Glamorgan-Gwent Archaeological Trust Ltd	There are no archaeological restraints for this site.
8 The Coal Authority	Possible/known shallow mine workings: Yes Other underground workings: Yes Recorded mine entries: No Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No
12 Welsh Water	A public sewer and water mains crosses the site so this may restrict the density of development.

Site: **94** Site to south of Cwmclydach Junior School Location: **Clydach Vale** Proposal: **Residential development** Category: **Non-Strategic**

Stage 3 Assessment

Consultee	Consultee Comment
3 Environment Agency Wales	Environmental Constraints: Ordinary watercourse of western boundary of site.
4 Glamorgan-Gwent Archaeological Trust Ltd	Archaeological Restraint: Area was crossed by tramway (now removed). Archaeological Recommendation: None.
8 The Coal Authority	Possible/known shallow mine workings: No Other underground workings: Yes Recorded mine entries: Yes Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No
12 Welsh Water	Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements. □ A public sewer crosses the site so this may restrict the density of development.

Site: 113 Llanilid OCS

Location: Llanharan

Proposal: Residential devevelopment, open space, neighbourhood centre, primary school & infrastructure

Category: Strategic

Stage 3 Assessment

Consultee	Consultee Comment
2 Countryside Council for Wales	<p>Concerns over the development of this area and likely coalescence of Llanharan, Llanilid and Llanharan. Likely to be considerable highway and traffic implications, which would produce questions over the sustainability implications of such proposals.</p> <p>Engage in discussions with Bridgend CBC due to their consideration of proposals in the Pencoed area.</p> <p>SEWBRc Report Comments: Number of records of Priority and Protected Species: 904 Number of records of Other Species of Conservation Concern: 548 Number of records of Species of Local Conservation Concern: 531 Number of records other Species: 1012</p>
3 Environment Agency Wales	<p>Environmental Constraints</p> <ol style="list-style-type: none"> 1. Ordinary watercourses on site. 2. Formerly a licensed waste site. 3. Presence of sewerage infrastructure unknown. <p>Notes: Re: flood risk - this site is being considered as part of RCT's SFCA.</p>
4 Glamorgan-Gwent Archaeological Trust Ltd	<p>Archaeological Restraint: Environmental Statement has identified small areas of archaeological interest. Archaeological Recommendation: Sufficient information in Environmental Statement if required works on archaeological sites can be secured by condition.</p>
8 The Coal Authority	<p>Possible/known shallow mine workings: Yes Other underground workings: Yes Recorded mine entries: Yes Coal mining geology issues: No Past surface mining: Yes Known mine gas issues: No Previous coal mining related hazards: No</p>
12 Welsh Water	<p>A public sewer and water mains crosses the site so this may restrict the density of development. The area suffers from low water pressure with new development exacerbating service levels so development of this site would require off-site main laying which could be quite substantial and expensive.</p>

Site: 115 West of Llechau

Location: Llanharry

Proposal: Residential development

Category: Non-Strategic

Stage 3 Assessment

Consultee	Consultee Comment
2 Countryside Council for Wales	SEWBRc Report, Comments: Number of records of Priority and Protected Species: 4 Number of records of Species of Local Conservation Concern: 1 Number of records other Species: 3
4 Glamorgan-Gwent Archaeological Trust Ltd	Archaeological Restraint: Fairly Significant Restraint Western part is the site of Llanharry Iron Ore Works. Archaeological Recommendation: Archaeological evaluation may be required prior to determination of planning application.
8 The Coal Authority	Possible/known shallow mine workings: No Other underground workings: No Recorded mine entries: Yes Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No
12 Welsh Water	Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements. If all proposed developments come to fruition then the Coslech WwTW will exceed design capacity. Should developers proceed in advance of DCWW planned improvements it may result in objection to the proposals with the possibility of developers funding the necessary upgrades via S106. DCWW require us to include a statement on waste water infrastructure for the site. The area suffers from low water pressure with new development exacerbating service levels so development of this site would require off-site main laying which could be quite substantial and expensive.

Site: 116 Mwyndy NE

Location: Pontyclun

Proposal: Residential and employment

Category: Strategic

Stage 3 Assessment

Consultee	Consultee Comment
2 Countryside Council for Wales	<p>CCW have serious concerns relating to this proposal, due to its major extension into the open countryside and the coalescence of a small number of settlements that would result in a loss of traditional field patterns and important boundary features. The area has potential for breeding otter and major biodiversity interests.</p> <p>SEWBRc Report, Comments: Number of records of Priority and Protected Species: 31 Number of records of Other Species of Conservation Concern: 6 Number of records of Species of Local Conservation Concern: 35 Number of records other Species: 436</p>
3 Environment Agency Wales	<p>Environmental Constraints</p> <ol style="list-style-type: none"> 1. Part of site in zones C2 and B of WAG's Development Advice Maps. 2. Presence of sewerage infrastructure unknown. 3. Part of site previously licensed for waste disposal. <p>Notes: Re: flood risk - this site is being considered as part of RCT's SFCA. Advice in Section 10 of TAN15 applies. We note there is a difference in the site boundary you have provided and the one given in the SFCA Report.</p>
4 Glamorgan-Gwent Archaeological Trust Ltd	<p>Archaeological Restraint: Fairly Significant Restraint Bronze Age and Roman sites identified in area. Archaeological Recommendation: Archaeological desk-based assessment plus possible evaluation on specific sites required prior to determination of planning application. Archaeological remains may remove some areas of site from development.</p>
8 The Coal Authority	<p>Possible/known shallow mine workings: Yes Other underground workings: No Recorded mine entries: Yes Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No</p>

12 Welsh Water

A public sewer and water mains crosses the site so this may restrict the density of development.

Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements.

If the development gives rise to a new discharge of trade effluent then a Discharge Consent is required from DCWW.

If all proposed developments come to fruition then the Coslech WwTW will exceed design capacity. Should developers proceed in advance of DCWW planned improvements it may result in objection to the proposals with the possibility of developers funding the necessary upgrades via S106.

DCWW require us to include a statement on waste water infrastructure for the site.

The area suffers from low water pressure with new development exacerbating service levels so development of this site would require off-site main laying which could be quite substantial and expensive.

Site: 117 Mwyndy NW

Location: Pontyclun

Proposal: Residential and employment

Category: Strategic

Stage 3 Assessment

Consultee	Consultee Comment
2 Countryside Council for Wales	<p>CCW have serious concerns relating to this proposal, due to its major extension into the open countryside and the coalescence of a small number of settlements that would result in a loss of traditional field patterns and important boundary features. The area has potential for breeding otter and major biodiversity interests.</p> <p>SEWBRc Report, Comments: Number of records of Priority and Protected Species: 31 Number of records of Other Species of Conservation Concern: 6 Number of records of Species of Local Conservation Concern: 35 Number of records other Species: 436</p>
3 Environment Agency Wales	<p>Environmental Constraints</p> <ol style="list-style-type: none"> 1. Part of site in zones C2 and B of WAG's Development Advice Maps. 2. Presence of sewerage infrastructure unknown. 3. Part of site previously licensed for waste disposal. <p>Notes: Re: flood risk - this site is being considered as part of RCT's SFCA. Advice in Section 10 of TAN15 applies. We note there is a difference in the site boundary you have provided and the one given in the SFCA Report.</p>
4 Glamorgan-Gwent Archaeological Trust Ltd	<p>Archaeological Restraint: Fairly Significant Restraint Bronze Age and Roman sites identified in area. Archaeological Recommendation: Archaeological desk-based assessment plus possible evaluation on specific sites required prior to determination of planning application. Archaeological remains may remove some areas of site from development.</p>
8 The Coal Authority	<p>Possible/known shallow mine workings: Yes Other underground workings: No Recorded mine entries: Yes Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No</p>

12 Welsh Water

A public sewer and water mains crosses the site so this may restrict the density of development.

Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements.

If the development gives rise to a new discharge of trade effluent then a Discharge Consent is required from DCWW.

If all proposed developments come to fruition then the Coslech WwTW will exceed design capacity. Should developers proceed in advance of DCWW planned improvements it may result in objection to the proposals with the possibility of developers funding the necessary upgrades via S106.

DCWW require us to include a statement on waste water infrastructure for the site.

The area suffers from low water pressure with new development exacerbating service levels so development of this site would require off-site main laying which could be quite substantial and expensive.

Site: 118 Mwyndy Park

Location: Pontyclun

Proposal: Residential development

Category: Strategic

Stage 3 Assessment

Consultee	Consultee Comment
2 Countryside Council for Wales	<p>CCW have serious concerns relating to this proposal, due to its major extension into the open countryside and the coalescence of a small number of settlements that would result in a loss of traditional field patterns and important boundary features. The area has potential for breeding otter and major biodiversity interests.</p> <p>SEWBRc Report, Comments: Number of records of Priority and Protected Species: 31 Number of records of Other Species of Conservation Concern: 6 Number of records of Species of Local Conservation Concern: 35 Number of records other Species: 436</p>
3 Environment Agency Wales	<p>Environmental Constraints</p> <ol style="list-style-type: none"> 1. Part of site in zones C2 and B of WAG's Development Advice Maps. 2. Presence of sewerage infrastructure unknown. 3. Part of site previously licensed for waste disposal. <p>Notes: Re: flood risk - this site is being considered as part of RCT's SFCA. Advice in Section 10 of TAN15 applies. We note there is a difference in the site boundary you have provided and the one given in the SFCA Report.</p>
4 Glamorgan-Gwent Archaeological Trust Ltd	<p>Archaeological Restraint: Fairly Significant Restraint Bronze Age and Roman sites identified in area. Archaeological Recommendation: Archaeological desk-based assessment plus possible evaluation on specific sites required prior to determination of planning application. Archaeological remains may remove some areas of site from development.</p>
8 The Coal Authority	<p>Possible/known shallow mine workings: Yes Other underground workings: No Recorded mine entries: Yes Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No</p>

12 Welsh Water

A public sewer and water mains crosses the site so this may restrict the density of development.

Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements.

If the development gives rise to a new discharge of trade effluent then a Discharge Consent is required from DCWW.

If all proposed developments come to fruition then the Coslech WwTW will exceed design capacity. Should developers proceed in advance of DCWW planned improvements it may result in objection to the proposals with the possibility of developers funding the necessary upgrades via S106.

DCWW require us to include a statement on waste water infrastructure for the site.

The area suffers from low water pressure with new development exacerbating service levels so development of this site would require off-site main laying which could be quite substantial and expensive.

Site: 119 Purolite site and Pant Marsh

Location: Llantrisant

Proposal: Town centre

Category: Strategic

Stage 3 Assessment

Consultee	Consultee Comment
2 Countryside Council for Wales	<p>CCW have serious concerns relating to this proposal, due to its major extension into the open countryside and the coalescence of a small number of settlements that would result in a loss of traditional field patterns and important boundary features. The area has potential for breeding otter and major biodiversity interests.</p> <p>SEWBRc Report, Comments: Number of records of Priority and Protected Species: 31 Number of records of Other Species of Conservation Concern: 6 Number of records of Species of Local Conservation Concern: 35 Number of records other Species: 436</p>
3 Environment Agency Wales	<p>Environmental Constraints</p> <ol style="list-style-type: none"> 1. Part of site in zones C2 and B of WAG's Development Advice Maps. 2. Presence of sewerage infrastructure unknown. 3. Part of site previously licensed for waste disposal. <p>Notes: Re: flood risk - this site is being considered as part of RCT's SFCA. Advice in Section 10 of TAN15 applies. We note there is a difference in the site boundary you have provided and the one given in the SFCA Report.</p>
4 Glamorgan-Gwent Archaeological Trust Ltd	<p>Archaeological Restraint: Fairly Significant Restraint Bronze Age and Roman sites identified in area. Archaeological Recommendation: Archaeological desk-based assessment plus possible evaluation on specific sites required prior to determination of planning application. Archaeological remains may remove some areas of site from development.</p>
8 The Coal Authority	<p>Possible/known shallow mine workings: Yes Other underground workings: No Recorded mine entries: Yes Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No</p>

12 Welsh Water

A public sewer and water mains crosses the site so this may restrict the density of development.

Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements.

If the development gives rise to a new discharge of trade effluent then a Discharge Consent is required from DCWW.

If all proposed developments come to fruition then the Coslech WwTW will exceed design capacity. Should developers proceed in advance of DCWW planned improvements it may result in objection to the proposals with the possibility of developers funding the necessary upgrades via S106.

DCWW require us to include a statement on waste water infrastructure for the site.

The area suffers from low water pressure with new development exacerbating service levels so development of this site would require off-site main laying which could be quite substantial and expensive.

Site: 127 Trane Farm

Location: Tonyrefail

Proposal: Residential development including retirement village

Category: Non-Strategic

Stage 3 Assessment

Consultee	Consultee Comment
2 Countryside Council for Wales	<p>This site contains a small area of land in the Rhos Tonyrefail SSSI provking concerns regarding the long-term sustainable management of this part of the SSSI by light summer grazing. Appropriately worded supporting text should be included to ensure that the SSSI land is protected within any development which may take place, and that it is designed in such a way as to permit access for grazing. It is anticipated there will be a loss of ecological connectivity as a result of any proposed development on the site. The Rhos Tonyrefail SSSI was notified for its significant population of the endangered marsh fritillary butterfly, the species is reliant on a landscape with good connectivity between patches of suitable breeding habitat and concerns have been raised regarding the butterfly's ability to pass between remaining patches of suitable habitat in the south and the north of Tonyrefail. There is scope to produce suitably sized/specified wildlife corridors. There is also concern as the western boundary directly abuts further land within the SSSI. We have suggested appropriate wording to address the issues mentioned above. Part of this allocation is land proposed for an extension of the nearby cemetery, the proposed extension coincides with part of the SSSI, and if alternative cemetery land were to be allocated it might help resolve this conflict.</p> <p>SEWBRc Report, Comments: Number of records of Priority and Protected Species: 15 Number of records of Other Species of Conservation Concern: 3 Number of records of Species of Local Conservation Concern: 4 Number of records other Species: 9</p>
3 Environment Agency Wales	<p>Environmental Constraints: 1. Ordinary watercourses on site. 2. Presence of sewerage infrastructure unknown.</p> <p>Notes: Boundary between this site and 8 (C) is unclear.</p>
4 Glamorgan-Gwent Archaeological Trust Ltd	<p>Archaeological Restraint: Fairly Significant Restraint Tran Farm is possibly a late medieval or early post medieval settlement. Archaeological Recommendation: Archaeological desk-based assessment plus possible evaluation required prior to determination of planning application.</p>
8 The Coal Authority	<p>Possible/known shallow mine workings: Yes Other underground workings: Yes Recorded mine entries: No Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No</p>

12 Welsh Water

Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements.

The area suffers from low water pressure with new development exacerbating service levels so development of this site would require off-site main laying which could be quite substantial and expensive.

Site: 130 Land rear of Tylchawen Terrace

Location: Tonyrefail

Proposal: Residential development

Category: Non-Strategic

Stage 3 Assessment

Consultee	Consultee Comment
2 Countryside Council for Wales	SEWBRc Report, Comments: Number of records of Priority and Protected Species: 27 Number of records of Other Species of Conservation Concern: 6 Number of records of Species of Local Conservation Concern: 7 Number of records other Species: 13
3 Environment Agency Wales	Environmental Constraints: Minor aquifer. High Groundwater vulnerability to sources of diffuse pollution. No records of pollution incidents. Not within fluvial floodplain. The need for the attenuation of surface water on site is envisaged.
8 The Coal Authority	Possible/known shallow mine workings: Yes Other underground workings: Yes Recorded mine entries: Yes Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No
12 Welsh Water	Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements. The area suffers from low water pressure with new development exacerbating service levels so development of this site would require off-site main laying which could be quite substantial and expensive.

Site: 132 Cwm Coking Plant

Location: Beddau

Proposal: Residential, employment, local centre, primary school
Category: Strategic

Stage 3 Assessment

Consultee	Consultee Comment
2 Countryside Council for Wales	<p>CCW welcomes the proposal to integrate and manage large parts of the site as public open space and recommends close liaison with our ecologist and landscape architect. The site offers significant opportunities for biodiversity enhancement and CCW recommends that good quality walking, cycling and transport links are integrated into the proposals.</p> <p>SEWBRc Report, Comments: Number of records of Priority and Protected Species: 58 Number of records of Other Species of Conservation Concern: 2 Number of records of Species of Local Conservation Concern: 27 Number of records other Species: 283</p>
3 Environment Agency Wales	<p>Environmental Constraints:</p> <ol style="list-style-type: none"> 1. Part of site within zone C2 of WAG's Development Advice Maps. Larger part of site also shown to be within our own 0.1% flood outline. 2. Presence of sewerage infrastructure unknown. 3. Ordinary watercourses on site. <p>Notes: Re: flood risk - this site is being considered as part of RCT's SFCA. Advice in Section 10 of TAN15 applies.</p>
4 Glamorgan-Gwent Archaeological Trust Ltd	<p>Archaeological Restraint: Coke Works. Archaeological Recommendation: Need to preserve listed structures.</p>
8 The Coal Authority	<p>Possible/known shallow mine workings: Yes Other underground workings: Yes Recorded mine entries: Yes Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No</p>

12 Welsh Water

Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements.

A public sewer and water mains crosses the site so this may restrict the density of development.

If the development gives rise to a new discharge of trade effluent then a Discharge Consent is required from DCWW.

If all proposed developments come to fruition then the Rhiwsaeson WwTW will exceed design capacity. Should developers proceed in advance of DCWW planned improvements it may result in objection to the proposals with the possibility of developers funding the necessary upgrades via S106.

DCWW require us to include a statement on waste water infrastructure for the site.

The area suffers from low water pressure with new development exacerbating service levels so development of this site would require off-site main laying which could be quite substantial and expensive.

Site: **134 Land north of Concorde Drive (Rhiw Garn Fawr site F)** Location: **Tonyrefail** Proposal: **Residential development** Category: **Non-Strategic**

Stage 3 Assessment

Consultee	Consultee Comment
2 Countryside Council for Wales	<p>The site is situated on land notified as part of the Rhos Tonyrefail Site of Special Scientific Interest. The allocation of these sites for residential development is not compatible with their natural heritage interests and their status as SSSI and consider that should the sites be developed it would result in considerable damage to the features for which the SSSI is of special interest. There is a question on the rationale and justification to promote them as allocations within the emerging LDP given their nationally important status as an SSSI.</p> <p>SEWBRc Report, Comments: Number of records of Priority and Protected Species: 27 Number of records of Other Species of Conservation Concern: 3 Number of records of Species of Local Conservation Concern: 1 Number of records other Species: 24</p>
3 Environment Agency Wales	<p>Environmental Constraints: Minor aquifer. High Groundwater vulnerability to sources of diffuse pollution. No records of pollution incidents. Not within fluvial floodplain. The need for the attenuation of surface water on site is envisaged.</p>
8 The Coal Authority	<p>Possible/known shallow mine workings: Yes Other underground workings: Yes Recorded mine entries: Yes Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No</p>
12 Welsh Water	<p>Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements. The area suffers from low water pressure with new development exacerbating service levels so development of this site would require off-site main laying which could be quite substantial and expensive. No sewage treatment problem</p>

Site: 142 South of Llantrisant Business Park

Location: Llantrisant

Proposal: Employment

Category: Non-Strategic

Stage 3 Assessment

Consultee	Consultee Comment
3 Environment Agency Wales	<p>Environmental Constraints</p> <ol style="list-style-type: none"> 1. Although part of site shown to be within zone C2 of WAG's Development Advice Maps, site is outside our own 0.1% flood outline. 2. Ordinary watercourse on eastern boundary.
4 Glamorgan-Gwent Archaeological Trust Ltd	There are no archaeological restraints for this site.
8 The Coal Authority	<p>Possible/known shallow mine workings: Yes</p> <p>Other underground workings: No</p> <p>Recorded mine entries: Yes</p> <p>Coal mining geology issues: No</p> <p>Past surface mining: No</p> <p>Known mine gas issues: No</p> <p>Previous coal mining related hazards: No</p>
12 Welsh Water	<p>Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements.</p> <p>A public sewer crosses the site so this may restrict the density of development.</p> <p>If the development gives rise to a new discharge of trade effluent then a Discharge Consent is required from DCWW.</p> <p>If all proposed developments come to fruition then the Coslech WwTW will exceed design capacity. Should developers proceed in advance of DCWW planned improvements it may result in objection to the proposals with the possibility of developers funding the necessary upgrades via S106.</p> <p>DCWW require us to include a statement on waste water infrastructure for the site.</p> <p>No problems are envisaged with the provision of water supply for this development, although off-site water mains may be required which could be substantial and expensive.</p>

Site: **164 Land south of Brynna Road**Location: **Brynna**Proposal: **Residential development**Category: **Non-Strategic**

Stage 3 Assessment

Consultee	Consultee Comment
2 Countryside Council for Wales	SEWBRc Report, Comments: Number of records of Priority and Protected Species: 142 Number of records of Other Species of Conservation Concern: 45 Number of records of Species of Local Conservation Concern: 74
4 Glamorgan-Gwent Archaeological Trust Ltd	There are no archaeological restraints for this site.
8 The Coal Authority	Possible/known shallow mine workings: Yes Other underground workings: Yes Recorded mine entries: Yes Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No

Site: 167 Church Village

Location: Church Village

Proposal: Residential development

Category: Non-Strategic

Stage 3 Assessment

Consultee	Consultee Comment
2 Countryside Council for Wales	<p>This site contains an area of valuable unimproved grassland habitat that CCW considers worthy of a detailed survey as part of their phase II grassland survey project.</p> <p>SEWBRc Report, Comments: Number of records of Priority and Protected Species: 220 Number of records of Other Species of Conservation Concern: 40 Number of records of Species of Local Conservation Concern: 108 Number of records other Species: 635</p>
3 Environment Agency Wales	<p>Environmental Constraints: 1. Part of site within zones C2 and B of WAG's Development Advice Maps. Part of site also shown to be within our own 0.1% flood outline. 2. Ordinary watercourse on site.</p> <p>Notes: Re: flood risk - this site has not been considered as part of the SFCA – therefore should you wish to allocate this site, your Authority should first ensure that the consequences of flooding can be managed - advice in Section 10 of TAN15 applies.</p>
4 Glamorgan-Gwent Archaeological Trust Ltd	There are no archaeological restraints for this site.
8 The Coal Authority	<p>Possible/known shallow mine workings: Yes Other underground workings: Yes Recorded mine entries: Yes Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No</p>
12 Welsh Water	<p>Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements. A public sewer crosses the site so this may restrict the density of development. If all proposed developments come to fruition then the Rhiwsaeson WwTW will exceed design capacity. Should developers proceed in advance of DCWW planned improvements it may result in objection to the proposals with the possibility of developers funding the necessary upgrades via S106. DCWW require us to include a statement on waste water infrastructure for the site. The area suffers from low water pressure with new development exacerbating service levels so development of this site would require off-site main laying which could be quite substantial and expensive.</p>

Site: 171 East of Station Road

Location: Llantwit Fardre

Proposal: Residential development

Category: Non-Strategic

Stage 3 Assessment

Consultee	Consultee Comment
2 Countryside Council for Wales	<p>This site contains an area of valuable unimproved grassland habitat that CCW considers worthy of a detailed survey as part of their phase II grassland survey project.</p> <p>SEWBRc Report, Comments: Number of records of Priority and Protected Species: 220 Number of records of Other Species of Conservation Concern: 40 Number of records of Species of Local Conservation Concern: 108 Number of records other Species: 635</p>
3 Environment Agency Wales	<p>Environmental Constraints: 1. Part of site within zones C2 and B of WAG's Development Advice Maps. Part of site also shown to be within our own 0.1% flood outline. 2. Ordinary watercourse on site.</p> <p>Notes: Re: flood risk - this site has not been considered as part of the SFCA – therefore should you wish to allocate this site, your Authority should first ensure that the consequences of flooding can be managed - advice in Section 10 of TAN15 applies.</p>
4 Glamorgan-Gwent Archaeological Trust Ltd	There are no archaeological restraints for this site.
8 The Coal Authority	<p>Possible/known shallow mine workings: Yes Other underground workings: Yes Recorded mine entries: Yes Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No</p>
12 Welsh Water	<p>Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements. A public sewer crosses the site so this may restrict the density of development. If all proposed developments come to fruition then the Rhiwsaeson WwTW will exceed design capacity. Should developers proceed in advance of DCWW planned improvements it may result in objection to the proposals with the possibility of developers funding the necessary upgrades via S106. DCWW require us to include a statement on waste water infrastructure for the site. The area suffers from low water pressure with new development exacerbating service levels so development of this site would require off-site main laying which could be quite substantial and expensive.</p>

Site: 176 Dyffryn Row

Location: Cwmbach

Proposal: Residential/commercial development

Category: Non-Strategic

Stage 3 Assessment

Consultee	Consultee Comment
2 Countryside Council for Wales	SEWBRc Report, Comments: Number of records of Other Species of Conservation Concern: 1 Number of records other Species: 118
3 Environment Agency Wales	Environmental Constraints: Although the site is shown to be outside of the flood zones of the WAG's Development Advice Maps, part of the site is within our own 0.1% flood outline. Notes: As part of the site is shown to be within our own 0.1% flood outline, flood risk should be further considered as part of any future development proposals on this site.
4 Glamorgan-Gwent Archaeological Trust Ltd	Archaeological Restraint: Early Industrial workers housing. Archaeological Recommendation: May need some archaeological work during development
8 The Coal Authority	Possible/known shallow mine workings: No Other underground workings: Yes Recorded mine entries: No Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No
12 Welsh Water	A public sewer crosses the site so this may restrict the density of development. If all proposed developments come to fruition then the Cynon WWTW will exceed design capacity. Should developers proceed in advance of DCWW planned improvements it may result in objection to the proposals with the possibility of developers funding the necessary upgrades via S106. DCWW require us to include a statement on waste water infrastructure for the site.

Site: 177 Land south of Llantrisant Business Park Location: Llantrisant Proposal: Employment Category: Non-Strategic

Stage 3 Assessment

Consultee	Consultee Comment
3 Environment Agency Wales	<p>Environmental Constraints</p> <ol style="list-style-type: none"> 1. Although part of site shown to be within zone C2 of WAG's Development Advice Maps, site is outside our own 0.1% flood outline. 2. Ordinary watercourse on eastern boundary.
4 Glamorgan-Gwent Archaeological Trust Ltd	There are no archaeological restraints for this site.
8 The Coal Authority	<p>Possible/known shallow mine workings: Yes</p> <p>Other underground workings: No</p> <p>Recorded mine entries: Yes</p> <p>Coal mining geology issues: No</p> <p>Past surface mining: No</p> <p>Known mine gas issues: No</p> <p>Previous coal mining related hazards: No</p>
12 Welsh Water	<p>Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements.</p> <p>A public sewer crosses the site so this may restrict the density of development.</p> <p>If the development gives rise to a new discharge of trade effluent then a Discharge Consent is required from DCWW.</p> <p>If all proposed developments come to fruition then the Coslech WwTW will exceed design capacity. Should developers proceed in advance of DCWW planned improvements it may result in objection to the proposals with the possibility of developers funding the necessary upgrades via S106.</p> <p>DCWW require us to include a statement on waste water infrastructure for the site.</p> <p>No problems are envisaged with the provision of water supply for this development, although off-site water mains may be required which could be substantial and expensive.</p>
12 Welsh Water	<p>Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements.</p> <p>A public sewer crosses the site so this may restrict the density of development.</p> <p>If the development gives rise to a new discharge of trade effluent then a Discharge Consent is required from DCWW.</p> <p>If all proposed developments come to fruition then the Coslech WwTW will exceed design capacity. Should developers proceed in advance of DCWW planned improvements it may result in objection to the proposals with the possibility of developers funding the necessary upgrades via S106.</p> <p>DCWW require us to include a statement on waste water infrastructure for the site.</p> <p>No problems are envisaged with the provision of water supply for this development, although off-site water mains may be required which could be substantial and expensive.</p>

Site: **182 WPD Depot & Cowlin Depot, Station Road** Location: **Church Village** Proposal: **Residential development** Category: **Non-Strategic**

Stage 3 Assessment

Consultee	Consultee Comment
2 Countryside Council for Wales	SEWBRc Report, Comments: Number of records of Priority and Protected Species: 4 Number of records of Other Species of Conservation Concern: 2 Number of records of Species of Local Conservation Concern: 4 Number of records other Species: 28
3 Environment Agency Wales	Environmental Constraints: Although part of site shown to be within zone C2 of WAG's Development Advice Maps, site is outside our own 0.1% flood outline.
4 Glamorgan-Gwent Archaeological Trust Ltd	There are no archaeological restraints for this site.
8 The Coal Authority	Possible/known shallow mine workings: Yes Other underground workings: Yes Recorded mine entries: Yes Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No
12 Welsh Water	A public sewer and water mains crosses the site so this may restrict the density of development. If all proposed developments come to fruition then the Rhiwsaeson WwTW will exceed design capacity. Should developers proceed in advance of DCWW planned improvements it may result in objection to the proposals with the possibility of developers funding the necessary upgrades via S106. DCWW require us to include a statement on waste water infrastructure for the site.

Site: 186 Tylcha Fawr Farm

Location: Tonyrefail

Proposal: Residential/general development

Category: Non-Strategic

Stage 3 Assessment

Consultee	Consultee Comment
2 Countryside Council for Wales	SEWBRc Report, Comments: Number of records of Priority and Protected Species: 28 Number of records of Other Species of Conservation Concern: 3 Number of records of Species of Local Conservation Concern: 4 Number of records other Species: 23
3 Environment Agency Wales	Environmental Constraints: Ordinary watercourses on site.
4 Glamorgan-Gwent Archaeological Trust Ltd	There are no archaeological restraints for this site.
8 The Coal Authority	Possible/known shallow mine workings: No Other underground workings: Yes Recorded mine entries: No Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No
12 Welsh Water	A public sewer crosses the site so this may restrict the density of development. If the development gives rise to a new discharge of trade effluent then a Discharge Consent is required from DCWW. Development of this site would require off-site main laying which could be quite substantial and expensive.

Site: 187 Former Fernhill Colliery Site

Location: Treherbert

Proposal: Residential development

Category: Strategic

Stage 3 Assessment

Consultee	Consultee Comment
2 Countryside Council for Wales	<p>This is an area of significant landscape value ensuring its inclusion in the Rhondda Landscape of Historic Interest. It has a prominent role in distant views when approaching Treherbert along the A4061, so design and roofscapes will be particularly important. There is a need to build on existing footpaths and improve footpaths and cycle links to the railway station at Treherbert.</p> <p>SEWBRc Report, Comments: Number of records of Priority and Protected Species: 29 Number of records of Other Species of Conservation Concern: 4 Number of records of Species of Local Conservation Concern: 17 Number of records other Species: 11</p>
3 Environment Agency Wales	<p>Environmental Constraints:</p> <ol style="list-style-type: none"> 1. Part of site within zone C2 on WAG's Development Advice Maps. 2. Ordinary watercourses on site. 3. Presence of sewerage infrastructure unknown. <p>Notes: Re: flood risk - this site is being considered as part of RCT's SFCA. Advice in Section 10 of TAN15 applies.</p>
4 Glamorgan-Gwent Archaeological Trust Ltd	<p>Archaeological Restraint: Fairly Significant Restraint Fernhill Colliery and inside Registered Landscape of Special Historic Importance. Archaeological Recommendation: Archaeological desk-based assessment plus Assessment of the Significance of the Impact of Development on Historic Landscape required prior to determination of planning application</p>
8 The Coal Authority	<p>Possible/known shallow mine workings: Yes Other underground workings: Yes Recorded mine entries: Yes Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No</p>
12 Welsh Water	<p>Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements. A public sewer and water mains crosses the site so this may restrict the density of development. The area suffers from low water pressure with new development exacerbating service levels so development of this site would require off-site main laying.</p>

Site: **200 Land at Park Street**Location: **Clydach Vale**Proposal: **Residential development**Category: **Non-Strategic**

Stage 3 Assessment

Consultee	Consultee Comment
3 Environment Agency Wales	Environmental Constraints: Ordinary watercourse of western boundary of site.
4 Glamorgan-Gwent Archaeological Trust Ltd	Archaeological Restraint: Area was crossed by tramway (now removed). Archaeological Recommendation: None
8 The Coal Authority	Possible/known shallow mine workings: No Other underground workings: Yes Recorded mine entries: Yes Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No
12 Welsh Water	Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements. □ A public sewer crosses the site so this may restrict the density of development.

Site: **206 Cwm Colliery Reclamation**Location: **Beddau**Proposal: **Residential development**Category: **Strategic**

Stage 3 Assessment

Consultee	Consultee Comment
2 Countryside Council for Wales	<p>CCW welcomes the proposal to integrate and manage large parts of the site as public open space and recommends close liaison with our ecologist and landscape architect. The site offers significant opportunities for biodiversity enhancement and CCW recommends that good quality walking, cycling and transport links are integrated into the proposals.</p> <p>SEWBRc Report, Comments: Number of records of Priority and Protected Species: 58 Number of records of Other Species of Conservation Concern: 2 Number of records of Species of Local Conservation Concern: 27 Number of records other Species: 283</p>
3 Environment Agency Wales	<p>Environmental Constraints: 1. Part of site within zone C2 of WAG's Development Advice Maps. Larger part of site also shown to be within our own 0.1% flood outline. 2. Presence of sewerage infrastructure unknown. 3. Ordinary watercourses on site.</p> <p>Notes: Re: flood risk - this site is being considered as part of RCT's SFCA. Advice in Section 10 of TAN15 applies.</p>
4 Glamorgan-Gwent Archaeological Trust Ltd	<p>Archaeological Restraint: Coke Works. Archaeological Recommendation: Need to preserve listed structures.</p>
8 The Coal Authority	<p>Possible/known shallow mine workings: Yes Other underground workings: Yes Recorded mine entries: Yes Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No</p>

12 Welsh Water

Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements.

A public sewer and water mains crosses the site so this may restrict the density of development.

If the development gives rise to a new discharge of trade effluent then a Discharge Consent is required from DCWW.

If all proposed developments come to fruition then the Rhiwsaeson WwTW will exceed design capacity. Should developers proceed in advance of DCWW planned improvements it may result in objection to the proposals with the possibility of developers funding the necessary upgrades via S106.

DCWW require us to include a statement on waste water infrastructure for the site.

The area suffers from low water pressure with new development exacerbating service levels so development of this site would require off-site main laying which could be quite substantial and expensive.

Site: **214 Land at Dinas Road / Graigddu Road**Location: **Porth**Proposal: **Residential development**Category: **Non-Strategic**

Stage 3 Assessment

Consultee	Consultee Comment
4 Glamorgan-Gwent Archaeological Trust Ltd	Archaeological Restraint: Industrial workers housing. Archaeological Recommendation: May need some archaeological work during development
8 The Coal Authority	Possible/known shallow mine workings: No Other underground workings: Yes Recorded mine entries: Yes Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No
12 Welsh Water	Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements. A public sewer and water mains crosses the site so this may restrict the density of development.

Site: 216 Former sidings

Location: Robertstown

Proposal: Residential development

Category: Strategic

Stage 3 Assessment

Consultee	Consultee Comment
2 Countryside Council for Wales	<p>Expansion of commercial and leisure facilities at the Park & Ride Site will lead to an increase in car borne traffic, contrary to WAG's aim to reduce carbon emissions and detract from the existing town centre.</p> <p>SEWBRc Report, Comments: Number of records of Priority and Protected Species: 26 Number of records of Other Species of Conservation Concern: 3 Number of records of Species of Local Conservation Concern: 16 Number of records other Species: 68</p>
3 Environment Agency Wales	<p>Environmental Constraints: Site partially in zone C2 and B of WAG's Development Advice Maps.</p> <p>Notes: This site is being considered as part of RCT's SFCA (please contact Phil Ratcliffe). Advice in Section 10 of TAN15 applies.</p>
4 Glamorgan-Gwent Archaeological Trust Ltd	<p>Archaeological Restraint: Abernant House and Park. Archaeological Recommendation: Archaeological desk-based assessment plus building recording prior to determination of planning application</p>
8 The Coal Authority	<p>Possible/known shallow mine workings: Yes Other underground workings: Yes Recorded mine entries: Yes Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No</p>
12 Welsh Water	<p>Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements. A public sewer and water mains crosses the site so this may restrict the density of development. If the development gives rise to a new discharge of trade effluent then a Discharge Consent is required from DCWW. If all proposed developments come to fruition then the Cynon WwTW will exceed design capacity. Should developers proceed in advance of DCWW planned improvements it may result in objection to the proposals with the possibility of developers funding the necessary upgrades via S106. DCWW require us to include a statement on waste water infrastructure for the site. The area suffers from low water pressure with new development exacerbating service levels so development of this site would require off-site main laying.</p>

Site: 217 Gelliwion Reclamation

Location: Pontypridd

Proposal: Residential development

Category: Non-Strategic

Stage 3 Assessment

Consultee	Consultee Comment
2 Countryside Council for Wales	SEWBRc Report, Comments: Number of records of Priority and Protected Species: 2
3 Environment Agency Wales	Environmental Constraints: Ordinary watercourses on site boundary.
4 Glamorgan-Gwent Archaeological Trust Ltd	There are no archaeological restraints for this site.
8 The Coal Authority	Possible/known shallow mine workings: Yes Other underground workings: Yes Recorded mine entries: No Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No
11 Welsh Assembly Government - Planning Division	Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements.

Site: **226 Land southeast of Llwydcoed Community Centre** Location: **Llwydcoed** Proposal: **Residential development** Category: **Non-Strategic**

Stage 3 Assessment

Consultee	Consultee Comment
2 Countryside Council for Wales	SEWBRc Report, Comments: Number of records of Priority and Protected Species: 4 Number of records of Other Species of Conservation Concern: 4 Number of records of Species of Local Conservation Concern: 1 Number of records other Species:4
3 Environment Agency Wales	Environmental Constraints: None that we are aware of.
4 Glamorgan-Gwent Archaeological Trust Ltd	Archaeological Restraint: Historic Quarry. Archaeological Recommendation: None.
8 The Coal Authority	Possible/known shallow mine workings: No Other underground workings: No Recorded mine entries: Yes Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No
11 Welsh Assembly Government - Planning Division	Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements. If all proposed developments come to fruition then the Cynon WwTW will exceed design capacity. Should developers proceed in advance of DCWW planned improvements it may result in objection to the proposals with the possibility of developers funding the necessary upgrades via S106. DCWW require us to include a statement on waste water infrastructure for the site.

Site: 237 Tegfan Farm, Potter's Field

Location: Trecynon

Proposal: Residential development

Category: Non-Strategic

Stage 3 Assessment

Consultee	Consultee Comment
4 Glamorgan-Gwent Archaeological Trust Ltd	Archaeological Restraint: Historic Quarry. Archaeological Recommendation: None
8 The Coal Authority	Possible/known shallow mine workings: Yes Other underground workings: Yes Recorded mine entries: Yes Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No
12 Welsh Water	Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements. A public sewer and water mains crosses the site so this may restrict the density of development. If all proposed developments come to fruition then the Cynon WwTW will exceed design capacity. Should developers proceed in advance of DCWW planned improvements it may result in objection to the proposals with the possibility of developers funding the necessary upgrades via S106. DCWW require us to include a statement on waste water infrastructure for the site.

Site: **248 Land rear of Birchwood**Location: **Llwydcoed**Proposal: **Residential development**Category: **Non-Strategic**

Stage 3 Assessment

Consultee	Consultee Comment
3 Environment Agency Wales	<p>Environmental Constraints:</p> <ol style="list-style-type: none"> 1. Part of site shown to be within zone B on WAG's Development Advice Maps. 2. Ordinary watercourse on site.
4 Glamorgan-Gwent Archaeological Trust Ltd	<p>Archaeological Restraint: Early industrial Housing. Archaeological Recommendation: May need some archaeological work during development</p>
8 The Coal Authority	<p>Possible/known shallow mine workings: Yes Other underground workings: No Recorded mine entries: Yes Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No</p>
12 Welsh Water	<p>A public sewer and water mains crosses the site so this may restrict the density of development. If all proposed developments come to fruition then the Cynon WWTW will exceed design capacity. Should developers proceed in advance of DCWW planned improvements it may result in objection to the proposals with the possibility of developers funding the necessary upgrades via S106. DCWW require us to include a statement on waste water infrastructure for the site.</p>

Site: **249 Former Universal Furnishings site, Robertstown**

Location: **Aberdare**

Proposal: **Mixed use development**

Category: **Strategic**

Stage 3 Assessment

Consultee	Consultee Comment
2 Countryside Council for Wales	<p>Expansion of commercial and leisure facilities at the Park & Ride Site will lead to an increase in car borne traffic, contrary to WAG's aim to reduce carbon emissions and detract from the existing town centre.</p> <p>SEWBRc Report, Comments: Number of records of Priority and Protected Species: 26 Number of records of Other Species of Conservation Concern: 3 Number of records of Species of Local Conservation Concern: 16 Number of records other Species: 68</p>
3 Environment Agency Wales	<p>Environmental Constraints: Site partially in zone C2 and B of WAG's Development Advice Maps.</p> <p>Notes: This site is being considered as part of RCT's SFCA (please contact Phil Ratcliffe). Advice in Section 10 of TAN15 applies.</p>
4 Glamorgan-Gwent Archaeological Trust Ltd	<p>Archaeological Restraint: Abernant House and Park. Archaeological Recommendation: Archaeological desk-based assessment plus building recording prior to determination of planning application</p>
8 The Coal Authority	<p>Possible/known shallow mine workings: Yes Other underground workings: Yes Recorded mine entries: Yes Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No</p>
12 Welsh Water	<p>Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements. A public sewer and water mains crosses the site so this may restrict the density of development. If the development gives rise to a new discharge of trade effluent then a Discharge Consent is required from DCWW. If all proposed developments come to fruition then the Cynon WwTW will exceed design capacity. Should developers proceed in advance of DCWW planned improvements it may result in objection to the proposals with the possibility of developers funding the necessary upgrades via S106. DCWW require us to include a statement on waste water infrastructure for the site. The area suffers from low water pressure with new development exacerbating service levels so development of this site would require off-site main laying.</p>

Site: 256 Aberdare Goods Yard

Location: Robertstown

Proposal: Residential development

Category: Strategic

Stage 3 Assessment

Consultee	Consultee Comment
2 Countryside Council for Wales	<p>Expansion of commercial and leisure facilities at the Park & Ride Site will lead to an increase in car borne traffic, contrary to WAG's aim to reduce carbon emissions and detract from the existing town centre.</p> <p>SEWBReC Report, Comments: Number of records of Priority and Protected Species: 26 Number of records of Other Species of Conservation Concern: 3 Number of records of Species of Local Conservation Concern: 16 Number of records other Species: 68</p>
3 Environment Agency Wales	<p>Environmental Constraints: Site partially in zone C2 and B of WAG's Development Advice Maps.</p> <p>Notes: This site is being considered as part of RCT's SFCA (please contact Phil Ratcliffe). Advice in Section 10 of TAN15 applies.</p>
4 Glamorgan-Gwent Archaeological Trust Ltd	<p>Archaeological Restraint: Abernant House and Park. Archaeological Recommendation: Archaeological desk-based assessment plus building recording prior to determination of planning application</p>
8 The Coal Authority	<p>Possible/known shallow mine workings: Yes Other underground workings: Yes Recorded mine entries: Yes Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No</p>
12 Welsh Water	<p>Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements. A public sewer and water mains crosses the site so this may restrict the density of development. If the development gives rise to a new discharge of trade effluent then a Discharge Consent is required from DCWW. If all proposed developments come to fruition then the Cynon WwTW will exceed design capacity. Should developers proceed in advance of DCWW planned improvements it may result in objection to the proposals with the possibility of developers funding the necessary upgrades via S106. DCWW require us to include a statement on waste water infrastructure for the site. The area suffers from low water pressure with new development exacerbating service levels so development of this site would require off-site main laying.</p>

Site: **267 Land at Nant y Wenallt, adjacent Abernant road** Location: **Abernant** Proposal: **Residential development** Category: **Non-Strategic**

Stage 3 Assessment

Consultee	Consultee Comment
2 Countryside Council for Wales	SEWBRc Report, Comments: Number of records of Priority and Protected Species: 4 Number of records of Species of Local Conservation Concern: 3 Number of records other Species: 6
3 Environment Agency Wales	Environmental Constraints: Ordinary watercourses on site.
4 Glamorgan-Gwent Archaeological Trust Ltd	Archaeological Restraint: Fairly Significant Restraint Hinterland to Abernant Ironworks, including railway sidings furnace pond and associated water system. Archaeological Recommendation: Archaeological desk-based assessment plus possible evaluation on specific sites required prior to determination of planning application. Archaeological remains may remove some areas of site from development
8 The Coal Authority	Possible/known shallow mine workings: Yes Other underground workings: Yes Recorded mine entries: Yes Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No
12 Welsh Water	Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements. A public sewer crosses the site so this may restrict the density of development. If all proposed developments come to fruition then the Cynon WwTW will exceed design capacity. Should developers proceed in advance of DCWW planned improvements it may result in objection to the proposals with the possibility of developers funding the necessary upgrades via S106. DCWW require us to include a statement on waste water infrastructure for the site. The area suffers from low water pressure with new development exacerbating service levels so development of this site would require off-site main laying.

Site: **275** **Aberdare General Hospital**Location: **Abernant**Proposal: **Redevelopment of the hospital sites and general inclusion within the settlement boundary**Category: **Strategic**

Stage 3 Assessment

Consultee	Consultee Comment
2 Countryside Council for Wales	<p>Expansion of commercial and leisure facilities at the Park & Ride Site will lead to an increase in car borne traffic, contrary to WAG's aim to reduce carbon emissions and detract from the existing town centre.</p> <p>SEWBRc Report, Comments: Number of records of Priority and Protected Species: 26 Number of records of Other Species of Conservation Concern: 3 Number of records of Species of Local Conservation Concern: 16 Number of records other Species: 68</p>
3 Environment Agency Wales	<p>Environmental Constraints: Site partially in zone C2 and B of WAG's Development Advice Maps.</p> <p>Notes: This site is being considered as part of RCT's SFCA (please contact Phil Ratcliffe). Advice in Section 10 of TAN15 applies.</p>
4 Glamorgan-Gwent Archaeological Trust Ltd	<p>Archaeological Restraint: Abernant House and Park. Archaeological Recommendation: Archaeological desk-based assessment plus building recording prior to determination of planning application</p>
8 The Coal Authority	<p>Possible/known shallow mine workings: Yes Other underground workings: Yes Recorded mine entries: Yes Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No</p>
12 Welsh Water	<p>Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements. A public sewer and water mains crosses the site so this may restrict the density of development. If the development gives rise to a new discharge of trade effluent then a Discharge Consent is required from DCWW. If all proposed developments come to fruition then the Cynon WwTW will exceed design capacity. Should developers proceed in advance of DCWW planned improvements it may result in objection to the proposals with the possibility of developers funding the necessary upgrades via S106. DCWW require us to include a statement on waste water infrastructure for the site. The area suffers from low water pressure with new development exacerbating service levels so development of this site would require off-site main laying.</p>

Site: **279 Land bordered by Cefnpennar Road and Phillip Row** Location: **Cwmbach** Proposal: **Residential development** Category: **Non-Strategic**

Stage 3 Assessment

Consultee	Consultee Comment
2 Countryside Council for Wales	SEWBRc Report, Comments: Number of records of Priority and Protected Species: 756 Number of records of Other Species of Conservation Concern: 1 Number of records of Species of Local Conservation Concern: 90 Number of records other Species: 8188
4 Glamorgan-Gwent Archaeological Trust Ltd	There are no archaeological restraints for this site.
8 The Coal Authority	Possible/known shallow mine workings: Yes Other underground workings: Yes Recorded mine entries: No Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No
12 Welsh Water	A public sewer crosses the site so this may restrict the density of development. If all proposed developments come to fruition then the Cynon WwTW will exceed design capacity. Should developers proceed in advance of DCWW planned improvements it may result in objection to the proposals with the possibility of developers funding the necessary upgrades via S106. DCWW require us to include a statement on waste water infrastructure for the site. The area suffers from low water pressure with new development exacerbating service levels so development of this site would require off-site main laying which could be quite substantial and expensive.

Site: **288** Land east of TrenantLocation: **Penywaun**Proposal: **Residential development**Category: **Non-Strategic**

Stage 3 Assessment

Consultee	Consultee Comment
2 Countryside Council for Wales	SEWBRc Report, Comments: Number of records of Priority and Protected Species: 3 Number of records other Species: 5
3 Environment Agency Wales	Environmental Constraints: Ordinary watercourse on western site boundary
4 Glamorgan-Gwent Archaeological Trust Ltd	There are no archaeological restraint on the site.
8 The Coal Authority	Possible/known shallow mine workings: Yes Other underground workings: No Recorded mine entries: No Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No
12 Welsh Water	Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements. If all proposed developments come to fruition then the Cynon WwTW will exceed design capacity. Should developers proceed in advance of DCWW planned improvements it may result in objection to the proposals with the possibility of developers funding the necessary upgrades via S106. DCWW require us to include a statement on waste water infrastructure for the site.

Site: **297 Land north of Mwyndy Cross**Location: **Pontyclun**Proposal: **Residential development**Category: **Strategic**

Stage 3 Assessment

Consultee	Consultee Comment
2 Countryside Council for Wales	<p>CCW have serious concerns relating to this proposal, due to its major extension into the open countryside and the coalescence of a small number of settlements that would result in a loss of traditional field patterns and important boundary features. The area has potential for breeding otter and major biodiversity interests.</p> <p>SEWBRc Report, Comments: Number of records of Priority and Protected Species: 31 Number of records of Other Species of Conservation Concern: 6 Number of records of Species of Local Conservation Concern: 35 Number of records other Species: 436</p>
3 Environment Agency Wales	<p>Environmental Constraints</p> <ol style="list-style-type: none"> 1. Part of site in zones C2 and B of WAG's Development Advice Maps. 2. Presence of sewerage infrastructure unknown. 3. Part of site previously licensed for waste disposal. <p>Notes: Re: flood risk - this site is being considered as part of RCT's SFCA. Advice in Section 10 of TAN15 applies. We note there is a difference in the site boundary you have provided and the one given in the SFCA Report.</p>
4 Glamorgan-Gwent Archaeological Trust Ltd	<p>Archaeological Restraint: Fairly Significant Restraint Bronze Age and Roman sites identified in area. Archaeological Recommendation: Archaeological desk-based assessment plus possible evaluation on specific sites required prior to determination of planning application. Archaeological remains may remove some areas of site from development.</p>
8 The Coal Authority	<p>Possible/known shallow mine workings: Yes Other underground workings: No Recorded mine entries: Yes Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No</p>

12 Welsh Water

A public sewer and water mains crosses the site so this may restrict the density of development.

Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements.

If the development gives rise to a new discharge of trade effluent then a Discharge Consent is required from DCWW.

If all proposed developments come to fruition then the Coslech WwTW will exceed design capacity. Should developers proceed in advance of DCWW planned improvements it may result in objection to the proposals with the possibility of developers funding the necessary upgrades via S106.

DCWW require us to include a statement on waste water infrastructure for the site.

The area suffers from low water pressure with new development exacerbating service levels so development of this site would require off-site main laying which could be quite substantial and expensive.

Site: **309 Land at Dolau, east of Primary School**Location: **Llanharan**Proposal: **Residential development**Category: **Non-Strategic**

Stage 3 Assessment

Consultee	Consultee Comment
2 Countryside Council for Wales	SEWBRc Report, Comments: Number of records of Priority and Protected Species: 28 Number of records of Other Species of Conservation Concern: 10 Number of records of Species of Local Conservation Concern: 12 Number of records other Species: 26
4 Glamorgan-Gwent Archaeological Trust Ltd	There are no archaeological restraints for this site.
8 The Coal Authority	Possible/known shallow mine workings: Yes Other underground workings: Yes Recorded mine entries: Yes Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No
12 Welsh Water	Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements.

Site: 326 Land south of Brynteg Court

Location: Beddau

Proposal: Residential development

Category: Non-Strategic

Stage 3 Assessment

Consultee	Consultee Comment
2 Countryside Council for Wales	SEWBRc Report, Comments: Number of records of Priority and Protected Species: 8 Number of records of Other Species of Conservation Concern: 1 Number of records of Species of Local Conservation Concern: 3 Number of records other Species: 105
3 Environment Agency Wales	Environmental Constraints: Presence of sewerage infrastructure unknown.
4 Glamorgan-Gwent Archaeological Trust Ltd	There are no archaeological restraints for this site.
8 The Coal Authority	Possible/known shallow mine workings: Yes Other underground workings: Yes Recorded mine entries: Yes Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No
12 Welsh Water	Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements. If all proposed developments come to fruition then the Coslech WwTW will exceed design capacity. Should developers proceed in advance of DCWW planned improvements it may result in objection to the proposals with the possibility of developers funding the necessary upgrades via S106. DCWW require us to include a statement on waste water infrastructure for the site.

Site: **336 Site 2 - Land South of Waungron / Roundabout** Location: **Hirwaun** Proposal: **Residential/Employment/Retail development** Category: **Non-Strategic**

Stage 3 Assessment

Consultee	Consultee Comment
2 Countryside Council for Wales	<p>Habitat exists on this allocation that is suitable for marsh fritillary butterflies so the site could impact upon their breeding habitat if developed, it is also in close proximity to SAC.</p> <p>SEWBRc Report, Comments: Number of records of Priority and Protected Species: 218 Number of records of Other Species of Conservation Concern: 106 Number of records of Species of Local Conservation Concern: 238 Number of records other Species: 3581</p>
3 Environment Agency Wales	<p>Environmental Constraints: 1. Numerous ordinary watercourses on site. 2. Presence of sewerage infrastructure unknown.</p> <p>Notes: Re: flood risk - this site is being considered as part of RCT's SFCA (please contact Phil Ratcliffe). However, we note there is a difference in the site boundary you have provided and the one given in the SFCA Report – please could this be clarified.</p>
4 Glamorgan-Gwent Archaeological Trust Ltd	<p>Archaeological Restraint: Historic agricultural landscape overlain by industrial activity. Archaeological Recommendation: Archaeological desk-based assessment plus possible evaluation on specific sites prior to determination of planning application.</p>
8 The Coal Authority	<p>Possible/known shallow mine workings: Yes Other underground workings: Yes Recorded mine entries: Yes Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No</p>

12 Welsh Water

Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements.

A public sewer and water mains crosses the site so this may restrict the density of development.

If the development gives rise to a new discharge of trade effluent then a Discharge Consent is required from DCWW.

If all proposed developments come to fruition then the Cynon WWTW will exceed design capacity. Should developers proceed in advance of DCWW planned improvements it may result in objection to the proposals with the possibility of developers funding the necessary upgrades via S106.

DCWW require us to include a statement on waste water infrastructure for the site.

The area suffers from low water pressure with new development exacerbating service levels so development of this site would require off-site main laying.

Site: **338 Land part of Tylcha Ganol Farm, Mill Street** Location: **Tonyrefail** Proposal: **Residential development** Category: **Non-Strategic**

Stage 3 Assessment

Consultee	Consultee Comment
2 Countryside Council for Wales	SEWBRc Report, Comments: Number of records of Priority and Protected Species: 6 Number of records other Species: 2
3 Environment Agency Wales	Environmental Constraints: Minor aquifer. High Groundwater vulnerability to sources of diffuse pollution. Historic landfill site (road and highway) No records of pollution incidents. Not within fluvial floodplain. The need for the attenuation of surface water on site is envisaged.
4 Glamorgan-Gwent Archaeological Trust Ltd	Archaeological Restraint: Northern area has been quarried. Archaeological Recommendation: No reason for not allocating site.
8 The Coal Authority	Possible/known shallow mine workings: Yes Other underground workings: Yes Recorded mine entries: No Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No
12 Welsh Water	The area suffers from low water pressure with new development exacerbating service levels so development of this site would require off-site main laying which could be quite substantial and expensive. No sewerage system or sewerage treatment problems.

Site: **348 Land at Catherine Terrace**Location: **Cymmer**Proposal: **Residential development**Category: **Non-Strategic**

Stage 3 Assessment

Consultee	Consultee Comment
4 Glamorgan-Gwent Archaeological Trust Ltd	There are no archaeological restraints for this site.
8 The Coal Authority	Possible/shallow mine workings: Yes Other underground workings: Yes Recorded mine entries: Yes Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No

Site: **352** **Coed-yr-hendy & land north of Cefn-yr-hendy** Location: **Pontyclun** Proposal: **Part of a larger strategic land option** Category: **Strategic**

Stage 3 Assessment

Consultee	Consultee Comment
2 Countryside Council for Wales	<p>CCW have serious concerns relating to this proposal, due to its major extension into the open countryside and the coalescence of a small number of settlements that would result in a loss of traditional field patterns and important boundary features. The area has potential for breeding otter and major biodiversity interests.</p> <p>SEWBRc Report, Comments: Number of records of Priority and Protected Species: 31 Number of records of Other Species of Conservation Concern: 6 Number of records of Species of Local Conservation Concern: 35 Number of records other Species: 436</p>
3 Environment Agency Wales	<p>Environmental Constraints</p> <ol style="list-style-type: none"> 1. Part of site in zones C2 and B of WAG's Development Advice Maps. 2. Presence of sewerage infrastructure unknown. 3. Part of site previously licensed for waste disposal. <p>Notes: Re: flood risk - this site is being considered as part of RCT's SFCA. Advice in Section 10 of TAN15 applies. We note there is a difference in the site boundary you have provided and the one given in the SFCA Report.</p>
4 Glamorgan-Gwent Archaeological Trust Ltd	<p>Archaeological Restraint: Fairly Significant Restraint Bronze Age and Roman sites identified in area. Archaeological Recommendation: Archaeological desk-based assessment plus possible evaluation on specific sites required prior to determination of planning application. Archaeological remains may remove some areas of site from development.</p>
8 The Coal Authority	<p>Possible/known shallow mine workings: Yes Other underground workings: No Recorded mine entries: Yes Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No</p>

12 Welsh Water

A public sewer and water mains crosses the site so this may restrict the density of development.

Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements.

If the development gives rise to a new discharge of trade effluent then a Discharge Consent is required from DCWW.

If all proposed developments come to fruition then the Coslech WwTW will exceed design capacity. Should developers proceed in advance of DCWW planned improvements it may result in objection to the proposals with the possibility of developers funding the necessary upgrades via S106.

DCWW require us to include a statement on waste water infrastructure for the site.

The area suffers from low water pressure with new development exacerbating service levels so development of this site would require off-site main laying which could be quite substantial and expensive.

Site: **353 Land east of Y Pant Comprehensive School [Pant Marsh]** Location: **Llantrisant** Proposal: **Part of a larger strategic land option** Category: **Strategic**

Stage 3 Assessment

Consultee	Consultee Comment
2 Countryside Council for Wales	<p>CCW have serious concerns relating to this proposal, due to its major extension into the open countryside and the coalescence of a small number of settlements that would result in a loss of traditional field patterns and important boundary features. The area has potential for breeding otter and major biodiversity interests.</p> <p>SEWBRc Report, Comments: Number of records of Priority and Protected Species: 31 Number of records of Other Species of Conservation Concern: 6 Number of records of Species of Local Conservation Concern: 35 Number of records other Species: 436</p>
3 Environment Agency Wales	<p>Environmental Constraints</p> <ol style="list-style-type: none"> 1. Part of site in zones C2 and B of WAG's Development Advice Maps. 2. Presence of sewerage infrastructure unknown. 3. Part of site previously licensed for waste disposal. <p>Notes: Re: flood risk - this site is being considered as part of RCT's SFCA. Advice in Section 10 of TAN15 applies. We note there is a difference in the site boundary you have provided and the one given in the SFCA Report.</p>
4 Glamorgan-Gwent Archaeological Trust Ltd	<p>Archaeological Restraint: Fairly Significant Restraint Bronze Age and Roman sites identified in area. Archaeological Recommendation: Archaeological desk-based assessment plus possible evaluation on specific sites required prior to determination of planning application. Archaeological remains may remove some areas of site from development.</p>
8 The Coal Authority	<p>Possible/known shallow mine workings: Yes Other underground workings: No Recorded mine entries: Yes Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No</p>

12 Welsh Water

A public sewer and water mains crosses the site so this may restrict the density of development.

Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements.

If the development gives rise to a new discharge of trade effluent then a Discharge Consent is required from DCWW.

If all proposed developments come to fruition then the Coslech WwTW will exceed design capacity. Should developers proceed in advance of DCWW planned improvements it may result in objection to the proposals with the possibility of developers funding the necessary upgrades via S106.

DCWW require us to include a statement on waste water infrastructure for the site.

The area suffers from low water pressure with new development exacerbating service levels so development of this site would require off-site main laying which could be quite substantial and expensive.

Site: **354 Land North of Manor Hill & Miskin Crescent, Miskin (Hendy, Bute & Bute Mine Quarries)** Location: **Pontyclun** Proposal: **Part of a larger strategic land option** Category: **Strategic**

Stage 3 Assessment

Consultee	Consultee Comment
2 Countryside Council for Wales	<p>CCW have serious concerns relating to this proposal, due to its major extension into the open countryside and the coalescence of a small number of settlements that would result in a loss of traditional field patterns and important boundary features. The area has potential for breeding otter and major biodiversity interests.</p> <p>SEWBRc Report, Comments: Number of records of Priority and Protected Species: 31 Number of records of Other Species of Conservation Concern: 6 Number of records of Species of Local Conservation Concern: 35 Number of records other Species: 436</p>
3 Environment Agency Wales	<p>Environmental Constraints</p> <ol style="list-style-type: none"> 1. Part of site in zones C2 and B of WAG's Development Advice Maps. 2. Presence of sewerage infrastructure unknown. 3. Part of site previously licensed for waste disposal. <p>Notes: Re: flood risk - this site is being considered as part of RCT's SFCA. Advice in Section 10 of TAN15 applies. We note there is a difference in the site boundary you have provided and the one given in the SFCA Report.</p>
4 Glamorgan-Gwent Archaeological Trust Ltd	<p>Archaeological Restraint: Fairly Significant Restraint Bronze Age and Roman sites identified in area. Archaeological Recommendation: Archaeological desk-based assessment plus possible evaluation on specific sites required prior to determination of planning application. Archaeological remains may remove some areas of site from development.</p>
8 The Coal Authority	<p>Possible/known shallow mine workings: Yes Other underground workings: No Recorded mine entries: Yes Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No</p>

12 Welsh Water

A public sewer and water mains crosses the site so this may restrict the density of development.

Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements.

If the development gives rise to a new discharge of trade effluent then a Discharge Consent is required from DCWW.

If all proposed developments come to fruition then the Coslech WwTW will exceed design capacity. Should developers proceed in advance of DCWW planned improvements it may result in objection to the proposals with the possibility of developers funding the necessary upgrades via S106.

DCWW require us to include a statement on waste water infrastructure for the site.

The area suffers from low water pressure with new development exacerbating service levels so development of this site would require off-site main laying which could be quite substantial and expensive.

Site: **355 Land between Cefn-y-parc Cemetery & Rhiwsaeson Road, Cross Inn** Location: **Llantrisant** Proposal: **Part of a larger strategic land option** Category: **Strategic**

Stage 3 Assessment

Consultee	Consultee Comment
2 Countryside Council for Wales	<p>CCW have serious concerns relating to this proposal, due to its major extension into the open countryside and the coalescence of a small number of settlements that would result in a loss of traditional field patterns and important boundary features. The area has potential for breeding otter and major biodiversity interests.</p> <p>SEWBRc Report, Comments: Number of records of Priority and Protected Species: 31 Number of records of Other Species of Conservation Concern: 6 Number of records of Species of Local Conservation Concern: 35 Number of records other Species: 436</p>
3 Environment Agency Wales	<p>Environmental Constraints</p> <ol style="list-style-type: none"> 1. Part of site in zones C2 and B of WAG's Development Advice Maps. 2. Presence of sewerage infrastructure unknown. 3. Part of site previously licensed for waste disposal. <p>Notes: Re: flood risk - this site is being considered as part of RCT's SFCA. Advice in Section 10 of TAN15 applies. We note there is a difference in the site boundary you have provided and the one given in the SFCA Report.</p>
4 Glamorgan-Gwent Archaeological Trust Ltd	<p>Archaeological Restraint: Fairly Significant Restraint Bronze Age and Roman sites identified in area. Archaeological Recommendation: Archaeological desk-based assessment plus possible evaluation on specific sites required prior to determination of planning application. Archaeological remains may remove some areas of site from development.</p>
8 The Coal Authority	<p>Possible/known shallow mine workings: Yes Other underground workings: No Recorded mine entries: Yes Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No</p>

12 Welsh Water

A public sewer and water mains crosses the site so this may restrict the density of development.

Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements.

If the development gives rise to a new discharge of trade effluent then a Discharge Consent is required from DCWW.

If all proposed developments come to fruition then the Coslech WwTW will exceed design capacity. Should developers proceed in advance of DCWW planned improvements it may result in objection to the proposals with the possibility of developers funding the necessary upgrades via S106.

DCWW require us to include a statement on waste water infrastructure for the site.

The area suffers from low water pressure with new development exacerbating service levels so development of this site would require off-site main laying which could be quite substantial and expensive.

Site: **358** Policy H1.22 Taff Ely Local Plan Pengawsi Location: **Llantrisant** Proposal: **Part of a larger strategic land option** Category: **Non-Strategic**

Stage 3 Assessment

Consultee	Consultee Comment
2 Countryside Council for Wales	SEWBRc Report, Comments: Number of records of Priority and Protected Species: 2 Number of records of Species of Local Conservation Concern: 4 Number of records other Species: 6
3 Environment Agency Wales	Environmental Constraints: Majority of site within zone B of WAG's Development Advice Maps.
4 Glamorgan-Gwent Archaeological Trust Ltd	There are no archaeological restraints for this site.
8 The Coal Authority	Possible/known shallow mine workings: Yes Other underground workings: No Recorded mine entries: No Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No
12 Welsh Water	Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements. A public sewer and water mains crosses the site so this may restrict the density of development. If all proposed developments come to fruition then the Coslech WwTW will exceed design capacity. Should developers proceed in advance of DCWW planned improvements it may result in objection to the proposals with the possibility of developers funding the necessary upgrades via S106. DCWW require us to include a statement on waste water infrastructure for the site.

Site: **359 Land at former Mayhew Chicken Factory** Location: **Trecynon** Proposal: **Mixed use development including B1, B2, B8, A1 and housing** Category: **Non-Strategic**

Stage 3 Assessment

Consultee	Consultee Comment
3 Environment Agency Wales	<p>Environmental Constraints: Majority of site in zone C2 and remainder in zone B of WAG's Development Advice Maps.</p> <p>Notes: This site has not been considered as part of the SFCA – therefore should you wish to allocate this site, your Authority should first ensure that the consequences of flooding can be managed - advice in Section 10 of TAN15 applies.</p>
4 Glamorgan-Gwent Archaeological Trust Ltd	There are no archaeological restraints for this site.
8 The Coal Authority	<p>Possible/known shallow mine workings: Yes Other underground workings: No Recorded mine entries: No Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No</p>
12 Welsh Water	<p>Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements. A public sewer and water mains crosses the site so this may restrict the density of development. If the development gives rise to a new discharge of trade effluent then a Discharge Consent is required from DCWW. If all proposed developments come to fruition then the Cynon WwTW will exceed design capacity. Should developers proceed in advance of DCWW planned improvements it may result in objection to the proposals with the possibility of developers funding the necessary upgrades via S106. DCWW require us to include a statement on waste water infrastructure for the site. No problems are envisaged with the provision of water supply for this development, although off-site water mains may be required which could be substantial and expensive.</p>

Site: 375 Llantrisant Business Park

Location: Ynysmaerdy

Proposal: Employment

Category: Non-Strategic

Stage 3 Assessment

Consultee	Consultee Comment
3 Environment Agency Wales	<p>Environmental Constraints</p> <ol style="list-style-type: none"> 1. Although part of site shown to be within zone C2 of WAG's Development Advice Maps, site is outside our own 0.1% flood outline. 2. Ordinary watercourse on eastern boundary.
4 Glamorgan-Gwent Archaeological Trust Ltd	There are no archaeological restraints for this site.
8 The Coal Authority	<p>Possible/known shallow mine workings: Yes</p> <p>Other underground workings: No</p> <p>Recorded mine entries: Yes</p> <p>Coal mining geology issues: No</p> <p>Past surface mining: No</p> <p>Known mine gas issues: No</p> <p>Previous coal mining related hazards: No</p>
12 Welsh Water	<p>Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements.</p> <p>A public sewer crosses the site so this may restrict the density of development.</p> <p>If the development gives rise to a new discharge of trade effluent then a Discharge Consent is required from DCWW.</p> <p>If all proposed developments come to fruition then the Coslech WwTW will exceed design capacity. Should developers proceed in advance of DCWW planned improvements it may result in objection to the proposals with the possibility of developers funding the necessary upgrades via S106.</p> <p>DCWW require us to include a statement on waste water infrastructure for the site.</p> <p>No problems are envisaged with the provision of water supply for this development, although off-site water mains may be required which could be substantial and expensive.</p>

Site: **376 Land at Brofiscin Farm**Location: **Pontyclun**

Proposal:

Category: **Non-Strategic**

Stage 3 Assessment

Consultee	Consultee Comment
2 Countryside Council for Wales	<p>CCW have serious concerns relating to this proposal, due to its major extension into the open countryside and the coalescence of a small number of settlements that would result in a loss of traditional field patterns and important boundary features. The area has potential for breeding otter and major biodiversity interests.</p> <p>SEWBRc Report, Comments: Number of records of Priority and Protected Species: 31 Number of records of Other Species of Conservation Concern: 6 Number of records of Species of Local Conservation Concern: 35 Number of records other Species: 436</p>
3 Environment Agency Wales	<p>Environmental Constraints</p> <ol style="list-style-type: none"> 1. Part of site in zones C2 and B of WAG's Development Advice Maps. 2. Presence of sewerage infrastructure unknown. 3. Part of site previously licensed for waste disposal. <p>Notes: Re: flood risk - this site is being considered as part of RCT's SFCA. Advice in Section 10 of TAN15 applies. We note there is a difference in the site boundary you have provided and the one given in the SFCA Report.</p>
4 Glamorgan-Gwent Archaeological Trust Ltd	<p>Archaeological Restraint: Fairly Significant Restraint Bronze Age and Roman sites identified in area. Archaeological Recommendation: Archaeological desk-based assessment plus possible evaluation on specific sites required prior to determination of planning application. Archaeological remains may remove some areas of site from development.</p>
8 The Coal Authority	<p>Possible/known shallow mine workings: Yes Other underground workings: No Recorded mine entries: Yes Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No</p>

12 Welsh Water

A public sewer and water mains crosses the site so this may restrict the density of development.

Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements.

If the development gives rise to a new discharge of trade effluent then a Discharge Consent is required from DCWW.

If all proposed developments come to fruition then the Coslech WwTW will exceed design capacity. Should developers proceed in advance of DCWW planned improvements it may result in objection to the proposals with the possibility of developers funding the necessary upgrades via S106.

DCWW require us to include a statement on waste water infrastructure for the site.

The area suffers from low water pressure with new development exacerbating service levels so development of this site would require off-site main laying which could be quite substantial and expensive.

Site: **403 Land at Gwern Heulog, Tylcha Fach**Location: **Tonyrefail**Proposal: **Residential development**Category: **Non-Strategic**

Stage 3 Assessment

Consultee	Consultee Comment
2 Countryside Council for Wales	SEWBRc Report Comments: Number of records of Priority and Protected Species: 11 Number of records of Other Species of Conservation Concern: 6 Number of records of Species of Local Conservation Concern: 6 Number of records other Species: 12
3 Environment Agency Wales	Environmental Constraints: Minor aquifer. High Groundwater vulnerability to sources of diffuse pollution. No records of pollution incidents. Not within fluvial floodplain. The need for the attenuation of surface water on site is envisaged.
4 Glamorgan-Gwent Archaeological Trust Ltd	Archaeological Restraint: Tylcha fach level' located close to the entrance of the site. Archaeological Recommendation: Will require archaeological work prior to determination of planning application.
8 The Coal Authority	Possible/known shallow mine workings: Yes Other underground workings: Yes Recorded mine entries: Yes Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No
12 Welsh Water	Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements. The area suffers from low water pressure with new development exacerbating service levels so development of this site would require off-site main laying which could be quite substantial and expensive.

Site: **405 Land at Dinas Isaf**Location: **Penrhiwfer**Proposal: **Residential development**Category: **Non-Strategic**

Stage 3 Assessment

Consultee	Consultee Comment
2 Countryside Council for Wales	<p>CCW have serious concerns relating to this proposal, due to its major extension into the open countryside and the coalescence of a small number of settlements that would result in a loss of traditional field patterns and important boundary features. The area has potential for breeding otter and major biodiversity interests.</p> <p>SEWBRc Report, Comments: Number of records of Priority and Protected Species: 31 Number of records of Other Species of Conservation Concern: 6 Number of records of Species of Local Conservation Concern: 35 Number of records other Species: 436</p>
3 Environment Agency Wales	<p>Environmental Constraints</p> <ol style="list-style-type: none"> 1. Part of site in zones C2 and B of WAG's Development Advice Maps. 2. Presence of sewerage infrastructure unknown. 3. Part of site previously licensed for waste disposal. <p>Notes: Re: flood risk - this site is being considered as part of RCT's SFCA. Advice in Section 10 of TAN15 applies. We note there is a difference in the site boundary you have provided and the one given in the SFCA Report.</p>
4 Glamorgan-Gwent Archaeological Trust Ltd	<p>Archaeological Restraint: Fairly Significant Restraint Bronze Age and Roman sites identified in area. Archaeological Recommendation: Archaeological desk-based assessment plus possible evaluation on specific sites required prior to determination of planning application. Archaeological remains may remove some areas of site from development.</p>
8 The Coal Authority	<p>Possible/known shallow mine workings: Yes Other underground workings: No Recorded mine entries: Yes Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No</p>

12 Welsh Water

A public sewer and water mains crosses the site so this may restrict the density of development.

Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements.

If the development gives rise to a new discharge of trade effluent then a Discharge Consent is required from DCWW.

If all proposed developments come to fruition then the Coslech WwTW will exceed design capacity. Should developers proceed in advance of DCWW planned improvements it may result in objection to the proposals with the possibility of developers funding the necessary upgrades via S106.

DCWW require us to include a statement on waste water infrastructure for the site.

The area suffers from low water pressure with new development exacerbating service levels so development of this site would require off-site main laying which could be quite substantial and expensive.

Site: **412 Gwernifor Grounds**Location: **Mountain Ash**Proposal: **Residential development**Category: **Non-Strategic**

Stage 3 Assessment

Consultee	Consultee Comment
4 Glamorgan-Gwent Archaeological Trust Ltd	There are no archaeological restraints for this site.
8 The Coal Authority	Possible/known shallow mine workings: No Other underground workings: Yes Recorded mine entries: No Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No
12 Welsh Water	If all proposed developments come to fruition then the Cynon WwTW will exceed design capacity. Should developers proceed in advance of DCWW planned improvements it may result in objection to the proposals with the possibility of developers funding the necessary upgrades via S106. DCWW require us to include a statement on waste water infrastructure for the site

Site: **416 Brickworks and Dairy sites, Llwydcoed Road** Location: **Llwydcoed** Proposal: **Residential development** Category: **Non-Strategic**

Stage 3 Assessment

Consultee	Consultee Comment
2 Countryside Council for Wales	SEWBRc Report, Comments: Number of records of Priority and Protected Species: 6 Number of records of Species of Local Conservation Concern: 2 Number of records other Species: 22
3 Environment Agency Wales	Environmental Constraints: Site shown to be within zone B on WAG's Development Advice Maps.
4 Glamorgan-Gwent Archaeological Trust Ltd	Archaeological Restraint: Significant Restraint Llwydcoed Ironworks. Archaeological Recommendation: Archaeological desk-based assessment plus possible evaluation on specific sites required prior to determination of planning application. Archaeological remains may remove some areas of site from development
8 The Coal Authority	Possible/known shallow mine workings: Yes Other underground workings: No Recorded mine entries: Yes Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No
12 Welsh Water	A public sewer and water mains crosses the site so this may restrict the density of development. Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements. If all proposed developments come to fruition then the Cynon WwTW will exceed design capacity. Should developers proceed in advance of DCWW planned improvements it may result in objection to the proposals with the possibility of developers funding the necessary upgrades via S106. DCWW require us to include a statement on waste water infrastructure for the site.

Site: 417 Land south of Rhigos Road

Location: Hirwaun

Proposal: Residential development

Category: Non-Strategic

Stage 3 Assessment

Consultee	Consultee Comment
3 Environment Agency Wales	Environmental Constraints: Ordinary watercourses on east and west site boundaries
4 Glamorgan-Gwent Archaeological Trust Ltd	There are no archaeological restraint on the site.
8 The Coal Authority	Possible/known shallow mine workings: No Other underground workings: No Recorded mine entries: No Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No
12 Welsh Water	If all proposed developments come to fruition then the Cynon WwTW will exceed design capacity. Should developers proceed in advance of DCWW planned improvements it may result in objection to the proposals with the possibility of developers funding the necessary upgrades via S106. DCWW require us to include a statement on waste water infrastructure for the site.

Site: 422 Collenna Farm

Location: Tonyrefail

Proposal: Residential

Category: Non-Strategic

Stage 3 Assessment

Consultee	Consultee Comment
2 Countryside Council for Wales	<p>There are concerns as this allocation is directly adjacent to the Rhos Tonyrefail SSSI.</p> <p>SEWBRc Report, Comments: Number of records of Priority and Protected Species: 13 Number of records of Other Species of Conservation Concern: 3 Number of records of Species of Local Conservation Concern: 1 Number of records other Species: 4</p>
3 Environment Agency Wales	<p>Environmental Constraints: 1. Ordinary watercourses on site. 2. Presence of sewerage infrastructure unknown.</p> <p>Notes: Boundary between this site and 8 (A) is unclear.</p>
8 The Coal Authority	<p>Possible/known shallow mine workings: Yes Other underground workings: Yes Recorded mine entries: No Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No</p>
12 Welsh Water	<p>There is no public sewerage system in the area so any new development would require facilities for sewage disposal. Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements.</p>

Site: 424 Trane Farm (Public)

Location: Tonyrefail

Proposal: Residential

Category: Non-Strategic

Stage 3 Assessment

Consultee	Consultee Comment
2 Countryside Council for Wales	<p>This site contains a small area of land in the Rhos Tonyrefail SSSI provking concerns regarding the long-term sustainable management of this part of the SSSI by light summer grazing. Appropriately worded supporting text should be included to ensure that the SSSI land is protected within any development which may take place, and that it is designed in such a way as to permit access for grazing. It is anticipated there will be a loss of ecological connectivity as a result of any proposed development on the site. The Rhos Tonyrefail SSSI was notified for its significant population of the endangered marsh fritillary butterfly, the species is reliant on a landscape with good connectivity between patches of suitable breeding habitat and concerns have been raised regarding the butterfly's ability to pass between remaining patches of suitable habitat in the south and the north of Tonyrefail. There is scope to produce suitably sized/specified wildlife corridors. There is also concern as the western boundary directly abuts further land within the SSSI. We have suggested appropriate wording to address the issues mentioned above. Part of this allocation is land proposed for an extension of the nearby cemetery, the proposed extension coincides with part of the SSSI, and if alternative cemetery land were to be allocated it might help resolve this conflict.</p> <p>SEWBReC Report, Comments: Number of records of Priority and Protected Species: 2 Number of records of Species of Local Conservation Concern: 1 Number of records other Species: 2</p>
4 Glamorgan-Gwent Archaeological Trust Ltd	<p>Archaeological Restraint: Fairly Significant Restraint Archaeological Recommendation: Archaeological desk-based assessment plus possible evaluation required prior to determination of planning application.</p>
8 The Coal Authority	<p>Possible/known shallow mine workings: Yes Other underground workings: Yes Recorded mine entries: No Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No</p>
12 Welsh Water	<p>There is no public sewerage system in the area so any new development would require facilities for sewage disposal. Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements.</p>

Site: **429 Cefn Lane**Location: **Glyncoch**Proposal: **Residential**Category: **Non-Strategic**

Stage 3 Assessment

Consultee	Consultee Comment
2 Countryside Council for Wales	SEWBRc Report, Comments: Number of records of Priority and Protected Species: 5 Number of records other Species: 42
3 Environment Agency Wales	Environmental Constraints: Presence of sewerage infrastructure unknown.
4 Glamorgan-Gwent Archaeological Trust Ltd	There are no archaeological restraints for this site.
8 The Coal Authority	Possible/known shallow mine workings: No Other underground workings: Yes Recorded mine entries: No Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No

Site: 431 Glyntaff Farm

Location: Rhydyfelin

Proposal: Review of TELP Housing Allocation

Category: Non-Strategic

Stage 3 Assessment

Consultee	Consultee Comment
3 Environment Agency Wales	Environmental Constraints: 1. Ordinary watercourses on site. 2. Presence of sewerage infrastructure unknown.
4 Glamorgan-Gwent Archaeological Trust Ltd	There are no archaeological restraints for this site.
8 The Coal Authority	Possible/known shallow mine workings: Yes Other underground workings: No Recorded mine entries: No Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No
12 Welsh Water	There is no public sewerage system in the area so any new development would require facilities for sewage disposal. Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements. The area suffers from low water pressure with new development exacerbating service levels so development of this site would require off-site main laying which could be quite substantial and expensive.

Site: **443 Phurnacite Plant**Location: **Abercwmboi**Proposal: **Mixed Use Development**Category: **Strategic**

Stage 3 Assessment

Consultee	Consultee Comment
2 Countryside Council for Wales	SEWBRc Report, Comments: Number of records of Priority and Protected Species: 137 Number of records of Species of Local Conservation Concern: 72 Number of records of Species of Local Conservation Concern: 133 Number of records other Species: 1910
3 Environment Agency Wales	Environmental Constraints: 1. Majority of site in zone C2 and remainder in zone B of WAG's Development Advice Maps. 2. Areas of site previously used as licensed waste disposal sites. Notes: Re: flood risk - this site is being considered as part of RCT's SFCA. Advice in Section 10 of TAN15 applies. We note there is a slight difference in the site boundary you have provided and the one given in the SFCA Report – please could this be clarified.
4 Glamorgan-Gwent Archaeological Trust Ltd	There are no archaeological restraints for this site.
8 The Coal Authority	Possible/known shallow mine workings: Yes Other underground workings: Yes Recorded mine entries: No Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No
12 Welsh Water	Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements. A public sewer crosses the site so this may restrict the density of development. If the development gives rise to a new discharge of trade effluent then a Discharge Consent is required from DCWW. If all proposed developments come to fruition then the Cynon WwTW will exceed design capacity. Should developers proceed in advance of DCWW planned improvements it may result in objection to the proposals with the possibility of developers funding the necessary upgrades via S106. DCWW require us to include a statement on waste water infrastructure for the site. The area suffers from low water pressure with new development exacerbating service levels so development of this site would require off-site main laying which could be quite substantial and expensive.

Site: **446 North of Fifth Avenue Hirwaun Industrial Estate**Location: **Hirwaun**Proposal: **Employment**Category: **Non-Strategic**

Stage 3 Assessment

Consultee	Consultee Comment
3 Environment Agency Wales	<p>Environmental Constraints:</p> <ol style="list-style-type: none"> 1. Majority of site shown to be within zone B on WAG's Development Advice Maps. 2. Presence of sewerage infrastructure unknown 3. Ordinary watercourses on site.
4 Glamorgan-Gwent Archaeological Trust Ltd	There are no archaeological restraint on the site.
8 The Coal Authority	<p>Possible/known shallow mine workings: No Other underground workings: No Recorded mine entries: No Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No</p>
12 Welsh Water	<p>A public sewer and water mains crosses the site so this may restrict the density of development. If the development gives rise to a new discharge of trade effluent then a Discharge Consent is required from DCWW. No problems are envisaged with the provision of water supply for this development, although off-site water mains may be required which could be substantial and expensive.</p>

Site: 452 Coed Ely

Location: Coedely

Proposal: Employment

Category: Non-Strategic

Stage 3 Assessment

Consultee	Consultee Comment
3 Environment Agency Wales	<p>Environmental Constraints:</p> <ol style="list-style-type: none"> 1. Site on boundary of zones C2 and B of WAG's Development Advice Maps. 2. Ordinary watercourses on site3. Presence of sewerage infrastructure unknown. <p>Notes: Re: flood risk - as the site is on boundary of zones C2 and B, flood risk should be further considered as part of any future development proposals on this site.</p>
4 Glamorgan-Gwent Archaeological Trust Ltd	Archaeological Restraint: Coed Ely Colliery (cleared). Archaeological Recommendation: None
8 The Coal Authority	<p>Possible/known shallow mine workings: Yes Other underground workings: Yes Recorded mine entries: Yes Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No</p>
12 Welsh Water	<p>There is no public sewerage system in the area so any new development would require facilities for sewage disposal. Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements. No problems are envisaged with the provision of water supply for this development, although off-site water mains may be required which could be substantial and expensive. A public sewer crosses the site so this may restrict the density of development.</p>

Site: **456 Gellihirion South**Location: **Rhydyfelin**Proposal: **Employment**Category: **Non-Strategic**

Stage 3 Assessment

Consultee	Consultee Comment
3 Environment Agency Wales	Environmental Constraints Ordinary watercourses on site.
4 Glamorgan-Gwent Archaeological Trust Ltd	There are no archaeological restraints for this site.
12 Welsh Water	There is no public sewerage system in the area so any new development would require facilities for sewage disposal. Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements. If the development gives rise to a new discharge of trade effluent then a Discharge Consent is required from DCWW. No problems are envisaged with the provision of water supply for this development, although off-site water mains may be required which could be substantial and expensive.

Site: **462 Former Maerdy Colliery Site**Location: **Maerdy**Proposal: **Strategic Site**Category: **Strategic**

Stage 3 Assessment

Consultee	Consultee Comment
2 Countryside Council for Wales	SEWBRc Report, Comments: Number of records of Priority and Protected Species: 7 Number of records of Other Species of Conservation Concern: 2 Number of records of Species of Local Conservation Concern: 15 Number of records other Species: 14
2 Countryside Council for Wales	The site contains pockets of biodiversity interest. The site is prominent when viewed from above and the A4233 from Aberdare so careful consideration to the design of the roofscape should be given for any development. Should an opportunity present itself it ought to be taken to seek footpath and cycleway improvements from the site to link into the surrounding network. The site is also included in the Rhondda Landscape of Historic Interest.
3 Environment Agency Wales	Environmental Constraints: 1. Site on edge of zone C2 on WAG's Development Advice Maps. 2. Ordinary watercourses on site. 3. Presence of sewerage infrastructure unknown. Notes: Re: flood risk - this site is being considered as part of RCT's SFCA.
4 Glamorgan-Gwent Archaeological Trust Ltd	Archaeological Restraint: Significant Restraint Maerdy Colliery and inside Registered Landscape of Special Historic Importance. Impact on setting of Castell Nos Archaeological Recommendation: Archaeological desk-based assessment plus Assessment of the Significance of the Impact of Development on Historic Landscape and assessment of impact on setting of scheduled ancient monument required prior to determination of planning application
8 The Coal Authority	Possible/known shallow mine workings: Yes Other underground workings: Yes Recorded mine entries: Yes Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No

12 Welsh Water

Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements.

If the development gives rise to a new discharge of trade effluent then a Discharge Consent is required from DCWW.

The area suffers from low water pressure with new development exacerbating service levels so development of this site would require off-site main laying.

Water mains cross the site so this may restrict the density of development.

Site: **468** **Remainder of Ynyscynon Farm**Location: **Cwmbach**Proposal: **Residential development**Category: **Non-Strategic**

Stage 3 Assessment

Consultee	Consultee Comment
2 Countryside Council for Wales	SEWBRc Report, Comments: Number of records of Priority and Protected Species: 41 Number of records of Species of Local Conservation Concern: 5 Number of records other Species: 350
3 Environment Agency Wales	Environmental Constraints: Ordinary watercourses on site.
4 Glamorgan-Gwent Archaeological Trust Ltd	There are no archaeological restraints for this site.
8 The Coal Authority	Possible/known shallow mine workings: Yes Other underground workings: Yes Recorded mine entries: Yes Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No
12 Welsh Water	Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements. If all proposed developments come to fruition then the Cynon WwTW will exceed design capacity. Should developers proceed in advance of DCWW planned improvements it may result in objection to the proposals with the possibility of developers funding the necessary upgrades via S106. DCWW require us to include a statement on waste water infrastructure for the site. Water mains crosses the site so this may restrict the density of development.

Site: 476 Land at Llanilid OCS (Dragon Studio)

Location: Llanharan

Proposal: Mixed Commercial Uses

Category: Strategic

Stage 3 Assessment

Consultee	Consultee Comment
2 Countryside Council for Wales	<p>Concerns over the development of this area and likely coalescence of Llanharan, Llanilid and Llanharan. Likely to be considerable highway and traffic implications, which would produce questions over the sustainability implications of such proposals.</p> <p>Engage in discussions with Bridgend CBC due to their consideration of proposals in the Pencoed area.</p> <p>SEWBRc Report Comments: Number of records of Priority and Protected Species: 904 Number of records of Other Species of Conservation Concern: 548 Number of records of Species of Local Conservation Concern: 531 Number of records other Species: 1012</p>
3 Environment Agency Wales	<p>Environmental Constraints</p> <ol style="list-style-type: none"> 1. Ordinary watercourses on site. 2. Formerly a licensed waste site. 3. Presence of sewerage infrastructure unknown. <p>Notes: Re: flood risk - this site is being considered as part of RCT's SFCA.</p>
4 Glamorgan-Gwent Archaeological Trust Ltd	<p>Archaeological Restraint: Environmental Statement has identified small areas of archaeological interest. Archaeological Recommendation: Sufficient information in Environmental Statement if required works on archaeological sites can be secured by condition.</p>
8 The Coal Authority	<p>Possible/known shallow mine workings: Yes Other underground workings: Yes Recorded mine entries: Yes Coal mining geology issues: No Past surface mining: Yes Known mine gas issues: No Previous coal mining related hazards: No</p>
12 Welsh Water	<p>A public sewer and water mains crosses the site so this may restrict the density of development. The area suffers from low water pressure with new development exacerbating service levels so development of this site would require off-site main laying which could be quite substantial and expensive.</p>

Site: **483 Land at Fenwick Street**Location: **Pontygwaith**Proposal: **Residential development**Category: **Non-Strategic**

Stage 3 Assessment

Consultee	Consultee Comment
2 Countryside Council for Wales	SEWBRc Report, Comments: Number of records of Priority and Protected Species: 13 Number of records of Species of Local Conservation Concern: 3 Number of records other Species: 119
4 Glamorgan-Gwent Archaeological Trust Ltd	There are no archaeological restraints for this site.
8 The Coal Authority	Possible/known shallow mine workings: No Other underground workings: Yes Recorded mine entries: Yes Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No
12 Welsh Water	The area suffers from low water pressure with new development exacerbating service levels so development of this site would require off-site main laying which could be quite substantial and expensive.

Site: **486 Land South of Waungron Roundabout (Tower Colliery)** Location: **Hirwaun** Proposal: Category: **Strategic**

Stage 3 Assessment

Consultee	Consultee Comment
2 Countryside Council for Wales	<p>Habitat exists on this allocation that is suitable for marsh fritillary butterflies so the site could impact upon their breeding habitat if developed, it is also in close proximity to SAC.</p> <p>SEWBRc Report, Comments: Number of records of Priority and Protected Species: 218 Number of records of Other Species of Conservation Concern: 106 Number of records of Species of Local Conservation Concern: 238 Number of records other Species: 3581</p>
3 Environment Agency Wales	<p>Environmental Constraints: 1. Numerous ordinary watercourses on site. 2. Presence of sewerage infrastructure unknown.</p> <p>Notes: Re: flood risk - this site is being considered as part of RCT's SFCA (please contact Phil Ratcliffe). However, we note there is a difference in the site boundary you have provided and the one given in the SFCA Report – please could this be clarified.</p>
4 Glamorgan-Gwent Archaeological Trust Ltd	<p>Archaeological Restraint: Historic agricultural landscape overlain by industrial activity. Archaeological Recommendation: Archaeological desk-based assessment plus possible evaluation on specific sites prior to determination of planning application.</p>
8 The Coal Authority	<p>Possible/known shallow mine workings: Yes Other underground workings: Yes Recorded mine entries: Yes Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No</p>

12 Welsh Water

Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements.

A public sewer and water mains crosses the site so this may restrict the density of development.

If the development gives rise to a new discharge of trade effluent then a Discharge Consent is required from DCWW.

If all proposed developments come to fruition then the Cynon WWTW will exceed design capacity. Should developers proceed in advance of DCWW planned improvements it may result in objection to the proposals with the possibility of developers funding the necessary upgrades via S106.

DCWW require us to include a statement on waste water infrastructure for the site.

The area suffers from low water pressure with new development exacerbating service levels so development of this site would require off-site main laying.

Site: **487 Land south of A465 (Tower Colliery)**Location: **Hirwaun**

Proposal:

Category: **Strategic**

Stage 3 Assessment

Consultee	Consultee Comment
2 Countryside Council for Wales	<p>Habitat exists on this allocation that is suitable for marsh fritillary butterflies so the site could impact upon their breeding habitat if developed, it is also in close proximity to SAC.</p> <p>SEWBRc Report, Comments: Number of records of Priority and Protected Species: 218 Number of records of Other Species of Conservation Concern: 106 Number of records of Species of Local Conservation Concern: 238 Number of records other Species: 3581</p>
3 Environment Agency Wales	<p>Environmental Constraints: 1. Numerous ordinary watercourses on site. 2. Presence of sewerage infrastructure unknown.</p> <p>Notes: Re: flood risk - this site is being considered as part of RCT's SFCA (please contact Phil Ratcliffe). However, we note there is a difference in the site boundary you have provided and the one given in the SFCA Report – please could this be clarified.</p>
4 Glamorgan-Gwent Archaeological Trust Ltd	<p>Archaeological Restraint: Historic agricultural landscape overlain by industrial activity. Archaeological Recommendation: Archaeological desk-based assessment plus possible evaluation on specific sites prior to determination of planning application.</p>
8 The Coal Authority	<p>Possible/known shallow mine workings: Yes Other underground workings: Yes Recorded mine entries: Yes Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No</p>
12 Welsh Water	<p>Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements. A public sewer and water mains crosses the site so this may restrict the density of development. If the development gives rise to a new discharge of trade effluent then a Discharge Consent is required from DCWW. If all proposed developments come to fruition then the Cynon WWTW will exceed design capacity. Should developers proceed in advance of DCWW planned improvements it may result in objection to the proposals with the possibility of developers funding the necessary upgrades via S106. DCWW require us to include a statement on waste water infrastructure for the site. The area suffers from low water pressure with new development exacerbating service levels so development of this site would require off-site main laying.</p>

Site: **488 Land adjacent to Treherbert Road (Tower Colliery)** Location: **Hirwaun** Proposal: Category: **Strategic**

Stage 3 Assessment

Consultee	Consultee Comment
2 Countryside Council for Wales	<p>Habitat exists on this allocation that is suitable for marsh fritillary butterflies so the site could impact upon their breeding habitat if developed, it is also in close proximity to SAC.</p> <p>SEWBRc Report, Comments: Number of records of Priority and Protected Species: 218 Number of records of Other Species of Conservation Concern: 106 Number of records of Species of Local Conservation Concern: 238 Number of records other Species: 3581</p>
3 Environment Agency Wales	<p>Environmental Constraints: 1. Numerous ordinary watercourses on site. 2. Presence of sewerage infrastructure unknown.</p> <p>Notes: Re: flood risk - this site is being considered as part of RCT's SFCA (please contact Phil Ratcliffe). However, we note there is a difference in the site boundary you have provided and the one given in the SFCA Report – please could this be clarified.</p>
4 Glamorgan-Gwent Archaeological Trust Ltd	<p>Archaeological Restraint: Historic agricultural landscape overlain by industrial activity. Archaeological Recommendation: Archaeological desk-based assessment plus possible evaluation on specific sites prior to determination of planning application.</p>
8 The Coal Authority	<p>Possible/known shallow mine workings: Yes Other underground workings: Yes Recorded mine entries: Yes Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No</p>

12 Welsh Water

Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements.

A public sewer and water mains crosses the site so this may restrict the density of development.

If the development gives rise to a new discharge of trade effluent then a Discharge Consent is required from DCWW.

If all proposed developments come to fruition then the Cynon WWTW will exceed design capacity. Should developers proceed in advance of DCWW planned improvements it may result in objection to the proposals with the possibility of developers funding the necessary upgrades via S106.

DCWW require us to include a statement on waste water infrastructure for the site.

The area suffers from low water pressure with new development exacerbating service levels so development of this site would require off-site main laying.

Site: **490 Brown Lenox**Location: **Pontypridd**Proposal: **Employment or retail**Category: **Non-Strategic**

Stage 3 Assessment

Consultee	Consultee Comment
3 Environment Agency Wales	<p>Environmental Constraints:</p> <ol style="list-style-type: none"> 1. Part of site shown to be within zone C2 of WAG's Development Advice Maps. 2. Ordinary watercourse on eastern boundary of site. <p>Notes:</p> <p>Re: flood risk - this site has not been considered as part of the SFCA – therefore should you wish to allocate this site, your Authority should first ensure that the consequences of flooding can be managed - advice in Section 10 of TAN15 applies.</p>
4 Glamorgan-Gwent Archaeological Trust Ltd	<p>Archaeological Restraint: Site of the Newbridge Chain and Anchor Works. Some Remains may survive. Archaeological Recommendation: Archaeological desk-based assessment plus possible evaluation required prior to determination of planning application.</p>
8 The Coal Authority	<p>Possible/known shallow mine workings: No Other underground workings: No Recorded mine entries: No Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No</p>
12 Welsh Water	<p>Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements.</p> <p>If the development gives rise to a new discharge of trade effluent then a Discharge Consent is required from DCWW.</p> <p>No problems are envisaged with the provision of water supply for this development, although off-site water mains may be required which could be substantial and expensive.</p> <p>Water mains cross the site so this may restrict the density of development.</p>

Site: **494 Land between A465 and Treherbert Road**Location: **Hirwaun**Proposal: **Eco Park**Category: **Strategic**

Stage 3 Assessment

Consultee	Consultee Comment
2 Countryside Council for Wales	<p>Habitat exists on this allocation that is suitable for marsh fritillary butterflies so the site could impact upon their breeding habitat if developed, it is also in close proximity to SAC.</p> <p>SEWBRc Report, Comments: Number of records of Priority and Protected Species: 218 Number of records of Other Species of Conservation Concern: 106 Number of records of Species of Local Conservation Concern: 238 Number of records other Species: 3581</p>
3 Environment Agency Wales	<p>Environmental Constraints: 1. Numerous ordinary watercourses on site. 2. Presence of sewerage infrastructure unknown.</p> <p>Notes: Re: flood risk - this site is being considered as part of RCT's SFCA (please contact Phil Ratcliffe). However, we note there is a difference in the site boundary you have provided and the one given in the SFCA Report – please could this be clarified.</p>
4 Glamorgan-Gwent Archaeological Trust Ltd	<p>Archaeological Restraint: Historic agricultural landscape overlain by industrial activity. Archaeological Recommendation: Archaeological desk-based assessment plus possible evaluation on specific sites prior to determination of planning application.</p>
8 The Coal Authority	<p>Possible/known shallow mine workings: Yes Other underground workings: Yes Recorded mine entries: Yes Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No</p>
12 Welsh Water	<p>Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements. A public sewer and water mains crosses the site so this may restrict the density of development. If the development gives rise to a new discharge of trade effluent then a Discharge Consent is required from DCWW. If all proposed developments come to fruition then the Cynon WWTW will exceed design capacity. Should developers proceed in advance of DCWW planned improvements it may result in objection to the proposals with the possibility of developers funding the necessary upgrades via S106. DCWW require us to include a statement on waste water infrastructure for the site. The area suffers from low water pressure with new development exacerbating service levels so development of this site would require off-site main laying.</p>

Site: **496 Land East of Mill Street**Location: **Tonyrefail**Proposal: **Residential and Community**Category: **Non-Strategic**

Stage 3 Assessment

Consultee	Consultee Comment
2 Countryside Council for Wales	SEWBRc Report, Comments: Number of records of Priority and Protected Species: 28 Number of records of Other Species of Conservation Concern: 3 Number of records of Species of Local Conservation Concern: 4 Number of records other Species: 23
3 Environment Agency Wales	Environmental Constraints: Ordinary watercourses on site.
4 Glamorgan-Gwent Archaeological Trust Ltd	There are no archaeological restraints for this site.
8 The Coal Authority	Possible/known shallow mine workings: No Other underground workings: Yes Recorded mine entries: No Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No
12 Welsh Water	A public sewer crosses the site so this may restrict the density of development. If the development gives rise to a new discharge of trade effluent then a Discharge Consent is required from DCWW. Development of this site would require off-site main laying which could be quite substantial and expensive.

Site: **497 Hendre Wen, Brynna Road**Location: **Llanharan**Proposal: **Residential development**Category: **Non-Strategic**

Stage 3 Assessment

Consultee	Consultee Comment
2 Countryside Council for Wales	SEWBRc Report, Comments: Number of records of Priority and Protected Species: 142 Number of records of Other Species of Conservation Concern: 45 Number of records of Species of Local Conservation Concern: 74
8 The Coal Authority	Possible/known shallow mine workings: Yes Other underground workings: Yes Recorded mine entries: Yes Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No
12 Welsh Water	Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements. A public sewer and water mains crosses the site so this may restrict the density of development.

Site: 512 Land to the end of Godreaman Street

Location: Godreaman

Proposal: Residential development

Category: Non-Strategic

Stage 3 Assessment

Consultee	Consultee Comment
2 Countryside Council for Wales	Number of records of Priority and Protected Species: 2 Number of records of Species of Local Conservation Concern: 2 Number of records other Species: 3
4 Glamorgan-Gwent Archaeological Trust Ltd	There are no archaeological restraints for this site.
8 The Coal Authority	Possible/known shallow mine workings: No Other underground workings: Yes Recorded mine entries: No Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No
12 Welsh Water	A public sewer crosses the site so this may restrict the density of development. If all proposed developments come to fruition then the Cynon WwTW will exceed design capacity. Should developers proceed in advance of DCWW planned improvements it may result in objection to the proposals with the possibility of developers funding the necessary upgrades via S106. DCWW require us to include a statement on waste water infrastructure for the site.

Site: 534 Land north of Gilfach Road

Location: Tonyrefail

Proposal: Residential development

Category: Non-Strategic

Stage 3 Assessment

Consultee	Consultee Comment
2 Countryside Council for Wales	<p>This site contains a small area of land in the Rhos Tonyrefail SSSI provking concerns regarding the long-term sustainable management of this part of the SSSI by light summer grazing. Appropriately worded supporting text should be included to ensure that the SSSI land is protected within any development which may take place, and that it is designed in such a way as to permit access for grazing. It is anticipated there will be a loss of ecological connectivity as a result of any proposed development on the site. The Rhos Tonyrefail SSSI was notified for its significant population of the endangered marsh fritillary butterfly, the species is reliant on a landscape with good connectivity between patches of suitable breeding habitat and concerns have been raised regarding the butterfly's ability to pass between remaining patches of suitable habitat in the south and the north of Tonyrefail. There is scope to produce suitably sized/specified wildlife corridors. There is also concern as the western boundary directly abuts further land within the SSSI. We have suggested appropriate wording to address the issues mentioned above. Part of this allocation is land proposed for an extension of the nearby cemetery, the proposed extension coincides with part of the SSSI, and if alternative cemetery land were to be allocated it might help resolve this conflict.</p> <p>The site is situated on land notified as part of the Rhos Tonyrefail Site of Special Scientific Interest. The allocation of these sites for residential development is not compatible with their natural heritage interests and their status as SSSI and consider that should the sites be developed it would result in considerable damage to the features for which the SSSI is of special interest. There is a question on the rationale and justification to promote them as allocations within the emerging LDP given their nationally important status as an SSSI.</p> <p>SEWBRc Report, Comments: Number of records of Priority and Protected Species: 15 Number of records of Other Species of Conservation Concern: 3 Number of records of Species of Local Conservation Concern: 4 Number of records other Species: 9</p>
3 Environment Agency Wales	<p>Environmental Constraints: Minor aquifer. Low Groundwater vulnerability to sources of diffuse pollution.. No records of pollution incidents. Not within fluvial floodplain. No development should generate flows greater than 25ltrs/sec/hecare being discharged to any watercourse in the vicinity of the site.</p>
4 Glamorgan-Gwent Archaeological Trust Ltd	<p>ArchaeologicalRestraint: Field barn located in SW corner – shown on 1881 map. Archaeological Recommendation: May require archaeological work before planning application.</p>
8 The Coal Authority	<p>Possible/known shallow mine workings: Yes Other underground workings: No Recorded mine entries: No Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No</p>

12 Welsh Water

Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements.

The area suffers from low water pressure with new development exacerbating service levels so development of this site would require off-site main laying which could be quite substantial and expensive.

Site: **538 Land at Mwyndy**Location: **Pontyclun**Proposal: **Residential and Employment**Category: **Strategic**

Stage 3 Assessment

Consultee	Consultee Comment
2 Countryside Council for Wales	<p>CCW have serious concerns relating to this proposal, due to its major extension into the open countryside and the coalescence of a small number of settlements that would result in a loss of traditional field patterns and important boundary features. The area has potential for breeding otter and major biodiversity interests.</p> <p>SEWBRc Report, Comments: Number of records of Priority and Protected Species: 31 Number of records of Other Species of Conservation Concern: 6 Number of records of Species of Local Conservation Concern: 35 Number of records other Species: 436</p>
3 Environment Agency Wales	<p>Environmental Constraints</p> <ol style="list-style-type: none"> 1. Part of site in zones C2 and B of WAG's Development Advice Maps. 2. Presence of sewerage infrastructure unknown. 3. Part of site previously licensed for waste disposal. <p>Notes: Re: flood risk - this site is being considered as part of RCT's SFCA. Advice in Section 10 of TAN15 applies. We note there is a difference in the site boundary you have provided and the one given in the SFCA Report.</p>
4 Glamorgan-Gwent Archaeological Trust Ltd	<p>Archaeological Restraint: Fairly Significant Restraint Bronze Age and Roman sites identified in area. Archaeological Recommendation: Archaeological desk-based assessment plus possible evaluation on specific sites required prior to determination of planning application. Archaeological remains may remove some areas of site from development.</p>
8 The Coal Authority	<p>Possible/known shallow mine workings: Yes Other underground workings: No Recorded mine entries: Yes Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No</p>

12 Welsh Water

A public sewer and water mains crosses the site so this may restrict the density of development.

Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements.

If the development gives rise to a new discharge of trade effluent then a Discharge Consent is required from DCWW.

If all proposed developments come to fruition then the Coslech WwTW will exceed design capacity. Should developers proceed in advance of DCWW planned improvements it may result in objection to the proposals with the possibility of developers funding the necessary upgrades via S106.

DCWW require us to include a statement on waste water infrastructure for the site.

The area suffers from low water pressure with new development exacerbating service levels so development of this site would require off-site main laying which could be quite substantial and expensive.

Site: **556 The link site, Pen-yr-eglwys [west of East Glamorgan Hospital]** Location: **Church Village** Proposal: **Residential development** Category: **Non-Strategic**

Stage 3 Assessment

Consultee	Consultee Comment
2 Countryside Council for Wales	SEWBRc Report, Comments: Number of records of Priority and Protected Species: 2 Number of records of Species of Local Conservation Concern: 1
3 Environment Agency Wales	Environmental Constraints: Presence of sewerage infrastructure unknown.
4 Glamorgan-Gwent Archaeological Trust Ltd	There are no archaeological restraints for this site.
8 The Coal Authority	Possible/known shallow mine workings: Yes Other underground workings: Yes Recorded mine entries: Yes Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: Yes
12 Welsh Water	Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements. A public sewer and water mains crosses the site so this may restrict the density of development. If all proposed developments come to fruition then the Rhiwsaeson WwTW will exceed design capacity. Should developers proceed in advance of DCWW planned improvements it may result in objection to the proposals with the possibility of developers funding the necessary upgrades via S106. DCWW require us to include a statement on waste water infrastructure for the site.

Site: **588 Site of the former Hillside Club, Capel Hill** Location: **Tonyrefail** Proposal: **Residential development** Category: **Non-Strategic**

Stage 3 Assessment

Consultee	Consultee Comment
2 Countryside Council for Wales	<p>There are concerns that this allocation is directly adjacent to the Rhos Tonyrefail SSSI.</p> <p>Number of records of Priority and Protected Species: 13 Number of records of Other Species of Conservation Concern: 3 Number of records of Species of Local Conservation Concern: 1 Number of records other Species: 10</p>
4 Glamorgan-Gwent Archaeological Trust Ltd	<p>Archaeological Restraint: Fairly Significant Restraint Site of Ty-Llwyd possibly a late medieval or early post medieval settlement. Archaeological Recommendation: Archaeological evaluation may be required prior to determination of planning application.</p>
8 The Coal Authority	<p>Possible/known shallow mine workings: Yes Other underground workings: Yes Recorded mine entries: No Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No</p>
12 Welsh Water	<p>There is no public sewerage system in the area so any new development would require facilities for sewage disposal. Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements. The area suffers from low water pressure with new development exacerbating service levels so development of this site would require off-site main laying which could be quite substantial and expensive.</p>

Site: **602 Land east of Capel Hill and Hafod Wen**Location: **Tonyrefail**Proposal: **Residential development**Category: **Non-Strategic**

Stage 3 Assessment

Consultee	Consultee Comment
2 Countryside Council for Wales	<p>The site is situated on land notified as part of the Rhos Tonyrefail Site of Special Scientific Interest. The allocation of these sites for residential development is not compatible with their natural heritage interests and their status as SSSI and consider that should the sites be developed it would result in considerable damage to the features for which the SSSI is of special interest. There is a question on the rationale and justification to promote them as allocations within the emerging LDP given their nationally important status as an SSSI.</p> <p>SEWBRc Report, Comments: Number of records of Priority and Protected Species: 27 Number of records of Other Species of Conservation Concern: 3 Number of records of Species of Local Conservation Concern: 1 Number of records other Species: 24</p>
3 Environment Agency Wales	<p>Environmental Constraints: Minor aquifer. High Groundwater vulnerability to sources of diffuse pollution. No records of pollution incidents. Not within fluvial floodplain. The need for the attenuation of surface water on site is envisaged.</p>
8 The Coal Authority	<p>Possible/known shallow mine workings: Yes Other underground workings: Yes Recorded mine entries: Yes Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No</p>
12 Welsh Water	<p>Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements. The area suffers from low water pressure with new development exacerbating service levels so development of this site would require off-site main laying which could be quite substantial and expensive. No sewage treatment problem</p>

Site: **610 Land north of Investiture Place**Location: **Tonyrefail**Proposal: **Residential development**Category: **Non-Strategic**

Stage 3 Assessment

Consultee	Consultee Comment
2 Countryside Council for Wales	<p>The site is situated on land notified as part of the Rhos Tonyrefail Site of Special Scientific Interest. The allocation of these sites for residential development is not compatible with their natural heritage interests and their status as SSSI and consider that should the sites be developed it would result in considerable damage to the features for which the SSSI is of special interest. There is a question on the rationale and justification to promote them as allocations within the emerging LDP given their nationally important status as an SSSI.</p> <p>SEWBRc Report, Comments: Number of records of Priority and Protected Species: 27 Number of records of Other Species of Conservation Concern: 3 Number of records of Species of Local Conservation Concern: 1 Number of records other Species: 24</p>
3 Environment Agency Wales	<p>Environmental Constraints: Minor aquifer. High Groundwater vulnerability to sources of diffuse pollution. No records of pollution incidents. Not within fluvial floodplain. The need for the attenuation of surface water on site is envisaged.</p>
8 The Coal Authority	<p>Possible/known shallow mine workings: Yes Other underground workings: Yes Recorded mine entries: Yes Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No</p>
12 Welsh Water	<p>Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements. The area suffers from low water pressure with new development exacerbating service levels so development of this site would require off-site main laying which could be quite substantial and expensive. No sewage treatment problem</p>

Site: **620 Land at Dyffryn Row**Location: **Cwmbach**Proposal: **Residential development**Category: **Non-Strategic**

Stage 3 Assessment

Consultee	Consultee Comment
2 Countryside Council for Wales	SEWBRc Report, Comments: Number of records of Other Species of Conservation Concern: 1 Number of records other Species: 118
3 Environment Agency Wales	Environmental Constraints: Although the site is shown to be outside of the flood zones of the WAG's Development Advice Maps, part of the site is within our own 0.1% flood outline. Notes: As part of the site is shown to be within our own 0.1% flood outline, flood risk should be further considered as part of any future development proposals on this site.
4 Glamorgan-Gwent Archaeological Trust Ltd	Archaeological Restraint: Early Industrial workers housing. Archaeological Recommendation: May need some archaeological work during development
8 The Coal Authority	Possible/known shallow mine workings: No Other underground workings: Yes Recorded mine entries: No Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No
12 Welsh Water	A public sewer crosses the site so this may restrict the density of development. If all proposed developments come to fruition then the Cynon WWTW will exceed design capacity. Should developers proceed in advance of DCWW planned improvements it may result in objection to the proposals with the possibility of developers funding the necessary upgrades via S106. DCWW require us to include a statement on waste water infrastructure for the site.

Site: **632 Land adjoining Dyffryn Road**Location: **Cwmbach**Proposal: **Residential development**Category: **Non-Strategic**

Stage 3 Assessment

Consultee	Consultee Comment
2 Countryside Council for Wales	SEWBRc Report, Comments: Number of records of Other Species of Conservation Concern: 1 Number of records other Species: 118
3 Environment Agency Wales	Environmental Constraints: Although the site is shown to be outside of the flood zones of the WAG's Development Advice Maps, part of the site is within our own 0.1% flood outline. Notes: As part of the site is shown to be within our own 0.1% flood outline, flood risk should be further considered as part of any future development proposals on this site.
4 Glamorgan-Gwent Archaeological Trust Ltd	Archaeological Restraint: Early Industrial workers housing. Archaeological Recommendation: May need some archaeological work during development
8 The Coal Authority	Possible/known shallow mine workings: No Other underground workings: Yes Recorded mine entries: No Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No
12 Welsh Water	A public sewer crosses the site so this may restrict the density of development. If all proposed developments come to fruition then the Cynon WWTW will exceed design capacity. Should developers proceed in advance of DCWW planned improvements it may result in objection to the proposals with the possibility of developers funding the necessary upgrades via S106. DCWW require us to include a statement on waste water infrastructure for the site.

Site: **633 Land north of Collenna Farm**Location: **Tonyrefail**Proposal: **Residential development**Category: **Non-Strategic**

Stage 3 Assessment

Consultee	Consultee Comment
2 Countryside Council for Wales	<p>There are concerns as this allocation is directly adjacent to the Rhos Tonyrefail SSSI.</p> <p>SEWBReC Report, Comments: Number of records of Priority and Protected Species: 13 Number of records of Other Species of Conservation Concern: 3 Number of records of Species of Local Conservation Concern: 1 Number of records other Species: 4</p>
3 Environment Agency Wales	<p>Environmental Constraints: 1. Ordinary watercourses on site. 2. Presence of sewerage infrastructure unknown.</p> <p>Notes: Boundary between this site and 8 (A) is unclear.</p>
8 The Coal Authority	<p>Possible/known shallow mine workings: Yes Other underground workings: Yes Recorded mine entries: No Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No</p>
12 Welsh Water	<p>There is no public sewerage system in the area so any new development would require facilities for sewage disposal. Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements.</p>

Site: 639 Land at Cae Gwerlais Farm

Location: Tonyrefail

Proposal: Residential development

Category: Non-Strategic

Stage 3 Assessment

Consultee	Consultee Comment
2 Countryside Council for Wales	<p>This site contains a small area of land in the Rhos Tonyrefail SSSI provking concerns regarding the long-term sustainable management of this part of the SSSI by light summer grazing. Appropriately worded supporting text should be included to ensure that the SSSI land is protected within any development which may take place, and that it is designed in such a way as to permit access for grazing. It is anticipated there will be a loss of ecological connectivity as a result of any proposed development on the site. The Rhos Tonyrefail SSSI was notified for its significant population of the endangered marsh fritillary butterfly, the species is reliant on a landscape with good connectivity between patches of suitable breeding habitat and concerns have been raised regarding the butterfly's ability to pass between remaining patches of suitable habitat in the south and the north of Tonyrefail. There is scope to produce suitably sized/specified wildlife corridors. There is also concern as the western boundary directly abuts further land within the SSSI. We have suggested appropriate wording to address the issues mentioned above. Part of this allocation is land proposed for an extension of the nearby cemetery, the proposed extension coincides with part of the SSSI, and if alternative cemetery land were to be allocated it might help resolve this conflict.</p> <p>SEWBRc Report, Comments: Number of records of Priority and Protected Species: 15 Number of records of Other Species of Conservation Concern: 3 Number of records of Species of Local Conservation Concern: 4 Number of records other Species: 9</p>
3 Environment Agency Wales	<p>Environmental Constraints: 1. Ordinary watercourses on site. 2. Presence of sewerage infrastructure unknown.</p> <p>Notes: Boundary between this site and 8 (C) is unclear.</p>
4 Glamorgan-Gwent Archaeological Trust Ltd	<p>Archaeological Restraint: Fairly Significant Restraint Tran Farm is possibly a late medieval or early post medieval settlement. Archaeological Recommendation: Archaeological desk-based assessment plus possible evaluation required prior to determination of planning application.</p>
8 The Coal Authority	<p>Possible/known shallow mine workings: Yes Other underground workings: Yes Recorded mine entries: No Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No</p>

12 Welsh Water

Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements.

The area suffers from low water pressure with new development exacerbating service levels so development of this site would require off-site main laying which could be quite substantial and expensive.

Site: **640 Land the south of The Ridings**Location: **Tonteg**Proposal: **Residential development**Category: **Non-Strategic**

Stage 3 Assessment

Consultee	Consultee Comment
2 Countryside Council for Wales	<p>This site contains an area of valuable unimproved grassland habitat that CCW considers worthy of a detailed survey as part of their phase II grassland survey project.</p> <p>SEWBRc Report, Comments: Number of records of Priority and Protected Species: 220 Number of records of Other Species of Conservation Concern: 40 Number of records of Species of Local Conservation Concern: 108 Number of records other Species: 635</p>
3 Environment Agency Wales	<p>Environmental Constraints: 1. Part of site within zones C2 and B of WAG's Development Advice Maps. Part of site also shown to be within our own 0.1% flood outline. 2. Ordinary watercourse on site.</p> <p>Notes: Re: flood risk - this site has not been considered as part of the SFCA – therefore should you wish to allocate this site, your Authority should first ensure that the consequences of flooding can be managed - advice in Section 10 of TAN15 applies.</p>
4 Glamorgan-Gwent Archaeological Trust Ltd	There are no archaeological restraints for this site.
8 The Coal Authority	<p>Possible/known shallow mine workings: Yes Other underground workings: Yes Recorded mine entries: Yes Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No</p>
12 Welsh Water	<p>Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements. A public sewer crosses the site so this may restrict the density of development. If all proposed developments come to fruition then the Rhiwsaeson WwTW will exceed design capacity. Should developers proceed in advance of DCWW planned improvements it may result in objection to the proposals with the possibility of developers funding the necessary upgrades via S106. DCWW require us to include a statement on waste water infrastructure for the site. The area suffers from low water pressure with new development exacerbating service levels so development of this site would require off-site main laying which could be quite substantial and expensive.</p>

Site: **641 Land off Gilfach Road/ Trane Farm**Location: **Tonyrefail**Proposal: **Residential development**Category: **Non-Strategic**

Stage 3 Assessment

Consultee	Consultee Comment
2 Countryside Council for Wales	<p>This site contains a small area of land in the Rhos Tonyrefail SSSI provking concerns regarding the long-term sustainable management of this part of the SSSI by light summer grazing. Appropriately worded supporting text should be included to ensure that the SSSI land is protected within any development which may take place, and that it is designed in such a way as to permit access for grazing. It is anticipated there will be a loss of ecological connectivity as a result of any proposed development on the site. The Rhos Tonyrefail SSSI was notified for its significant population of the endangered marsh fritillary butterfly, the species is reliant on a landscape with good connectivity between patches of suitable breeding habitat and concerns have been raised regarding the butterfly's ability to pass between remaining patches of suitable habitat in the south and the north of Tonyrefail. There is scope to produce suitably sized/specified wildlife corridors. There is also concern as the western boundary directly abuts further land within the SSSI. We have suggested appropriate wording to address the issues mentioned above. Part of this allocation is land proposed for an extension of the nearby cemetery, the proposed extension coincides with part of the SSSI, and if alternative cemetery land were to be allocated it might help resolve this conflict.</p> <p>SEWBReC Report, Comments: Number of records of Priority and Protected Species: 15 Number of records of Other Species of Conservation Concern: 3 Number of records of Species of Local Conservation Concern: 4 Number of records other Species: 9</p>
3 Environment Agency Wales	<p>Environmental Constraints: 1. Ordinary watercourses on site. 2. Presence of sewerage infrastructure unknown.</p> <p>Notes: Boundary between this site and 8 (C) is unclear.</p>
4 Glamorgan-Gwent Archaeological Trust Ltd	<p>Archaeological Restraint: Fairly Significant Restraint Tran Farm is possibly a late medieval or early post medieval settlement. Archaeological Recommendation: Archaeological desk-based assessment plus possible evaluation required prior to determination of planning application.</p>
8 The Coal Authority	<p>Possible/known shallow mine workings: Yes Other underground workings: Yes Recorded mine entries: No Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No</p>

12 Welsh Water

Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements.

The area suffers from low water pressure with new development exacerbating service levels so development of this site would require off-site main laying which could be quite substantial and expensive.

Site: **642 Land at Trane Farm/ adjacent to Bryn Golau** Location: **Tonyrefail** Proposal: **Residential development** Category: **Non-Strategic**

Stage 3 Assessment

Consultee	Consultee Comment
2 Countryside Council for Wales	<p>This site contains a small area of land in the Rhos Tonyrefail SSSI provking concerns regarding the long-term sustainable management of this part of the SSSI by light summer grazing. Appropriately worded supporting text should be included to ensure that the SSSI land is protected within any development which may take place, and that it is designed in such a way as to permit access for grazing. It is anticipated there will be a loss of ecological connectivity as a result of any proposed development on the site. The Rhos Tonyrefail SSSI was notified for its significant population of the endangered marsh fritillary butterfly, the species is reliant on a landscape with good connectivity between patches of suitable breeding habitat and concerns have been raised regarding the butterfly's ability to pass between remaining patches of suitable habitat in the south and the north of Tonyrefail. There is scope to produce suitably sized/specified wildlife corridors. There is also concern as the western boundary directly abuts further land within the SSSI. We have suggested appropriate wording to address the issues mentioned above. Part of this allocation is land proposed for an extension of the nearby cemetery, the proposed extension coincides with part of the SSSI, and if alternative cemetery land were to be allocated it might help resolve this conflict.</p> <p>SEWBRc Report, Comments: Number of records of Priority and Protected Species: 15 Number of records of Other Species of Conservation Concern: 3 Number of records of Species of Local Conservation Concern: 4 Number of records other Species: 9</p>
3 Environment Agency Wales	<p>Environmental Constraints: 1. Ordinary watercourses on site. 2. Presence of sewerage infrastructure unknown.</p> <p>Notes: Boundary between this site and 8 (C) is unclear.</p>
4 Glamorgan-Gwent Archaeological Trust Ltd	<p>Archaeological Restraint: Fairly Significant Restraint Tran Farm is possibly a late medieval or early post medieval settlement. Archaeological Recommendation: Archaeological desk-based assessment plus possible evaluation required prior to determination of planning application.</p>
8 The Coal Authority	<p>Possible/known shallow mine workings: Yes Other underground workings: Yes Recorded mine entries: No Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No</p>

12 Welsh Water

Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements.

The area suffers from low water pressure with new development exacerbating service levels so development of this site would require off-site main laying which could be quite substantial and expensive.

Site: **654 Land at Llantrisant Road**Location: **Beddau**Proposal: **Residential development**Category: **Non-Strategic**

Stage 3 Assessment

Consultee	Consultee Comment
3 Environment Agency Wales	Environmental Constraints: Presence of sewerage infrastructure unknown.
4 Glamorgan-Gwent Archaeological Trust Ltd	There are no archaeological restraints for this site.
8 The Coal Authority	Possible/known shallow mine workings: Yes Other underground workings: Yes Recorded mine entries: Yes Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No
12 Welsh Water	Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements. If all proposed developments come to fruition then the Coslech WwTW will exceed design capacity. Should developers proceed in advance of DCWW planned improvements it may result in objection to the proposals with the possibility of developers funding the necessary upgrades via S106. DCWW require us to include a statement on waste water infrastructure for the site.

Site: **1** **Park Place** Location: **Maerdy** Proposal: **Residential** Category: **Non-Strategic**

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Park Place, Maerdy
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Brownfield site located on the edge of settlement, rough open land. Informal footpaths run through the site and it is adjacent to a small modern residential site.
3 Boundary Type (e.g. Fence, trees, open)	None.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	None.
5 Topography (e.g. steep, flat etc.)	The site is level.
6 Access	The site is accessible by foot and cycle via a private cul-de-sac. The site is within level walking distance of the main valley bus route connecting Maerdy with Porth.
7 Possible constraints	None.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	North - industrial, East - countryside, South - park. West - residential.
9 Other additional information	Facilities and infrastructure exists for housing on adjacent land. The site is designated as a formal recreation site in Rhondda Local Plan. It is already within settlement limits
10 Decision	Urban

Site: 2 Ceridwen Street

Location: Maerdy

Proposal: Site for small-scale infill development

Category: Small

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>		<i>Comment:</i>
1	Location	Ceridwen Street, Maerdy.
2	Site Description (e.g. current use, condition, characteristics, shape, public footpath)	The site has been cleared for development and constitutes previously developed land. The present condition of the site does not constitute an eyesore. It is located on the main road of the commercial centre of Maerdy.
3	Boundary Type (e.g. Fence, trees, open)	None.
4	Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	None.
5	Topography (e.g. steep, flat etc.)	The site is level.
6	Access	The site is accessible by foot and cycle.
7	Possible constraints	None.
8	Adjacent land-uses (e.g. residential / commercial / agricultural)	North and East - commercial and residential, South and West - residential.
9	Other additional information	Development would provide continuity by completing the terrace which it adjoins.
10	Decision	Urban-The site is already within settlement boundary.

Site: 10 Station Road

Location: Ferndale

Proposal: Residential development

Category: Non-Strategic

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Station Road, Ferndale
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	No existing use at present, merely a derelict flat site. Brownfield site.
3 Boundary Type (e.g. Fence, trees, open)	Walled boundary along eastern and western fringes of the site. Running parallel to the eastern boundary is the river. The western boundary is distinguished by a high rising wall parallel to Station Road.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	There is a small electricity box on the northern tip of the site. Appears to be in an old and in a disused state
5 Topography (e.g. steep, flat etc.)	Flat land
6 Access	Access to the land is difficult but accessible on foot from a sports/playing field adjacent to the sites southern boundary
7 Possible constraints	Accessibility / isolated location from surrounding residential dwellings due to drop in gradient and potential floodrisk
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	Residential
9 Other additional information	The site is already located in the settlement boundary
10 Decision	Retain in the settlement boundary because of existing status and flat topography

Site: 11 Station Road, east of the river bridge Location: Ferndale Proposal: To be confirmed Category: Non-Strategic

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>		<i>Comment:</i>
1	Location	Station Road, east of the river bridge, Ferndale
2	Site Description (e.g. current use, condition, characteristics, shape, public footpath)	No current land use. Site runs parallel to the old railway line which is currently used as a footpath. Site is greenfield but rises quite steeply in the east/south east and it largely inaccessible.
3	Boundary Type (e.g. Fence, trees, open)	Public footpath and river to the west and wall boundary adjacent to the road in the east
4	Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	Small shed/building located in the North West corner of the site.
5	Topography (e.g. steep, flat etc.)	Western boundary of the site is relatively flat, although land in the east/south east rises steeply
6	Access	Access to the site is limited. Access is currently via a public footpath and because of the sites steep topography and busy adjacent Station Road.
7	Possible constraints	Gradient and restricted access
8	Adjacent land-uses (e.g. residential / commercial / agricultural)	North, East and West - Residential, South - Countryside
9	Other additional information	Because the site is river level and below the road bridge, a fall in gradient makes the area relatively isolated from surrounding residential units. Adjacent footpath appears regularly used.
10	Decision	Countryside

Site: **14** **Site between Hendrefadog Street and Brynbedw Road** Location: **Ferndale** Proposal: **To be confirmed** Category: **Small**

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>		<i>Comment:</i>
1	Location	Site between Hendrefadog Street and Brynbedw Road, Ferndale.
2	Site Description (e.g. current use, condition, characteristics, shape, public footpath)	The site constitutes previously developed land.
3	Boundary Type (e.g. Fence, trees, open)	Hedges and fences act as boundaries between the properties either side of the site.
4	Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	None.
5	Topography (e.g. steep, flat etc.)	The site is relatively steep.
6	Access	The site is accessible from existing roads.
7	Possible constraints	Steepness.
8	Adjacent land-uses (e.g. residential / commercial / agricultural)	North, East, South, West - residential.
9	Other additional information	The site is already within settlement boundary and has the potential for small-scale infill development.
10	Decision	Urban

Site: **15** **Site between 186 / 187 East Road** Location: **Ferndale** Proposal: **Site for small-scale infill development** Category: **Small**

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Site between 186 / 187 East Road, Ferndale.
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	It would appear that the site was previously developed. It is located on the main road through Ferndale.
3 Boundary Type (e.g. Fence, trees, open)	Open on street front.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	None.
5 Topography (e.g. steep, flat etc.)	The site slopes steeply down to the back of properties on Edmund Street which may affect development potential.
6 Access	The site is accessible from East Road.
7 Possible constraints	There appear to be no obvious constraints to development of this site.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	North, East, South, West - residential.
9 Other additional information	Development would complete the terrace. The site is already within settlement boundary.
10 Decision	Urban

Site: **16 Old School Site, Edmondes Street**Location: **Ferndale**Proposal: **Residential development or low-key employment opportunities**Category: **Small****Small Site / Settlement Boundary Assessment***Characteristic:**Comment:*

1	Location	Old School Site, Edmondes Street, Ferndale.
2	Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Site constitutes previously developed land. It is adjacent to a playground and the local library. Edmondes Street is at a much lower level than the main road (East Road) that runs through Ferndale.
3	Boundary Type (e.g. Fence, trees, open)	There a brick wall and open boundaries.
4	Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	None, the site has been cleared.
5	Topography (e.g. steep, flat etc.)	The site is level and has been cleared.
6	Access	Access can be taken directly of Edmondes Street.
7	Possible constraints	None.
8	Adjacent land-uses (e.g. residential / commercial / agricultural)	North, South and West - residential, East - countryside.
9	Other additional information	The site is currently within settlement boundary.
10	Decision	Urban

Site: 17 Site at northern end of Upper Terrace Location: Stanleytown Proposal: To be confirmed Category: Non-Strategic

Small Site / Settlement Boundary Assessment

Characteristic:	Comment:
1 Location	Site located at northern end of Upper Terrace Stanleytown, Tylorstown.
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Northern part of site is used for agricultural purposes (grazing). Vegetation and grass well maintained on site. North-western corner of site slightly overgrown with trees, brambles and scrub land. Site well defined by fencing on east boundary. Site relatively open and well fenced.
3 Boundary Type (e.g. Fence, trees, open)	Boundary type on north and east is a well maintained wire fence; south and west partly residential.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	A small corrugated iron shed exists near northern boundary.
5 Topography (e.g. steep, flat etc.)	A slope exists in a east to west direction. Slope is very steep on east boundary; more gentle on west boundary.
6 Access	Via Upper Terrace. Northern boundary has good access. Difficult to access southern and eastern boundaries. The site has currently only one access point.
7 Possible constraints	1) Topography as the eastern side is very steep. 2) The amount of soil that would have to be moved to enable development. 3) Access.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	Residential to the south and west. Open countryside to the north and east.
9 Other additional information	Existing settlement boundary runs behind Upper Terrace. Could consider continuation of street frontage.
10 Decision	Countryside

Site: 18 Site on Upper Terrace

Location: Stanleytown

Proposal: Site for small-scale infill development

Category: Small

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>		<i>Comment:</i>
1	Location	Site on Upper Terrace Stanleytown, Tylorstown.
2	Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Regular shape with a footpath running through the middle to a shed. Overgrown. Site disused. A gap in the terraced housing.
3	Boundary Type (e.g. Fence, trees, open)	Open.
4	Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	None. Shed to the east of the site.
5	Topography (e.g. steep, flat etc.)	Slope E to W down.
6	Access	Upper Terrace.
7	Possible constraints	The amount of soil to be moved.
8	Adjacent land-uses (e.g. residential / commercial / agricultural)	Residential N/S/W. Open countryside E.
9	Other additional information	Settlement boundary currently runs through the rear of the property gardens of Upper Terrace. Boundary should be moved to the east to include the curtilage and allow the development of the site.
10	Decision	Urban.

Site: 19 Llewellyn Street

Location: Pontygwaith

Proposal: Site for small-scale infill development

Category: Small

Small Site / Settlement Boundary Assessment*Characteristic:**Comment:*

1	Location	Llewellyn Street, Pontygwaith.
2	Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Site constitutes previously developed land.
3	Boundary Type (e.g. Fence, trees, open)	Open to East, wall to West.
4	Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	None.
5	Topography (e.g. steep, flat etc.)	Site is level.
6	Access	The site is accessible from Llewellyn Street.
7	Possible constraints	None.
8	Adjacent land-uses (e.g. residential / commercial / agricultural)	North, South, West - residential, East - river, road and countryside.
9	Other additional information	Development would provide continuity in development patterns. The site is already located within settlement boundary.
10	Decision	Urban

Site: 20 Deri Terrace

Location: Tylorstown

Proposal: Site for small-scale infill development

Category: Small

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Deri Terrace, Tylorstown.
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	The site constitutes previously developed land.
3 Boundary Type (e.g. Fence, trees, open)	Gated land.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	None.
5 Topography (e.g. steep, flat etc.)	The site has a gentle gradient to west up to adjoining allotments
6 Access	Access is from Deri Terrace.
7 Possible constraints	Telegraph pole outside the site restricts access.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	Adjoining uses include residential [N, S & E] and allotments [W].
9 Other additional information	Development would provide continuity in terrace development pattern. Likely to be suitable for small-scale residential development. The site is already located within settlement boundary.
10 Decision	Urban

Site: 21 Land off Deri Terrace

Location: Tylorstown

Proposal: To be confirmed

Category: Non-Strategic

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Land off Deri Terrace, Tylorstown
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Land appears to be private allotments. The site contains trees and small stone walls. Small stream passing close to the site.
3 Boundary Type (e.g. Fence, trees, open)	The majority of the site is open except where it backs onto the properties off Deri Terrace.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	None.
5 Topography (e.g. steep, flat etc.)	Steep access to the site.
6 Access	Access to the site is fairly restricted. Currently achieved from a track to the rear of terraced properties fronting Deri Terrace.
7 Possible constraints	Steep land may restrict development, also the lack of access.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	North - countryside, East, South - residential, West - recreation.
9 Other additional information	Although access is an issue, the land is developable and would not represent a significant intrusion into the countryside.
10 Decision	Urban

Site: **30** **Site off Rhigos Road** Location: **Treherbert** Proposal: **To be confirmed** Category: **Non-Strategic**

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Site off Rhigos Road, Treherbert
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	There are a few different uses for the site, including a storage shed and riding school for the disabled. Parts of the site are visually unappealing with the site being unlikely to have environmental value. The site constitutes previously developed land.
3 Boundary Type (e.g. Fence, trees, open)	The site is bounded by a fence and trees running along Rhigos Road.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	Warehouse, reasonable condition. Riding school small sheds, in poor condition.
5 Topography (e.g. steep, flat etc.)	Part of the site is sloping.
6 Access	Access would be off Abertonllwyd Street that leads onto Rhigos Road.
7 Possible constraints	Parts of the site are difficult to access by foot. Potentially contaminated land associated with previous land use - Old Coal Level & Tip. Certain issues would have to be resolved, e.g. Land ownership
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	Main road to W and N. Allotments, garage and plumbers to SE.
9 Other additional information	Already within settlement boundary.
10 Decision	Urban

Site: 34 Bryn Rhedyn

Location: Treherbert

Proposal: To be confirmed

Category: Non-Strategic

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>		<i>Comment:</i>
1	Location	Bryn Rhedyn, Treherbert
2	Site Description (e.g. current use, condition, characteristics, shape, public footpath)	It is a cleared housing site bordered by Bryn Rhedyn to the north and with frontage onto Corbett Street to the south.
3	Boundary Type (e.g. Fence, trees, open)	None.
4	Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	The site has been cleared.
5	Topography (e.g. steep, flat etc.)	The road leading up to the site is quite steep, the site itself is level.
6	Access	Access road for the site already in place.
7	Possible constraints	The site is slightly sloping. There appear to be no significant access or drainage issues. Possible constraint may be relatively high vacancy rate of residential properties in this area.
8	Adjacent land-uses (e.g. residential / commercial / agricultural)	Adjacent land uses include residential development to the south and open countryside to the north.
9	Other additional information	The site is already within the Settlement boundary.
10	Decision	Urban

Site: **35 Twyn-yr-Eos**Location: **Treherbert**Proposal: **To be confirmed**Category: **Small****Small Site / Settlement Boundary Assessment**

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Twyn-yr-Eos, Treherbert
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Corner site with frontage onto Twyn-yr-Eos. Site is likely to constitute previously developed land.
3 Boundary Type (e.g. Fence, trees, open)	Not recorded.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	At the time of site visit, the site housed containers used for storage of building materials for renovation of houses in the area.
5 Topography (e.g. steep, flat etc.)	The site has a slight slope.
6 Access	The road network to the site is steep in places however, access to the site itself is good.
7 Possible constraints	There are no significant constraints.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	North, East, South, West - Residential.
9 Other additional information	Development would provide continuity to existing housing along Twyn-yr-Eos. The site is currently within the settlement boundary.
10 Decision	Urban

Site: **36 Bryn Heulog**Location: **Treherbert**Proposal: **To be confirmed**Category: **Non-Strategic****Small Site / Settlement Boundary Assessment**

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Bryn Heulog, Treherbert
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Grassland site with frontage to Bryn Heulog to the NE. It has views of up and down the valley and is a previously developed site.
3 Boundary Type (e.g. Fence, trees, open)	None, it is bounded by a pavement.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	None.
5 Topography (e.g. steep, flat etc.)	The site is slightly sloping.
6 Access	Access is available from roads to north and east of the site.
7 Possible constraints	There are no significant constraints to development of the site, although there is a relatively high vacancy rate of residential properties in this area.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	Residential
9 Other additional information	The site is already within the Settlement boundary.
10 Decision	Urban

Site: 37 Corner of Herbert Street

Location: Treherbert

Proposal: Residential development

Category: Small

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Corner of Herbert Street, Treherbert.
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Area of cleared brownfield land on the edge of settlement. The site is situated on the corner of a terraced street, covered with grass.
3 Boundary Type (e.g. Fence, trees, open)	Open.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	There are currently no structures present on the site.
5 Topography (e.g. steep, flat etc.)	There is a slight slope to the site.
6 Access	Access is via Herbert St. Access to the site is considered fair.
7 Possible constraints	Constraints to development include the presence of an electricity sub station on the site.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	North and East - countryside, South and West - residential.
9 Other additional information	There is potential to complete terrace on Herbert Street. The site is already located within settlement boundary.
10 Decision	Urban

Site: **38 Corbett Street**Location: **Treherbert**Proposal: **To be confirmed**Category: **Small****Small Site / Settlement Boundary Assessment**

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Corbett Street, Treherbert.
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Grassed area with frontage onto Corbett Street. The site is currently vacant. An RCT community building, the Penyreglyn Project, is located adjacent to the site.
3 Boundary Type (e.g. Fence, trees, open)	None.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	None.
5 Topography (e.g. steep, flat etc.)	The site is level.
6 Access	The site is quite accessible by car, foot and cycle.
7 Possible constraints	There are no obvious constraints to development.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	North - previously developed land & countryside beyond. East, South and West - residential.
9 Other additional information	Potential for continuity of terrace of residential dwellings on Corbett Street. Already within settlement boundary.
10 Decision	Urban

Site: **41** **Penyreglyn Infants School, Charles Street** Location: **Treherbert** Proposal: **Residential development** Category: **Non-Strategic**

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>		<i>Comment:</i>
1	Location	Penyreglyn Infants School, Charles Street, Treherbert
2	Site Description (e.g. current use, condition, characteristics, shape, public footpath)	The site is the former Infants School site and is in need of clearing. It is raised with a retaining wall at the rear.
3	Boundary Type (e.g. Fence, trees, open)	North and East - brick wall, West - brick wall boundary with new housing development, South - metal railings.
4	Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	None, the site has been cleared.
5	Topography (e.g. steep, flat etc.)	Site is slightly sloping.
6	Access	Gated access off Ynysfeio Avenue. Access to local facilities is good.
7	Possible constraints	No significant constraints to development.
8	Adjacent land-uses (e.g. residential / commercial / agricultural)	The site is adjacent to a residential area of Treherbert.
9	Other additional information	Already within Settlement boundary.
10	Decision	Urban

Site: **42** **Site at the end of Oak Street**Location: **Treherbert**Proposal: **Residential development**Category: **Small****Small Site / Settlement Boundary Assessment**

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Site at the end of Oak Street, Treherbert.
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Small, scrubland site adjacent to a playing field.
3 Boundary Type (e.g. Fence, trees, open)	The site is open except to the west where it is bounded by the river.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	None.
5 Topography (e.g. steep, flat etc.)	The site is level.
6 Access	Access can be taken off Oak Street or the access road to the factories.
7 Possible constraints	Flood-risk could be a significant constraint.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	North and East - residential, South - recreation, West - industrial.
9 Other additional information	Already within settlement boundary.
10 Decision	Urban

Site: 44 Rear of Crown Terrace

Location: Treorchy

Proposal: Residential development

Category: Non-Strategic

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Rear of Crown Terrace, Treorchy.
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Large site to rear of Crown Terrace with mature tree growth. The western end of the site is currently used for the storage of buses.
3 Boundary Type (e.g. Fence, trees, open)	Gate off Crown Terrace. Boundary fences with properties at southern edge of site.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	Two houses at the eastern edge of the site and a shed at the northern edge of the site.
5 Topography (e.g. steep, flat etc.)	The site is steeply sloping.
6 Access	The site can be accessed off Crown Terrace.
7 Possible constraints	The steep topography of the site may be a constraint.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	Adjacent land uses include residential and open countryside.
9 Other additional information	The site would represent a large addition to the settlement.
10 Decision	Urban

Site: 47 Crichton Street

Location: Treorchy

Proposal: To be confirmed

Category: Small

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Crichton Street, Treorchy
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Flat green site located between the railway line and river.
3 Boundary Type (e.g. Fence, trees, open)	North - wall, East and West - open, South - railway line.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	None.
5 Topography (e.g. steep, flat etc.)	The site is flat.
6 Access	Access to the site is via River Terrace.
7 Possible constraints	Watercourse and flood risk may be constraints to development.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	North - industry, East - residential, South - school, West - countryside.
9 Other additional information	Northeastern area of the site is within a flood risk zone. The site is already within settlement boundary.
10 Decision	Urban

Site: 51 David Street

Location: Treorchy

Proposal: To be confirmed

Category: Small

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	David Street, Treorchy
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Corner grassed site with electricity sub station. The site is currently used as informal open space.
3 Boundary Type (e.g. Fence, trees, open)	Old stone wall boundary around site except for mature trees along the frontage of the site onto Park Road.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	Electricity sub-station.
5 Topography (e.g. steep, flat etc.)	Gently sloping up towards rear lane of Treharne Street.
6 Access	Directly off Park Road.
7 Possible constraints	Presence of electricity sub-station would be a constraint.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	North, East, South, West - residential.
9 Other additional information	Part of the site is designated for derelict land reclamation. There may be drainage issues associated with the site. It is already within settlement boundary.
10 Decision	Urban

Site: **52** Site at rear of Tremains Pub Park Road Location: **Cwmparc** Proposal: **To be confirmed** Category: **Non-Strategic**

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>		<i>Comment:</i>
1	Location	Cwmparc, Treorchy.
2	Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Level grass area with no buildings present. Adjacent land use is mainly residential with some commercial outlets. Access is off Park Road. The site is marshy. The site has some recreational value e.g. the presence of a park bench, though the overgrown vegetation (reeds) indicates that the site isn't used regularly.
3	Boundary Type (e.g. Fence, trees, open)	Site fenced with metal railings.
4	Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	None.
5	Topography (e.g. steep, flat etc.)	Flat.
6	Access	Access via Park Road, Barrett Street and Greenfield Terrace.
7	Possible constraints	There may be drainage issues associated with the site, although on a raised level above the watercourse beyond the rear of the site. Also, there are possible access concerns.
8	Adjacent land-uses (e.g. residential / commercial / agricultural)	Residential to the north, east and west; open countryside (mountain) to the south.
9	Other additional information	The site could be developed if the site is accessible directly from the side road, and the site is not required for public open space. Also need to clarify that site not needed for further land reclamation work.
10	Decision	Urban

Site: **54** **Site off Woodland Terrace**Location: **Cwmparc**Proposal: **To be confirmed**Category: **Non-Strategic****Small Site / Settlement Boundary Assessment**

<i>Characteristic:</i>		<i>Comment:</i>
1	Location	Site off Woodland Terrace, Cwmparc.
2	Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Triangular site at the western end of Vicarage Terrace. Part of the site fronts onto Woodland Terrace and onto an access track to the rear of Tallis Street. Primarily the garden for Ger y Coed house.
3	Boundary Type (e.g. Fence, trees, open)	On the western/eastern boundary is a wire fence; north boundary is a tree line.
4	Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	A few allotment sheds exist on site. Relatively small, but in good condition.
5	Topography (e.g. steep, flat etc.)	The site slopes down from north to south.
6	Access	Via Woodland Terrace and Park Road.
7	Possible constraints	Access is fairly steep to the site. Some concerns of drainage from the mountain behind. Also, the site is relatively steeply sloping.
8	Adjacent land-uses (e.g. residential / commercial / agricultural)	Residential to the south and east. Countryside to the north and west.
9	Other additional information	Potential settlement boundary line exists in the form of a wire fence and tree line. Settlement boundary line should incorporate Ger y Coed house.
10	Decision	Urban

Site: **55** Site off Park Road.Location: **Cwmparc**Proposal: **To be confirmed**Category: **Small****Small Site / Settlement Boundary Assessment***Characteristic:**Comment:*

1	Location	Site off Park Road, Cwmparc.
2	Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Steep infill site between 238 / 239 Park Road. Site likely to constitute previously developed land.
3	Boundary Type (e.g. Fence, trees, open)	The northern edge of the site fronts onto the Park Road and is bounded by 238 and 239 Park Road.
4	Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	None.
5	Topography (e.g. steep, flat etc.)	The site slopes steeply to the south towards Barrett Street.
6	Access	Access to the site is good and local services and facilities are close by.
7	Possible constraints	Steepness may be a development constraint.
8	Adjacent land-uses (e.g. residential / commercial / agricultural)	North, East, South, West - residential.
9	Other additional information	Development could complete the terrace on Park Road. The site is already within settlement boundary.
10	Decision	Urban

Site: **56** **Site off Barrett Street**Location: **Cwmparc**Proposal: **To be confirmed**Category: **Small****Small Site / Settlement Boundary Assessment**

<i>Characteristic:</i>		<i>Comment:</i>
1	Location	Site off Barrett Street, Cwmparc.
2	Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Large green site off Barrett Street, behind the terraced houses on Railway Terrace. The rear of houses in Railway Terrace is overlooked by the site.
3	Boundary Type (e.g. Fence, trees, open)	The site is bounded by the rear of properties on Railway Terrace and is open to the front of properties on Barrett Street.
4	Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	None.
5	Topography (e.g. steep, flat etc.)	There is a slight slope on the site.
6	Access	Access to the site is achievable from Barrett Street.
7	Possible constraints	The site is adjacent to a narrow street and bend in the road.
8	Adjacent land-uses (e.g. residential / commercial / agricultural)	North, East, West, South - residential.
9	Other additional information	Site is likely to constitute previously developed land and is already within settlement boundary.
10	Decision	Urban

Site: **58** Site off Catherine StreetLocation: **Pentre**Proposal: **Residential development**Category: **Non-Strategic****Small Site / Settlement Boundary Assessment**

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Site off Catherine Street, Pentre.
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Possibly a former land reclamation area. Vegetation and tree growth present on site. There is a culvert along the western edge of the site. Possibly there is a public right of way through site.
3 Boundary Type (e.g. Fence, trees, open)	Open areas around the site.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	No structures present.
5 Topography (e.g. steep, flat etc.)	Steeply sloping in places.
6 Access	Access to the site from Thomas Street is poor. Access from Catherine Street is steeply sloping.
7 Possible constraints	The steepness of the site may cause the biggest constraint to development.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	Adjacent uses include residential to the north and undeveloped valley sides to the east.
9 Other additional information	Drainage issues may require further investigation. Potentially contaminated land associated with previous land uses - Quarries, Spoil & Levels, Pentre Collieries, Reservoir (filled in).
10 Decision	Countryside

Site: **59** **Site on Forge Street**Location: **Pentre**Proposal: **Site for small-scale infill development**Category: **Small****Small Site / Settlement Boundary Assessment**

<i>Characteristic:</i>		<i>Comment:</i>
1	Location	Site on Forge Street, Pentre
2	Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Small green site at the end of a terrace. Proximity to local facilities and services is good. It is located at the bottom of a small steep hill. Site is likely to constitute previously developed land.
3	Boundary Type (e.g. Fence, trees, open)	The site is open with some overgrowth fronting onto the adjacent lane.
4	Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	None.
5	Topography (e.g. steep, flat etc.)	Site is level.
6	Access	Access to the site is good off Ystrad Road.
7	Possible constraints	No apparent constraints to development.
8	Adjacent land-uses (e.g. residential / commercial / agricultural)	North and East - residential/commercial, South - agriculture, West - recreation.
9	Other additional information	The site presents opportunities to provide continuity in the terrace to mirror the new build development at the opposite side of the street. It is already within settlement boundary.
10	Decision	Urban

Site: **61** **Site at rear of Pleasant View**Location: **Pentre**Proposal: **Residential development**Category: **Small****Small Site / Settlement Boundary Assessment***Characteristic:**Comment:*

1	Location	Site at rear of Pleasant View, Pentre
2	Site Description (e.g. current use, condition, characteristics, shape, public footpath)	An overgrown piece of land with brambles and mature trees.
3	Boundary Type (e.g. Fence, trees, open)	Hedgerows and fence.
4	Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	None.
5	Topography (e.g. steep, flat etc.)	sloping.
6	Access	No pedestrian or vehicular access.
7	Possible constraints	Access.
8	Adjacent land-uses (e.g. residential / commercial / agricultural)	North, West and South - residential, East - open countryside.
9	Other additional information	
10	Decision	Countryside.

Site: **64** **Site at the rear of Dinam Park** Location: **Pentre** Proposal: **Residential** Category: **Non-Strategic**

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Site at the rear of Dinam Park, Ton Pentre
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	The site has some small watercourses passing through the edges of it and general drainage off the main reclaimed land. It is an open space with informal pedestrian access routes through.
3 Boundary Type (e.g. Fence, trees, open)	There is a wooden fence boundary with the modern housing estate to the north, a wooden/metal fence boundary to the East with Kennard Street but there is no defensible boundary with the open countryside to the south.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	None.
5 Topography (e.g. steep, flat etc.)	The topography of the site is quite steep in places.
6 Access	Poor standard of access is available to the site from both Dinam Park and Kennard Street.
7 Possible constraints	Topography and suitable access.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	North and East - residential, West and South, open countryside.
9 Other additional information	Site may be suitable for development, subject to Gelli bypass, and to further investigation into drainage issues.
10 Decision	Countryside

Site: **65** **Large site at the rear of Kennard Street** Location: **Pentre** Proposal: **To be confirmed** Category: **Non-Strategic**

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>		<i>Comment:</i>
1	Location	Large site at the rear of Kennard Street, Ton Pentre
2	Site Description (e.g. current use, condition, characteristics, shape, public footpath)	It is a large open site in an elevated position at the rear of Kennard Street. The site is currently not in use. Limited risk of flooding, although drainage off reclaimed land to be considered. The site is visually prominent from the other side of the valley.
3	Boundary Type (e.g. Fence, trees, open)	There are no defensible boundaries to the mountainside.
4	Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	None.
5	Topography (e.g. steep, flat etc.)	The site has a steep slope from SE-NW.
6	Access	Site is accessible through adjacent candidate sites only and from Kennard street, although access is steep. Otherwise would depend on the Gelli bypass.
7	Possible constraints	Drainage off reclaimed land to be considered. The site is relatively steep in places which may restrict development.
8	Adjacent land-uses (e.g. residential / commercial / agricultural)	North - residential, East, South and West - open countryside.
9	Other additional information	The site's topography restricts development.
10	Decision	Countryside

Site: **66** **Large site at the rear of Kennard Street** Location: **Pentre** Proposal: **To be confirmed** Category: **Non-Strategic**

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>		<i>Comment:</i>
1	Location	Large site at the rear of Kennard Street, Gelli
2	Site Description (e.g. current use, condition, characteristics, shape, public footpath)	It is an open site in an elevated position on the mountainside. A public right of way runs through the northern edge of the site.
3	Boundary Type (e.g. Fence, trees, open)	There is a fence boundary with the allotments, no boundary with the rest of the mountainside.
4	Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	None.
5	Topography (e.g. steep, flat etc.)	It has a slope from SE to NW.
6	Access	Access is via a small lane at the end of Kennard Street.
7	Possible constraints	Topography and access. There may also be some impact on views.
8	Adjacent land-uses (e.g. residential / commercial / agricultural)	North - agriculture and residential beyond that, East, South and West - open countryside.
9	Other additional information	
10	Decision	Countryside.

Site: **67** **Site at rear of Bwlfa Cottages** Location: **Pentre** Proposal: **To be confirmed** Category: **Non-Strategic**

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>		<i>Comment:</i>
1	Location	Site at rear of Bwlfa Cottages, Gelli
2	Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Open site on mountainside, reclaimed land. Some tree growth on site. A public right of way runs through the northern tip of the site.
3	Boundary Type (e.g. Fence, trees, open)	No defensible boundary with the mountainside.
4	Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	None.
5	Topography (e.g. steep, flat etc.)	Site is steeply sloping in places.
6	Access	Access to the site would depend on adjacent candidate sites coming forward and the Gelli bypass.
7	Possible constraints	Access and topography.
8	Adjacent land-uses (e.g. residential / commercial / agricultural)	North - residential, East, South and West - open countryside.
9	Other additional information	The site extends into the countryside. Further investigation needed into drainage issues.
10	Decision	Countryside

Site: **68** **Site at the rear of Kennard Street** Location: **Pentre** Proposal: **To be confirmed** Category: **Non-Strategic**

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>		<i>Comment:</i>
1	Location	Site at the rear of Kennard Street, Ton Pentre.
2	Site Description (e.g. current use, condition, characteristics, shape, public footpath)	The site is located behind the properties of Kennard Street, at a higher level, and consequently overlooks the rear of these properties.
3	Boundary Type (e.g. Fence, trees, open)	The site is open.
4	Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	The only structures present on site are garden sheds.
5	Topography (e.g. steep, flat etc.)	The site is level but has a steep access track leading to it.
6	Access	Steep and narrow access track from Kennard Street.
7	Possible constraints	Steep and narrow access to the site.
8	Adjacent land-uses (e.g. residential / commercial / agricultural)	The adjacent land use is residential to the north and undeveloped valley sides to south.
9	Other additional information	May be drainage issues connected to hillside at rear. Planning permission for residential development exists on the site and it is currently within settlement boundary.
10	Decision	Urban

Site: **69** Site at the corner of Ystrad Road / Redrose Hill Location: **Pentre** Proposal: **To be confirmed** Category: **Small**

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>		<i>Comment:</i>
1	Location	Site at the corner of Ystrad Road / Redrose Hill, Ystrad.
2	Site Description (e.g. current use, condition, characteristics, shape, public footpath)	A cleared site that fronts onto the main road and a steep hill. The site has good proximity to local facilities and appears to be privately owned.
3	Boundary Type (e.g. Fence, trees, open)	The site is enclosed with low walls.
4	Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	None.
5	Topography (e.g. steep, flat etc.)	The site slopes steeply at the same level as Redrose Hill.
6	Access	Access is via Redrose Hill.
7	Possible constraints	The only constraint to development of the site is the steep topography.
8	Adjacent land-uses (e.g. residential / commercial / agricultural)	North, East, South, West - residential.
9	Other additional information	The site constitutes brownfield land and is already within settlement boundary.
10	Decision	Urban

Site: **71** **Site off Ystrad Road** Location: **Ystrad** Proposal: **To be confirmed** Category: **Non-Strategic**

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>		<i>Comment:</i>
1	Location	Site off Ystrad Road, Ystrad
2	Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Open moor land, scrub site to the North of Ystrad Road. A bridleway passes through the site.
3	Boundary Type (e.g. Fence, trees, open)	Open but with fence and stream to the west.
4	Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	Single storey dwelling at the southern edge of the site.
5	Topography (e.g. steep, flat etc.)	Parts are steep.
6	Access	Access to the site may be possible from Ystrad Road. The site does not join the highway and is too narrow to facilitate an access.
7	Possible constraints	There is a watercourse running north to south. Access is a major concern and there are questions whether it can be achieved. Potentially contaminated land - previous land use, coal mine.
8	Adjacent land-uses (e.g. residential / commercial / agricultural)	Open countryside to north, residential to east, west and south.
9	Other additional information	Site is within Settlement boundary.
10	Decision	Urban

Site: 74 Land off Sandybank Road

Location: Ystrad

Proposal: Residential development

Category: Small

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Land off Sandybank Road, Ystrad
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Uneven grassland with rubble on the site. It has an irregular shape with trees on the site.
3 Boundary Type (e.g. Fence, trees, open)	Picket fence.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	Flat-roofed double garage.
5 Topography (e.g. steep, flat etc.)	It is a steep site with the steepest part being at the north of the site.
6 Access	Off Sandybank Road
7 Possible constraints	There are few constraints on the site.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	Residential
9 Other additional information	Site already within Settlement boundary.
10 Decision	Urban

Site: **76** Land between Tynywaun and Bodringallt Junior School. Location: **Ystrad** Proposal: **Site for small-scale infill development** Category: **Small**

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Land between Tynywaun and Bodringallt Junior School, Ystrad
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	A disused dumping ground with a grassed area, without a footpath.
3 Boundary Type (e.g. Fence, trees, open)	School wall. The rest of the site is bounded by a picket fence.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	None.
5 Topography (e.g. steep, flat etc.)	The site slopes down from the north to the direction of the school to the south.
6 Access	Access could be achieved off Tynywaun but is quite narrow between two residential units.
7 Possible constraints	No apparent constraints to site.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	Adjacent land uses include residential and community.
9 Other additional information	Any potential development would be subject to access being achieved off Tynywaun. The site is already within Settlement boundary.
10 Decision	Urban

Site: 77 Land off Bryn Terrace

Location: Ystrad

Proposal: Site for small-scale infill development

Category: Small

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Land off Bryn Terrace, Ystrad.
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Site is likely to have been previously developed, although is currently scrubland and vacant. The site has properties either side and behind it and fronts onto Arthur Street. There are only limited facilities within close proximity to the site.
3 Boundary Type (e.g. Fence, trees, open)	Not recorded.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	None.
5 Topography (e.g. steep, flat etc.)	Steep slope from north to south.
6 Access	Access from Bryn Terrace.
7 Possible constraints	Steep topography.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	North, East, West - residential, South - residential/commercial.
9 Other additional information	An application for 3 x 4 bed dwellings, similar to that on the adjacent site, was permitted 16/09/05 [ref 05/0479/10]. The site is already within settlement boundary.
10 Decision	Urban

Site: **78** Land off William StreetLocation: **Ystrad**Proposal: **Site for small-scale infill development**Category: **Small****Small Site / Settlement Boundary Assessment**

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Land off William Street, Ystrad
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Cleared site with frontage onto William Street. The site is in close proximity to local facilities and services.
3 Boundary Type (e.g. Fence, trees, open)	The site is open.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	There are currently no buildings present on site.
5 Topography (e.g. steep, flat etc.)	Slightly sloping down from north to south.
6 Access	Access can be achieved from William Street.
7 Possible constraints	There are no obvious constraints to development on the site.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	Adjacent uses include commercial and residential.
9 Other additional information	Site constitutes previously developed land and is already within settlement boundary.
10 Decision	Urban

Site: **79** **Land off Pen-y-Rhiw** Location: **Ystrad** Proposal: **Site for small-scale infill development** Category: **Small**

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>		<i>Comment:</i>
1	Location	Land off Pen-y-Rhiw, Ystrad.
2	Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Site may constitute previously developed land. It has little obvious environmental value - some mature tree growth.
3	Boundary Type (e.g. Fence, trees, open)	Tree and hedgerow boundaries.
4	Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	None.
5	Topography (e.g. steep, flat etc.)	Development of the site is not likely to be constrained by topography.
6	Access	Although access is steep, the site is accessible from Danywern Terrace.
7	Possible constraints	None apparent.
8	Adjacent land-uses (e.g. residential / commercial / agricultural)	North, East - residential/countryside, South, West - residential.
9	Other additional information	The site is currently within settlement boundary.
10	Decision	Urban

Site: **80** Land off Dan-y-GraigLocation: **Ystrad**Proposal: **To be confirmed**Category: **Non-Strategic****Small Site / Settlement Boundary Assessment**

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Land off Dan-y-Craig
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	The site is currently used for residential use and is located at the end of an estate on the side of the mountain in Ystrad. Site does not appear to have been previously developed. The north western part of the site is within the Settlement boundary but the planning application boundary line marginally exceeds the boundary limit.
3 Boundary Type (e.g. Fence, trees, open)	The western part of the site is bounded by the Nant Gelligaled watercourse. There are also other natural boundaries (hedgerows) and fences (around the properties).
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	There is currently a detached dwelling with semi-detached dwellings adjacent to it at the north of the site
5 Topography (e.g. steep, flat etc.)	The level of the land is relatively steep from the access road of Dan-y-Graig but there is a flat area of land at the southern end of the site.
6 Access	Access roads to the site are steep but access is possible from the end of Dan-y-Graig
7 Possible constraints	A SINC designation protects the Nant Gelligaled watercourse.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	The site is adjacent to an existing residential estate.
9 Other additional information	History of residential planning permissions east of stream.
10 Decision	Urban

Site: **81** **Land off Trafalgar Terrace / Cross Street** Location: **Ystrad** Proposal: **To be confirmed** Category: **Non-Strategic**

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Land off Trafalgar Terrace / Cross Street, Ystrad
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Derelict site enclosed with fencing to the north of the railway line. Site has no obvious environmental value.
3 Boundary Type (e.g. Fence, trees, open)	The site is bounded by a steel fence and a gated entrance.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	A small building is present on site - this could be an electricity sub station.
5 Topography (e.g. steep, flat etc.)	The site is level.
6 Access	There is good access to the site from Cross Street and Trafalgar Terrace.
7 Possible constraints	Potentially would require further information and investigation. Possible contamination from former use as Ystrad Gasworks. The site is located in a C2 flood risk zone.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	Adjacent land uses include residential to the north, the Glyndwr Nursing Home to the west, Council depot to the east and railway to the south.
9 Other additional information	The site is already within the settlement boundary.
10 Decision	Urban

Site: **82** **Site off Penrhys Road near Estate** Location: **Penrhys** Proposal: **Residential development** Category: **Small**

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Site off Penrhys Road near Estate, Penrhys
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	The site is located midway between the two Rhondda valleys and is just off a roundabout on top of a mountain between these valleys. It does not appear to have been previously developed and is overgrown.
3 Boundary Type (e.g. Fence, trees, open)	East - Fern, trees and fence. North, South, West - open.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	None.
5 Topography (e.g. steep, flat etc.)	The site slightly slopes.
6 Access	Could be taken off Penrhys Road.
7 Possible constraints	Access needs confirming.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	North - road, South - open countryside, West - car park, East - residential.
9 Other additional information	There is a Gas Governor on the site. The site would not represent a large addition to the settlement.
10 Decision	Urban

Site: **85** Land to south of Mountain ViewLocation: **Tonypandy**Proposal: **To be confirmed**Category: **Small****Small Site / Settlement Boundary Assessment***Characteristic:**Comment:*

1	Location	Land to south of Mountain View, Tonypandy.
2	Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Scrubland site with a number of sheds and poultry pens. Site appears to have been previously developed.
3	Boundary Type (e.g. Fence, trees, open)	The site is open off Harcombe Road with wire fencing surrounding the majority of the remaining site.
4	Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	A number of temporary structures are present on site such as a caravan and corrugated metal shed.
5	Topography (e.g. steep, flat etc.)	The site slopes slightly upwards from West to East.
6	Access	Access to the site is steep.
7	Possible constraints	Possible fragmented land ownership could be a constraint to development.
8	Adjacent land-uses (e.g. residential / commercial / agricultural)	Adjacent land use includes residential to the north and the Ynyscynon Nursery School to the west, with previously undeveloped land to the east and south.
9	Other additional information	Housing allocation in the Rhondda Local Plan. The site is already within defined settlement boundary.
10	Decision	Urban

Site: **89** **Site adjacent to Tonypandy Community Education Centre** Location: **Tonypandy** Proposal: **Residential development** Category: **Small**

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Site adjacent to Tonypandy Community Education Centre, Tonypandy
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Roughly square elevated (approximately 1m high retaining wall) site fronting onto Bryn Terrace and adjacent to the Tonypandy Education Centre in Cwmclydach. There is heavy vegetation growth.
3 Boundary Type (e.g. Fence, trees, open)	The site is open except for the boundary to the neighbouring Education Centre.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	None.
5 Topography (e.g. steep, flat etc.)	The site has a slight slope (north down to south).
6 Access	Access to the site is steep in places.
7 Possible constraints	Steep access points to the site.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	North - countryside, East - education, South and West - residential.
9 Other additional information	Site is allocated for housing in the Local Plan. Application 07/1312 for 12 dwellings was approved on 07/02/08 and awaits s106 agreement. Site is currently within settlement boundary.
10 Decision	Urban

Site: **95** **Site off Adams Street**Location: **Clydach Vale**Proposal: **To be confirmed**Category: **Small****Small Site / Settlement Boundary Assessment**

<i>Characteristic:</i>		<i>Comment:</i>
1	Location	Site off Adams Street, Clydach Vale
2	Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Small site located at the end of the terrace. Currently being used for the storage of vehicles.
3	Boundary Type (e.g. Fence, trees, open)	The site appears to be open.
4	Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	None.
5	Topography (e.g. steep,flat etc.)	Land to the east of the site is extremely steep.
6	Access	Access to the site is steep.
7	Possible constraints	Steepness may be a development constraint.
8	Adjacent land-uses (e.g. residential / commercial / agricultural)	North, South, West - residential, East - countryside.
9	Other additional information	The site is currently within settlement boundary.
10	Decision	Urban

Site: **96** Land off Howard StreetLocation: **Tonypandy**Proposal: **Residential development**Category: **Small****Small Site / Settlement Boundary Assessment***Characteristic:**Comment:*

1	Location	Land off Howard Street, Tonypandy
2	Site Description (e.g. current use, condition, characteristics, shape, public footpath)	The site is at a higher level than Park Street below. There is a small residential development on the site opposite at Glynclydach Hall and next to Clydach Vale Workers Club.
3	Boundary Type (e.g. Fence, trees, open)	Wooden fence surrounding each property.
4	Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	New build properties.
5	Topography (e.g. steep, flat etc.)	Steeply sloping site off Howard Street. The bottom floors of the houses are lower than road level.
6	Access	Access possible from either Howard Street or Park Street.
7	Possible constraints	Steepness may be a development constraint.
8	Adjacent land-uses (e.g. residential / commercial / agricultural)	North, East, South, West - residential.
9	Other additional information	The site is currently within settlement boundary and has been built upon.
10	Decision	Urban

Site: **98** Land on Howard StreetLocation: **Tonypandy**Proposal: **Residential development**Category: **Small****Small Site / Settlement Boundary Assessment***Characteristic:**Comment:*

1	Location	Land on Howard Street, Tonypandy
2	Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Site fronting on to western end of Howard Street. It is currently used as an informal recreation area.
3	Boundary Type (e.g. Fence, trees, open)	The site is open apart from its boundaries with the rear of Park Street and the properties on Howard Street.
4	Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	None.
5	Topography (e.g. steep, flat etc.)	Steep gradient down to lane running to the rear.
6	Access	The site has good access as it fronts onto Howard Street.
7	Possible constraints	Topography may be a constraint to development.
8	Adjacent land-uses (e.g. residential / commercial / agricultural)	North, East, South - residential, West - countryside/recreation.
9	Other additional information	The site is already within settlement boundary.
10	Decision	Urban

Site: **100** Site at the end of Gilmour StreetLocation: **Tonypandy**Proposal: **To be confirmed**Category: **Small****Small Site / Settlement Boundary Assessment**

<i>Characteristic:</i>		<i>Comment:</i>
1	Location	Site at the end of Gilmour Street, Tonypandy
2	Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Former commercial site occupied by Cambrian Roofing Ltd. Part of the site has been developed for housing. The site is also well located with regard transport connections and proximity to Tonypandy town centre.
3	Boundary Type (e.g. Fence, trees, open)	The site is bounded at the southern edge by the A4119 and a wall at the eastern edge bounding the local library.
4	Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	There are a few old structures on site.
5	Topography (e.g. steep, flat etc.)	Flat
6	Access	Access would be taken off Gilmour Street.
7	Possible constraints	Location likely to be unsuitable for a new employment use due to predominantly residential nature of area.
8	Adjacent land-uses (e.g. residential / commercial / agricultural)	Adjacent land use is residential and proximity to local facilities and services is excellent.
9	Other additional information	The site is currently within settlement boundary.
10	Decision	Urban

Site: 101 Site Nr Tonypandy Enterprise Centre

Location: Tonypandy

Proposal: To be confirmed

Category: Non-Strategic

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Site Nr Tonypandy Enterprise Centre, Tonypandy
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Vacant land and building in a prominent position on the main road through Llwynypia.
3 Boundary Type (e.g. Fence, trees, open)	The site has a hedgerow boundary around most of it with a fence at the southern edge.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	The former Engine House of the Llwynypia Colliery is located on the site. Grade II listed building; appears to be in poor condition
5 Topography (e.g. steep, flat etc.)	The site is flat.
6 Access	The site appears to have good access and plenty of room for parking on site.
7 Possible constraints	The site could have contamination issues from former mining use
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	North - commercial (Asda, McDonalds), East - residential, South - industry, West - residential.
9 Other additional information	The site is currently within settlement boundary.
10 Decision	Urban

Site: **105 Rose Row**Location: **Hirwaun**Proposal: **Residential development**Category: **Small****Small Site / Settlement Boundary Assessment**

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Rose Row, Hirwaun
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	An overgrown disused and isolated piece of land with mature trees. There is a main access road into the site to the north and a field with some trees in the southern section of the site.
3 Boundary Type (e.g. Fence, trees, open)	Barbed wire fence.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	None.
5 Topography (e.g. steep, flat etc.)	Uneven.
6 Access	Lane off A4059.
7 Possible constraints	Access. The site is considerably detached from the built development of Hirwaun, with a railway line separating the site from the village. Open countryside.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	Agriculture.
9 Other additional information	SAC in adjacent area.
10 Decision	Countryside.

Site: 139 Brynhfryd

Location: Troedrhwiwryn

Proposal: Residential development

Category: Small

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Brynhfryd, Troedrhwiwryn
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	The site is currently not in any use and consists of grass and overgrown areas, in a triangular shape.
3 Boundary Type (e.g. Fence, trees, open)	South and West - trees and hedges, East - open, bounded by the road.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	Corrugated metal garage/shed.
5 Topography (e.g. steep, flat etc.)	There is a moderate slope to the site but the adjacent land is much steeper.
6 Access	Access can be taken off Hafod Lane but this is on a very steep hill.
7 Possible constraints	Access off the steep hill and topography.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	West - agriculture, South - residential.
9 Other additional information	Conservation area. Could round off the settlement edge. Development could improve the site but there could be access issues. Outline for 1 dwelling permitted 10/12/07 [07/1429].
10 Decision	Urban

Site: 140 Gwyn Humphrey International factory

Location: Llanharan

Proposal: Residential development

Category: Non-Strategic

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>		<i>Comment:</i>
1	Location	Gwyn Humphrey International factory, Llanharan
2	Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Site currently provides a collection of modern and older commercial accommodation; car parking to serve is also on site. Road frontage available and site is enclosed on all sides by residential.
3	Boundary Type (e.g. Fence, trees, open)	Large compound secured on 3 sides by fencing.
4	Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	Building currently occupied by Gwyn Humphrey International factory.
5	Topography (e.g. steep, flat etc.)	Flat.
6	Access	On site existing access.
7	Possible constraints	There are no constraints on the site.
8	Adjacent land-uses (e.g. residential / commercial / agricultural)	North, East, West - residential, South - commercial/residential.
9	Other additional information	The site is already within settlement boundary.
10	Decision	Urban

Site: **143 Between Brookfield Lane & Heatherview Road** Location: **Pontypridd** Proposal: **Residential development and change of settlement boundary** Category: **Small**

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Between Brookfield Lane & Heatherview Road.
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	North - Building site, scrap yard, quarry floor and face. Irregular shape. No footpath. South - Disused/natural hillside.
3 Boundary Type (e.g. Fence, trees, open)	No established boundary.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	None.
5 Topography (e.g. steep, flat etc.)	North - Quarry face, v. steep. South - Steep.
6 Access	Via Heatherview Road leading to a narrow, steep, un-made track. Planning permission for neighbouring construction was granted subject to access track improvements.
7 Possible constraints	Quarry and access.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	North, east and west residential. South countryside.
9 Other additional information	New dwelling erected on northern site. South - engineering/excavation works would have to be carried out to enable development on site. Unsustainable the amount of work needed to be completed.
10 Decision	Countryside - exclude from settlement limits.

Site: 144 Land adjacent to Sherwood, east of Brookfield Lane **Location:** Pontypridd **Proposal:** Residential development and change of settlement boundary **Category:** Small

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Adjacent to Sherwood and Brookfield Lane.
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Unused site, with trees. Informal footpath exists, though not in good condition. Irregular shape. A small, narrow site.
3 Boundary Type (e.g. Fence, trees, open)	Southern boundary - wooden garden fence. Northern - stream. East and west - undefined/open.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	None.
5 Topography (e.g. steep, flat etc.)	Steep slope and uneven.
6 Access	Via a substandard road.
7 Possible constraints	Steep slopes, access and size.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	Residential and countryside.
9 Other additional information	
10 Decision	Countryside.

Site: **145 Land adjacent to Killay Bungalow, east of Brookfield Lane** Location: **Pontypridd** Proposal: **Residential development and change of settlement boundary** Category: **Small**

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	To the rear of Brookfield Lane.
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Unused site, with overgrown brambles. Regular shape, no footpath to site.
3 Boundary Type (e.g. Fence, trees, open)	South and east- strong hedge/tree line. North and west - back of curtilage of residential.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	None.
5 Topography (e.g. steep,flat etc.)	Sloping.
6 Access	No suitable access.
7 Possible constraints	Access and slope.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	Residential on north and west. Countryside on south and east.
9 Other additional information	No street frontage.
10 Decision	Countryside.

Site: 146 Land east of Heatherview Road

Location: Pontypridd

Proposal: Residential development and change of settlement boundary

Category: Small

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>		<i>Comment:</i>
1	Location	Land east of Heatherview Road.
2	Site Description (e.g. current use, condition, characteristics, shape, public footpath)	North - Building site, scrap yard, quarry floor and face. Irregular shape. No footpath. South - natural hillside.
3	Boundary Type (e.g. Fence, trees, open)	No established boundary.
4	Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	None.
5	Topography (e.g. steep, flat etc.)	North - Quarry face, v. steep. South - Steep.
6	Access	Via Heatherview Road leading to a narrow, steep, un-made track. Planning permission for neighbouring construction means improving the road.
7	Possible constraints	Quarry, SINC area, and access.
8	Adjacent land-uses (e.g. residential / commercial / agricultural)	North, east and west residential. South countryside.
9	Other additional information	New dwelling erected on northern site. North could be included. South - engineering/excavation works would have to be carried out to enable development on site. Unsustainable the amount of work needed to be completed.
10	Decision	Countryside

Site: 149 Cresta Garage

Location: Gilfach Goch

Proposal: Residential development

Category: Non-Strategic

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Cresta Garage, Gilfach Goch and land to south
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Narrow, linear site to the south of Gilfach Road, adjacent to the rear of the properties on Ffordd Llanbad. On the frontage of the site is the now derelict Service Station with a bungalow to the rear. The remainder of the site is an open field.
3 Boundary Type (e.g. Fence, trees, open)	Metal fence boundary with the school, wooden fence boundary with housing estate.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	No structures.
5 Topography (e.g. steep, flat etc.)	The site is flat adjacent to the road and slopes down from North to South towards the rear of the site.
6 Access	Off Gilfach Road.
7 Possible constraints	Access onto busy main road. Possible contaminated land on the service station. Green wedge between Gilfach Goch & Tonyrefail.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	North - recreation, East - residential, South - countryside, West - education.
9 Other additional information	The site has been cleared for development and is close to local facilities. Development of the site as far as the adjoining Ffordd Llanbad site would not constitute significant development into the countryside. This part already has outline planning permission for residential development granted 27/05/05 [05/0105]. However southern extension of the site should be protected from development as part of a green wedge between Gilfach Goch and Tonyrefail.
10 Decision	Urban

Site: 154 Brynderwen Road

Location: Cilfynydd

Proposal: Residential development

Category: Non-Strategic

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>		<i>Comment:</i>
1	Location	Brynderwen Road, Cilfynydd.
2	Site Description (e.g. current use, condition, characteristics, shape, public footpath)	2 'plateau' areas of grassland between existing development and playground.
3	Boundary Type (e.g. Fence, trees, open)	Fence on north of site; the rest of the site is open.
4	Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	Children's playground.
5	Topography (e.g. steep, flat etc.)	Gentle slope. East to West downwards.
6	Access	Access via Brynderwen Road and close to A4054.
7	Possible constraints	Narrow, restricted access where stream enters culvert. Need to retain playground.
8	Adjacent land-uses (e.g. residential / commercial / agricultural)	Power lines to east. Playground within site.
9	Other additional information	Building line to the south extends above site - case for rounding off but no real defensible boundary apart from proximity to power lines. A stream exists on western boundary. Although the access road is narrow it is in good condition and could serve the site well. Development of the site would not constitute significant development into the countryside.
10	Decision	Urban

Site: **155 Adjoining Woodfield House, Llandraw Woods**

Location: **Maesycoed**

Proposal: **Dwelling**

Category: **Small**

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Adjoining Woodfield House, Llandraw Woods, Maesycoed
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	The site is located off Landraw road in Maesycoed. The site is situated adjacent to some residential properties, allotments and an area with a cluster of corrugated iron buildings which are located below the site, above the site lies an element of vegetated open countryside.
3 Boundary Type (e.g. Fence, trees, open)	The site is bounded by trees and a metal wire fence.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	At present the site is occupied by corrugated iron buildings and shelters one of which forms a hay barn.
5 Topography (e.g. steep, flat etc.)	The topography of the actual site is fairly level although it does slope down slightly.
6 Access	Access to the site is narrow and inaccessible by car at parts and is highly overgrown and thus inaccessible by foot. The other access visible is from Llandraw woods which at present is occupied by a scattering of residential properties this slopes down towards the site but is not deemed as being inaccessible.
7 Possible constraints	Access
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	North and South - residential, West - countryside, East - allotments.
9 Other additional information	Access off Llandraw Road is poor and the site is far away from this road. Access from Llandraw Woods is also poor.
10 Decision	Countryside.

Site: 157 Forge Row

Location: Godreaman

Proposal: Residential development

Category: Small

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Forge Row, Godreaman
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Open land that has been cleared. It is adjacent to the Aman River and there are no footpaths through the site.
3 Boundary Type (e.g. Fence, trees, open)	To the southeast there is a traditional stone wall with a 1m high metal/wooden fence surrounding the rest of the site.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	There are no buildings on the site.
5 Topography (e.g. steep, flat etc.)	Flat - as it has been cleared.
6 Access	Off Forge Row - street fronting.
7 Possible constraints	The majority of the site is within a C2 flood risk area.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	Residential to the north and west, commercial to the south, open land/greenspace to the east.
9 Other additional information	None.
10 Decision	Urban

Site: **162 Miners Welfare site**Location: **Llwydcoed**Proposal: **Include within settlement boundary**Category: **Small****Small Site / Settlement Boundary Assessment**

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Miners Welfare site, Llwydcoed
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	The site mainly consists of overgrown trees and there is a footpath to the west.
3 Boundary Type (e.g. Fence, trees, open)	North - open, East - open, South - Walls, West - footpath
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	Stone walls close to the houses.
5 Topography (e.g. steep, flat etc.)	Flat
6 Access	No vehicular access at present.
7 Possible constraints	Access - this problem could potentially be overcome with the allocation of the adjacent candidate site 226.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	East and West - woodland, South - residential, North - recreation.
9 Other additional information	Rationalised settlement boundary line required.
10 Decision	Urban

Site: 179 Land at Farrells Homecare

Location: Aberaman

Proposal: Residential development

Category: Non-Strategic

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Land at Farrells Homecare, Aberaman.
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Site has an access road to brownfield land behind it, runs along southern edge of Hardware Store. Site is open to the adjoining roads with no boundary treatments. Site is adjacent to reclaimed land.
3 Boundary Type (e.g. Fence, trees, open)	Open at Southern edge. Fence at northern edge.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	A hardware store is present on site.
5 Topography (e.g. steep, flat etc.)	Flat.
6 Access	Via Cardiff Road. Site accessible.
7 Possible constraints	Site partly within C2 flood zone.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	North/West - Residential, East - Supermarket, South - Countryside.
9 Other additional information	Look at changing the boundary line in conjunction with surrounding sites. Affected by Aberaman land reclamation scheme.
10 Decision	Urban

Site: 191 Plot 10-12, Incline Row

Location: Cwmaman

Proposal: Change of settlement boundary -small residential development

Category: Small

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Plot 10-12, Incline Row, Cwmaman
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	It is an unused, overgrown piece of land adjacent to a footpath that leads up to Brynmair Road. The site is located where a group of terraced houses once stood.
3 Boundary Type (e.g. Fence, trees, open)	North - fence, South - retaining wall.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	Retaining walls.
5 Topography (e.g. steep, flat etc.)	Slight slope from South to North.
6 Access	Access is from a footpath from Brynmair Road and a narrow lane from Foundry View.
7 Possible constraints	Access. The site is also located adjacent to the Aman river and as a result, the southern half of the site is within a C2 flood risk zone.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	West - industry, North, East and South - open countryside.
9 Other additional information	There were once houses on the site that were demolished in the 1960s. However, access is limited to a narrow lane and the site is adjacent to the Aman river.
10 Decision	Countryside

Site: **194 Land to the west of Tanyard Place** Location: **Aberaman** Proposal: **Residential development with proposed turning area for current no through road** Category: **Small**

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>		<i>Comment:</i>
1	Location	Land to the west of Tanyard Place, Aberaman
2	Site Description (e.g. current use, condition, characteristics, shape, public footpath)	A residential development is currently taking place on site. The site is mostly even ground that has been cleared for further development.
3	Boundary Type (e.g. Fence, trees, open)	North - stream, South and West - metal wire fencing and there are trees dotted to the east but there is no defined boundary to the properties on Tanyard Place.
4	Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	A new 2 storey dwelling has been erected on the site
5	Topography (e.g. steep, flat etc.)	Gradual slope towards Tanyard Place.
6	Access	Off Tanyard Place
7	Possible constraints	No apparent constraints on the site.
8	Adjacent land-uses (e.g. residential / commercial / agricultural)	There is open countryside to the north, south and west of the site with residential to the east. There is also a school adjacent to the northeastern corner.
9	Other additional information	Planning permission granted for 2 dwellings, application number: 05/0923, double garage granted. Application number: 06/1939. Run Settlement boundary line along Planning permission boundary line.
10	Decision	Urban

Site: **199 Brecon Road**Location: **Hirwaun**Proposal: **Residential development**Category: **Small****Small Site / Settlement Boundary Assessment**

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Brecon Road, Hirwaun
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	The site is an open greenspace at the rear of properties on Brecon Road. It is used as an informal recreation area.
3 Boundary Type (e.g. Fence, trees, open)	Open to the East, South and West of the site and a brick wall boundary with the properties to the North.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	None.
5 Topography (e.g. steep, flat etc.)	The land is uneven and slopes gently to the southern edge of the site.
6 Access	Off Manchester Place and Tower Road.
7 Possible constraints	There are no apparent constraints to the site. May be a need to retain any amenity open space.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	North, East, South, West - residential.
9 Other additional information	Any development of the site should be designed to avoid overlooking of the properties of Brecon Road at the North of the site. The site is currently within the settlement limit.
10 Decision	Urban

Site: **209** Land adjoining 'Pen y Fan', Rock Terrace Location: **Ynysybwl** Proposal: **Residential development** Category: **Small**

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Land adjoining 'Pen y Fan', Rock Terrace, Ynysybwl
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	A triangular piece of grazing grass land which is part of a larger field. There is no footpath on the site.
3 Boundary Type (e.g. Fence, trees, open)	South - wooden fence, East - open and wooden fence, West - fence and hedgerows, traditional stone wall.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	None.
5 Topography (e.g. steep, flat etc.)	Slightly uneven.
6 Access	There is a narrow lane with a narrow strip for parking.
7 Possible constraints	Access.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	Residential, agriculture and work yard.
9 Other additional information	Site is within close proximity to a covered reservoir and is visible from the other side of the valley. Landscaping and access could be overcome.
10 Decision	Urban

Site: **212 Steep grassy hillside Albion Tips land reclamation** Location: **Cilfynydd** Proposal: **Residential development** Category: **Non-Strategic**

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Steep grassy hillside at Albion Tips land reclamation, Cilfynydd.
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Steep grassy hillside with land in the south particularly wooded. Slow running stream flowing through the site.
3 Boundary Type (e.g. Fence, trees, open)	Rear of residential properties from Mary Street in the west with no clear boundary in the east.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	Ground movement monitoring poles.
5 Topography (e.g. steep, flat etc.)	Fairly steep
6 Access	Access is limited and would have to be from Jones Street. New housing developments in the south block vehicular access.
7 Possible constraints	Former spoil tip with great concerns over land instability. Included in land reclamation scheme. Access,
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	North/West/South - Residential, East - Countryside.
9 Other additional information	Housing would have been acceptable in visual amenity terms, but land instability is an over-ruling and preventative factor.
10 Decision	Countryside.

Site: **220 Hendrewen Road, parcel of land adjacent to Hendrewen Hotel** Location: **Blaencwm** Proposal: **Residential development** Category: **Small**

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Hendrewen Road, parcel of land adjacent to Hendrewen Hotel, Blaencwm.
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	The site fronts onto the main road in Blaencwm. It has a small seating area with greenspace and trees.
3 Boundary Type (e.g. Fence, trees, open)	There is a wooden fence at the rear of the site, the front of the site fronts onto a pavement and is also bound by the Hendrewen Hotel on one side and terraced housing on the other.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	No buildings.
5 Topography (e.g. steep, flat etc.)	The part of the site nearest the road is flat and the rear slopes steeply upwards.
6 Access	Fronting road
7 Possible constraints	Trees and parking provisions. Need to retain amenity open space (seating area). Blaencwm is not regarded as a sustainable settlement.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	North - road/residential, West - residential, South - countryside, East - residential
9 Other additional information	Current Settlement Boundary line excludes the southern parts of the gardens in the terrace adjacent to the site
10 Decision	Countryside (as Blaencwm no longer has any settlement boundary)

Site: **221 Site of Treforest Boys School, St Michaels Avenue** Location: **Treforest** Proposal: **Residential development** Category: **Non-Strategic**

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Former Treforest Boys school, top of Stow Hill, Pontypridd
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Residential development has been completed with some areas still under construction on the lower half of the site. The upper half of the site is steep greenfield land
3 Boundary Type (e.g. Fence, trees, open)	Retaining wall in the east with no distinct boundary in the west because it is on the steep mountain side.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	A handful of poor quality structures on the upper-level site that appear to be old sheds for storage purposes
5 Topography (e.g. steep, flat etc.)	Topography of the upper-level site is very steep
6 Access	Access to the upper area of land is difficult because of the steep topography. At the top of Stow Hill a narrow steps leads onto the site
7 Possible constraints	Limited access, steep gradient.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	Residential/countryside
9 Other additional information	Development is limited by steep topography and poor access.
10 Decision	Countryside

Site: **222 Land adjoining Hetty Shaft, Ty Mawr Colliery Site** Location: **Pontypridd** Proposal: **Residential development** Category: **Non-Strategic**

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	The site is located adjacent to the A4058 Gyfeillon Road in Hopkinstown.
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	The site is part of the former Tymawr colliery site and comprises of a flat linear piece of land. There are grade 1 listed structures on the site which would require protection. A footbridge crosses the centre of the site.
3 Boundary Type (e.g. Fence, trees, open)	Retaining wall to A4058. Fence along railway.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	Former colliery buildings, including the preserved Hetty shaft. Footbridge.
5 Topography (e.g. steep, flat etc.)	Flat.
6 Access	The access to the site is difficult and at present is not obviously achievable.
7 Possible constraints	Protected former mine buildings. Bats. Access.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	Road and river to south, country park beyond.. Railway to north, residential beyond. Commercial sheds to west. Church to east.
9 Other additional information	The site is currently within the settlement boundary (and allocated for B1 and B2 development). Proposed land reclamation scheme. The site is not considered suitable for residential development due to the constraints. The site would be better used for heritage or tourism use.
10 Decision	Urban

Site: **228 Former Aberaman Colliery Reclamation Site** Location: **Godreaman** Proposal: **Residential development** Category: **Non-Strategic**

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Former Aberaman Colliery Reclamation Site.
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	See also site 179. Site rises gently and is grassed with a variety of small trees across the site. Site is open to the adjoining roads with no boundary treatments. Site is reclaimed land and is not considered to have any significant environmental value. Site used for informal recreation.
3 Boundary Type (e.g. Fence, trees, open)	Open.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	None.
5 Topography (e.g. steep, flat etc.)	Site rises gently.
6 Access	Via Cardiff Road. Site accessible.
7 Possible constraints	Site partly within C2 flood zone. Affected by Aberaman land reclamation scheme.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	North - Recreation/residential, East - Supermarket, West - hardware store, South - Countryside/residential.
9 Other additional information	Site on its own probably not suitable. Issue of coalescence and between Aberaman and Abercwmboi would need to be considered closely. Could look at wider area and whether a more comprehensive development is the way forward, in context of land reclamation scheme.
10 Decision	Urban

Site: **229 77-80 Dinas Road**Location: **Porth**Proposal: **Residential development**Category: **Small****Small Site / Settlement Boundary Assessment**

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	77-80 Dinas Road, Porth
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Part of overgrown steep bank with trees. The site has environmental value as an open space with trees in a built-up area.
3 Boundary Type (e.g. Fence, trees, open)	Open boundaries.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	None.
5 Topography (e.g. steep, flat etc.)	The site slopes steeply.
6 Access	No real access to the site.
7 Possible constraints	Steepness; access; trees / amenity open space.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	North, South, West - residential, East - countryside.
9 Other additional information	The site is currently within settlement boundary.
10 Decision	Urban

Site: **230 Land between Oxford Street/Miskin Road and railway line** Location: **Mountain Ash** Proposal: **Employment/community facility, car park.** Category: **Non-Strategic**

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>		<i>Comment:</i>
1	Location	Adjoins the town centre of Mountain Ash, between Miskin Road / Oxford Street and the railway and station, including the Henry Street one-way street.
2	Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Vacant site in Oxford Street, Guto Square, car parks, rear service areas, park and ride car park, new alignment of Henry Street, site for health centre and open former railway land.
3	Boundary Type (e.g. Fence, trees, open)	Not known in detail - various.
4	Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	Public toilets.
5	Topography (e.g. steep, flat etc.)	Gentle slope down from Oxford Street to Henry Street, otherwise, flat.
6	Access	New one-way system provides excellent access.
7	Possible constraints	C2 flood risk zone - whole area.
8	Adjacent land-uses (e.g. residential / commercial / agricultural)	Commercial and community uses to west. Railway and river corridor to east.
9	Other additional information	The site is currently within the settlement limit. Suitable for employment, community facility and car park but not for residential due to C2 flood risk. Mountain Ash Regeneration Strategy.
10	Decision	Urban

Site: 231 Abergorki Yard, Miskin Road

Location: Mountain Ash

Proposal: Residential development

Category: Non-Strategic

Small Site / Settlement Boundary Assessment*Characteristic:**Comment:*

1	Location	Land between railway and River Cynon, southeast of Mountain Ash town centre.
2	Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Flat unused former railway and colliery land. Informal paths north-south through site.
3	Boundary Type (e.g. Fence, trees, open)	Trees along river. Fence along railway. No boundaries north and south.
4	Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	None.
5	Topography (e.g. steep, flat etc.)	Flat.
6	Access	Site has no street frontage and is completely dependent on adjoining land for access.
7	Possible constraints	C2 flood risk zone. Access.
8	Adjacent land-uses (e.g. residential / commercial / agricultural)	Railway to west. River to east. Open unused former railway and colliery land to north and south.
9	Other additional information	The site is currently within the settlement limit. The site is not considered suitable for residential development due to its position in C2 flood zone, and for lack of access. Mountain Ash Regeneration Strategy. Included in Cynon Valley River Park in draft LDP.
10	Decision	Urban

Site: 232 Land adjoining 35 Aberllechau Road

Location: Wattstown

Proposal: Residential development

Category: Small

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Land adjoining 35 Aberllechau Road, Wattstown
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	The land is currently used for informal parking. Its past use was as a public house.
3 Boundary Type (e.g. Fence, trees, open)	The site is open at each edge except for the west which has a stone wall that bounds the neighbouring properties.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	A recycling container.
5 Topography (e.g. steep, flat etc.)	Flat.
6 Access	Access can be taken off Aberllechau Road.
7 Possible constraints	No apparent constraints apart from its use as an informal parking area.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	South, East - industry / storage, North, West - residential
9 Other additional information	The site is already located within settlement boundary.
10 Decision	Urban

Site: **233 Land fronting Ynyshir Road (Danygraig Terrace)** Location: **Wattstown** Proposal: **Residential development** Category: **Small**

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Land fronting Ynyshir Road (Danygraig Terrace), Wattstown
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Overgrown waste land on a bank down to Ynyshir Road. Part appears to be disturbed for drainage works for Porth Relief Road. It is located between a rugby club and a row of four terraced houses. The site once formed part of Danygraig Terrace. There is also a SINC designation adjacent to the site.
3 Boundary Type (e.g. Fence, trees, open)	There is a brick wall boundary with the adjacent terrace and trees at the southern edge. The remainder of the site appears to be open.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	None.
5 Topography (e.g. steep, flat etc.)	The site slopes steeply.
6 Access	Off Ynyshir Road.
7 Possible constraints	Steepness. Narrowness. Surface water run-off from hillside behind.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	Southwest - countryside, Northwest - club, Southeast - small residential. Northeast - river and relief road.
9 Other additional information	The site could provide continuity by reinstating Danygraig Terrace. It is currently located within settlement boundary.
10 Decision	Urban

Site: 236 Land adjoining 5 Heathfield Villas

Location: Treforest

Proposal: Residential development

Category: Small

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Land adjoining 5 Heathfield Villas, Treforest.
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Grass/overgrown area. The site is at a lower level than the road above it. It is at the end of the small terrace of Heathfield Villas adjacent to a subway, a hall and a church.
3 Boundary Type (e.g. Fence, trees, open)	There is a metal fence boundary with the road which is at a much higher level than the site but the rest of the site opens onto the street.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	None.
5 Topography (e.g. steep, flat etc.)	The East of the site is flat but then the site slopes steeply up to the road.
6 Access	From the same access as Heathfield Villas.
7 Possible constraints	Steepness.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	North and South - residential, West - commercial, East - recreation/residential.
9 Other additional information	A substantial amount of landscaping would be required for development (screening from busy road). The site is already within the settlement boundary.
10 Decision	Urban

Site: 238 Land rear of Garth Street

Location: Coedely

Proposal: Residential development

Category: Small

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Land rear of Garth Street, Coedely.
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	The site is part of a rear garden/allotments and has an irregular shape. There is no footpath through the site.
3 Boundary Type (e.g. Fence, trees, open)	North - Brambles, East - Picket fence, South - Hedgerow, West - Open.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	There are garden sheds on the site.
5 Topography (e.g. steep, flat etc.)	The site slopes steeply.
6 Access	Access to the site would be very limited off Garth Street.
7 Possible constraints	Access and topography.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	Open countryside to the north and residential to the south.
9 Other additional information	The allotments are currently in use.
10 Decision	Countryside

Site: 239 Land rear of 15-22 Pendre Crescent

Location: Llanharan

Proposal: Residential development

Category: Non-Strategic

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Land rear of 15-22 Pendre Crescent, Llanharan
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	This is a green field site in the settlement of Llanharan. At present the site is vegetated scrubland. Currently the site does not appear to have any public amenity and does not look like it has been in use for some time, this is exhibited by its overgrown nature. There is some evidence of fly tipping on the site.
3 Boundary Type (e.g. Fence, trees, open)	The site is bordered by some trees.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	None.
5 Topography (e.g. steep, flat etc.)	The site is steeply sloping.
6 Access	Accessed via a track which also services the allotment gardens adjacent.
7 Possible constraints	Access to the site may be constrained by its elevated position. There is no obvious access to the site apart from a track which services the allotment gardens the topography of the site could also be a potential constraint for future development.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	Adjacent land uses to the site include allotment gardens and residential, there is also a local primary school near in the close vicinity.
9 Other additional information	Housing may not be appropriate amongst a primarily allotment area.
10 Decision	Countryside.

Site: **242 Lanelay Park**Location: **Talbot Green**Proposal: **Residential development**Category: **Small****Small Site / Settlement Boundary Assessment**

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Lanelay Park, Talbot Green
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Currently used as a private domestic garden situated at the end of a small car park that serves the adjacent properties. It is a well maintained grassed area with a few adjacent trees overhanging the site. There is a Public Right of Way running down the western edge of the site.
3 Boundary Type (e.g. Fence, trees, open)	Wire fence and a small gate fronting onto the car park with a wooden fence boundary surrounding the rest of the site.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	No buildings.
5 Topography (e.g. steep, flat etc.)	Flat.
6 Access	From a car parking area that serves the residents of Lanelay Park.
7 Possible constraints	Possible ownership issues. (Council may have sold it since submitting the candidate site c. 2002)
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	North, East and West - residential, South - open field.
9 Other additional information	The site is currently within the settlement boundary.
10 Decision	Urban

Site: 243 Lanelay Park

Location: Talbot Green

Proposal: Residential development

Category: Small

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Lanelay Park, Talbot Green
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	The site is currently used as a private domestic garden/allotments. The adjacent properties of Lanelay Park front onto the site. It is a grassed area surrounded by trees and hedges.
3 Boundary Type (e.g. Fence, trees, open)	Small informal wire fencing.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	Garden shed and furniture with greenhouses.
5 Topography (e.g. steep, flat etc.)	The land is flat but slopes gently towards the direction of the properties.
6 Access	The site can only be accessed by foot.
7 Possible constraints	No access other than by foot. Possible ownership issues. (Council may have sold it since submitting the candidate site c. 2002)
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	North, East and West - residential, South - residential/allotments.
9 Other additional information	The site is already within the settlement boundary.
10 Decision	Urban

Site: 251 Land rear of Brynffynon

Location: Hirwaun

Proposal: Residential development

Category: Non-Strategic

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Land rear of Brynffynon, Hirwaun.
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	A small site on a small slope between edge of settlement and new Penderyn road. Site currently used as a horse paddock.
3 Boundary Type (e.g. Fence, trees, open)	Site bordered by trees and bushes.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	None.
5 Topography (e.g. steep, flat etc.)	Small slope exists on site.
6 Access	Access off Bute Terrace leading to turning circle, although small and sudden change of level.
7 Possible constraints	Hazardous Installation Zone for adjacent high pressure gas main.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	North - countryside, East - residential, South - poor agricultural land, West - Penderyn road/countryside/hotel.
9 Other additional information	Recent cul-de-sac formed by new bypass. The other side of the road recently developed. CS 470 adjoins to the south.
10 Decision	Urban

Site: **253 Land adjacent to Tylcha Fach Terrace and Nantmelyn Terrace** Location: **Tonyrefail** Proposal: **Change of settlement boundary** Category: **Small**

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>		<i>Comment:</i>
1	Location	Land adjacent to Tylcha Fach Terrace and Nantmelyn Terrace, Tonyrefail
2	Site Description (e.g. current use, condition, characteristics, shape, public footpath)	The current use for the site is for agricultural purposes. There is an electricity pylon adjacent to the site. A watercourse runs adjacent to the southeastern edge of the site.
3	Boundary Type (e.g. Fence, trees, open)	There is a 2m high fence all around the site with a stream and trees at the southern edge.
4	Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	3 small sheds.
5	Topography (e.g. steep, flat etc.)	Flat.
6	Access	Access could be taken (a) off Ely Valley Road to the southwest, or (b) from the lane that runs behind the terraced houses of this street and Tylcha Fach Terrace at the northern end of the site (the current access).
7	Possible constraints	Access off Tylcha Fach Terrace is narrow and an access of Ely Valley Road would need to be created.
8	Adjacent land-uses (e.g. residential / commercial / agricultural)	North - residential, South - commercial.
9	Other additional information	The site could provide a logical extension of Tylcha Fach Terrace.
10	Decision	Urban.

Site: 255 Land opposite 158-198 Merthyr Road

Location: Pontypridd

Proposal: Residential development

Category: Non-Strategic

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>		<i>Comment:</i>
1	Location	Land opposite 158-198 Merthyr Road, Pontypridd
2	Site Description (e.g. current use, condition, characteristics, shape, public footpath)	The site comprises of a linear piece of land which runs adjacent to Merthyr Road in Pontypridd. The site is made up allotments, the majority of which appear to be in use and maintained. The site is adjacent to and surrounded by residential use and relates well to the surrounding environment.
3	Boundary Type (e.g. Fence, trees, open)	There are close wire fences and hedgerows surrounding the site.
4	Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	There are many small sheds associated with allotment use.
5	Topography (e.g. steep, flat etc.)	The site is flat.
6	Access	There is an access road leading down to the site from the main road.
7	Possible constraints	The only constraint on the site as present is the current use as allotments, which there is a presumption against losing.
8	Adjacent land-uses (e.g. residential / commercial / agricultural)	North, South and West - residential, East - recreation.
9	Other additional information	The site should be kept within the settlement boundary but not allocated for development due to the active allotments that are located on most of the site.
10	Decision	Urban.

Site: 257 Land rear of 211-215 Merthyr Road

Location: Pontypridd

Proposal: Residential development

Category: Small

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Land rear of 211-215 Merthyr Road, Pontypridd
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Site located off a a bend in the road leading into Trallwn from Cilfynydd (Doddington Place). It is raised above road level. There are trees over the western part of the site and a grassed area over the remaining parts.
3 Boundary Type (e.g. Fence, trees, open)	Brick wall boundaries with the properties to the North and East, open to the South with trees and wooden/wire fencing bounding the site with the A470 to the West.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	At the eastern end there are buildings apparently occupied by the builder.
5 Topography (e.g. steep,flat etc.)	Flat.
6 Access	The site fronts onto Doddington Place where access can be obtained.
7 Possible constraints	Access off a bend in the road.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	North, East and West - residential, South - road/allotments/recreation.
9 Other additional information	The site is already within settlement boundary.
10 Decision	Urban

Site: **259** Land north of YGG Pont-Sion-Norton,
Pontshonnorton Road

Location: **Pontypridd**

Proposal: **Residential development**

Category: **Small**

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Land north of YGG Pont-Sion-Norton, Pontshonnorton Road, Pontypridd.
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	The site is a disused part of the hillside that has a regular shape but is overgrown. There is a informal footpath leading onto the site. Due to its shape it would be relatively easy to build upon.
3 Boundary Type (e.g. Fence, trees, open)	There is no defined boundary to the site although there is a stone wall and fence boundary with the primary school at the southern edge and a wall/metal fence at the eastern edge.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	None.
5 Topography (e.g. steep,flat etc.)	Steep slope down from east to west.
6 Access	Off the road that currently serves the adjacent primary school.
7 Possible constraints	The steepness of the site. Although the access road is in a good condition it currently serves the primary school. The road that leads up to the primary school is not in a good condition and is steep.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	West - residential, North and East - countryside, South - education (school).
9 Other additional information	The northern edge of the site is within a SINC area. Provision of a truning head would be required for a potential development but the site relates well to the existing settlement and doesn't present an intrusion into the countryside.
10 Decision	Urban

Site: 261 Red Cow Field

Location: Tonyrefail

Proposal: Residential development

Category: Non-Strategic

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Red Cow Field, Tonyrefail
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Small area of land with an open grassed area in the middle of the site. Land appears to be used as an informal recreation area. With dense vegetation to the boundaries there is no natural surveillance of the internal area. It is adjacent to a main road, with a public house beyond that.
3 Boundary Type (e.g. Fence, trees, open)	There is dense vegetation surrounding the whole site.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	None.
5 Topography (e.g. steep, flat etc.)	Flat.
6 Access	Off Llantrisant Road or The Avenue.
7 Possible constraints	Rural appearance.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	East - road / allotment gardens, South - education (school), West - fields / allotments, North - residential.
9 Other additional information	Not as well related to the existing settlement as looking at a map suggests. Agricultural Land Classification - Grade 4.
10 Decision	Countryside.

Site: **263 Brittanic**Location: **Gilfach Goch**Proposal: **Residential development**Category: **Small****Small Site / Settlement Boundary Assessment***Characteristic:**Comment:*

1	Location	Brittanic, Rosehill Terrace, Gilfach Goch.
2	Site Description (e.g. current use, condition, characteristics, shape, public footpath)	It is a disused grass site with a rounded shape and a footpath running through the southern edge of the site. The site is situated on a bend of the road at the top of Gilfach Goch.
3	Boundary Type (e.g. Fence, trees, open)	The site is open but is bounded by the road to the North, East and South but there is woodland to the West.
4	Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	None.
5	Topography (e.g. steep, flat etc.)	Slight slope.
6	Access	Off the B4564 that leads back to Evanstown.
7	Possible constraints	No apparent constraints.
8	Adjacent land-uses (e.g. residential / commercial / agricultural)	North, West and South - open/countryside, East - residential.
9	Other additional information	The existing settlement boundary line runs through the southern edge of the site.
10	Decision	Urban.

Site: 273 Land North of Maes yr Onen

Location: Ynysybwl

Proposal: Change of settlement boundary for a residential development
Category: Small**Small Site / Settlement Boundary Assessment**

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Land North of Maes yr Onen, Ynysybwl
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	It is an overgrown site with a regular shape. The site is part of a large field.
3 Boundary Type (e.g. Fence, trees, open)	Southwest and Southeast - Hedgerows, Northwest and Northeast - Wooden fence.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	None.
5 Topography (e.g. steep, flat etc.)	The site slopes slightly from east to west.
6 Access	Limited access from a lane.
7 Possible constraints	Access. Road improvements would have to be made.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	Agriculture.
9 Other additional information	The site is part of a large field and any development for the site would add pressure to the already dilapidated road into the area. Nevertheless the site has a clearly defined edge to the countryside and development would not be a significant visual into the countryside.
10 Decision	Urban

Site: **280** Land fronting Cefnpennar RoadLocation: **Cwmbach**Proposal: **Residential development**Category: **Small****Small Site / Settlement Boundary Assessment**

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Land fronting Cefnpennar Road, Cwmbach
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Well maintained greenfield site with a handful of old trees on the land. Currently used for animal grazing.
3 Boundary Type (e.g. Fence, trees, open)	Boundaries are even and well defined forming a regularly-shaped plot. A high, old, stone wall forms boundaries to the east and west of the site. Houses back onto the site in the South West and a wire fence defines the western boundary.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	Small shelter for horses mid-point along western boundary
5 Topography (e.g. steep, flat etc.)	Land gently slopes from the south to north
6 Access	Access is limited at present because of stone walls enclosing the site. A narrow road running along the western boundary provides direct access to the site. This road has the potential to be widened by an adjacent greenfield site in the west
7 Possible constraints	Concerns over parking congestion in the area because existing high density residential streets surrounding the site are extremely narrow. Moreover, the site is located at the base of a steep mountain-side and because the site is to the rear of Cwmbach it has the potential to be somewhat isolated.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	Residential
9 Other additional information	Site is well maintained with a relatively flat topography. As residential properties surround the site it seems a logical extension. Site forms part of housing land allocation NSA 9.7 in draft LDP.
10 Decision	Urban

Site: 286 Ty'r-gweydd Farm [various spellings]

Location: Wattstown

Proposal: Residential development

Category: Non-Strategic

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>		<i>Comment:</i>
1	Location	Ty'r-gweydd Farm, Wattstown
2	Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Poor agricultural land located directly adjacent to residential area.
3	Boundary Type (e.g. Fence, trees, open)	Close wire fencing at all sides of the site restricts pedestrian access to the site.
4	Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	Small, old sheds at the Northeast of the site, farm buildings and houses adjacent to the site.
5	Topography (e.g. steep, flat etc.)	Moderate Slope.
6	Access	Access opportunities from existing streets.
7	Possible constraints	
8	Adjacent land-uses (e.g. residential / commercial / agricultural)	Agriculture to the East and South, Residential to the North and West.
9	Other additional information	No risk of flooding on the site and only a moderate slope. The site has potential for residential development and would not represent a substantial intrusion into the countryside or the loss of quality agricultural land.
10	Decision	Urban

Site: 287 Land south of Fairview

Location: Gilfach Goch

Proposal: Residential development

Category: Small

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Land south of Fairview, Gilfach Goch
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Grass and overgrown area with a scattering of trees. The site is located at the end of a terraced street and turning circle. It is also adjacent to a playground and a bungalow.
3 Boundary Type (e.g. Fence, trees, open)	The site is open.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	None.
5 Topography (e.g. steep, flat etc.)	The site rises steeply from West to East.
6 Access	Access can be taken off Fairview where a small track leads to the adjacent bungalow.
7 Possible constraints	Topography.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	North, East, South - countryside, West - residential/recreation.
9 Other additional information	Significant landscaping would be required to clear the land for development. The site would not provide continuity of the terrace.
10 Decision	Countryside.

Site: **289 Land rear of Cambrian Avenue**Location: **Gilfach Goch**Proposal: **Residential development**Category: **Non-Strategic****Small Site / Settlement Boundary Assessment**

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Land rear of Cambrian Avenue, Gilfach Goch
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Grassed agricultural land adjacent to a disused quarry.
3 Boundary Type (e.g. Fence, trees, open)	Wire and post fencing.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	None.
5 Topography (e.g. steep, flat etc.)	The land slopes up eastwards.
6 Access	Could come from garage area adjacent to the southern edge of the site but otherwise no formal access.
7 Possible constraints	Steepness and difficulties with access. Northern end is part of SINC 169 Gilfach Goch Slopes.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	North - open countryside, East - open countryside, South - informal garage area adjacent to a club, West - residential along Cambrian Avenue.
9 Other additional information	Grade 5 agricultural land.
10 Decision	Countryside

Site: **291 Land to the South East of Foundry View** Location: **Godreaman** Proposal: **Residential development** Category: **Small**

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Land to the South East of Foundry View, Godreaman
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Disused overgrown site that is roughly square in shape with a few trees.
3 Boundary Type (e.g. Fence, trees, open)	North - trees, East- trees/pavement, South - open, West - open
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	None.
5 Topography (e.g. steep,flat etc.)	Flat but set on higher ground than the road.
6 Access	The site fronts onto Foundry View road.
7 Possible constraints	Access - the road would potentially need improvements.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	North - Tip/disused, East - Road/river, South - Disused/overgrown, West - allotments
9 Other additional information	There are new houses near the site. Site forms part of housing land allocation NSA 9.10 in draft LDP.
10 Decision	Urban

Site: 293 Land North of Ty Coch, Heathlands

Location: Gilfach Goch

Proposal: Change of settlement boundary for small residential development

Category: Small

Small Site / Settlement Boundary Assessment*Characteristic:**Comment:*

1	Location	Land North of Ty Coch, Heathlands, Hendreforgan, Gilfach Goch
2	Site Description (e.g. current use, condition, characteristics, shape, public footpath)	The site is a grassed area with no footpath and a gated entrance.
3	Boundary Type (e.g. Fence, trees, open)	North, East and West - Picket fences, South - Picket fence and trees.
4	Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	In the north and western areas of the site there is a pigeon loft.
5	Topography (e.g. steep, flat etc.)	There is a slight slope from north to south.
6	Access	Through a lane off The Heathlands.
7	Possible constraints	Access.
8	Adjacent land-uses (e.g. residential / commercial / agricultural)	North, East, West - Agriculture, South - Residential.
9	Other additional information	The site does not benefit from good access. It could also be considered backland development into the countryside.
10	Decision	Countryside.

Site: 294 Land rear of 6 Werfa Close

Location: Abernant

Proposal: Small residential development (1 Unit)

Category: Non-Strategic

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Land rear of 6 Werfa Close, Abernant
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	The site is currently a garden curtilage area of property number 6 Werfa Close and it is currently used as such. It does not appear to have been developed previously.
3 Boundary Type (e.g. Fence, trees, open)	The garden is bounded by trees and has vegetation that would normally be found in a garden area.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	None.
5 Topography (e.g. steep, flat etc.)	The site is flat.
6 Access	The site can be accessed via 3 points off Werfa Lane and although this access would not be ideal normally, the lane does already serve 6 houses and therefore it would be appropriate to access houses from the lane.
7 Possible constraints	The site is located in a SINC however the land is already residential garden curtilage. Which could potentially be used for development already. The only other issue would be to develop a private access separate to the current dwelling.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	Residential to SW [plus old railway line], NW & NE. Open countryside to SE.
9 Other additional information	
10 Decision	Urban

Site: **299 Land at former 1 - 6 Aberdare Road**Location: **Blaenllechau**Proposal: **Residential Unit**Category: **Small****Small Site / Settlement Boundary Assessment**

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Land at former 1 - 6 Aberdare Road, Blaenllechau
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	The site is being cleared for development and is surrounded by woodland. There were previous houses on the site. The site does not have a footpath and is surrounded by woodland.
3 Boundary Type (e.g. Fence, trees, open)	North, East, West - wooden/metal fence, South - road/open boundary.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	The remains of a previous building.
5 Topography (e.g. steep, flat etc.)	The site has been levelled.
6 Access	From a lane.
7 Possible constraints	Access and landscape issues. Isolation from settlement edge.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	Thick woodland.
9 Other additional information	Planning permission was granted in June 2006 for a residential unit.
10 Decision	Countryside.

Site: 301 Land Adjoining Tyntyla park

Location: Llwynypia

Proposal: Small residential development

Category: Small

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>		<i>Comment:</i>
1	Location	Land adjoining Tyntyla Park, Llwynypia
2	Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Cleared greenfield site, wooded in NE areas
3	Boundary Type (e.g. Fence, trees, open)	Rear of properties in Eisteddfa Road to the west, otherwise flanked by steep mountain slopes.
4	Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	None
5	Topography (e.g. steep, flat etc.)	Very steep with narrow terraced strips.
6	Access	Relatively good access to the southern fringe and quite direct from A4058.
7	Possible constraints	SINC allocation
8	Adjacent land-uses (e.g. residential / commercial / agricultural)	Residential/countryside
9	Other additional information	SINC allocation, plus land rises steeply to the rear of residential properties with restricted vehicular access to northern area of the site. Site has since been cleared.
10	Decision	Urban

Site: **302 Land at Ger Y Coed, Vicarage Road**Location: **Cwmparc**Proposal: **Residential development**Category: **Non-Strategic****Small Site / Settlement Boundary Assessment**

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Land at Ger Y Coed, Vicarage Terrace, Cwmparc.
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Rectangular site at the western end of Vicarage Terrace. Part of the site fronts onto Woodland Terrace and onto an access track to the rear of Tallis Street. Primarily the garden for Ger y Coed house.
3 Boundary Type (e.g. Fence, trees, open)	On the western, eastern boundary is a wire fence; north boundary is a tree line.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	A few allotment sheds exist on site. Relatively small, but in good condition.
5 Topography (e.g. steep, flat etc.)	Slope north down to south.
6 Access	Via Woodland Terrace and Park Road.
7 Possible constraints	Access is fairly steep to the site. Some concerns of drainage from the mountain behind. Also, the site is relatively steeply sloping.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	Residential to the south and east.
9 Other additional information	Potential settlement boundary line exists in the form of a wire fence and tree line. Settlement boundary line should incorporate Ger y Coed house.
10 Decision	Urban

Site: **306** **Small site adjacent to Llanharan service station, Llantrisant Road** Location: **Llanharan** Proposal: **Residential development** Category: **Small**

Small Site / Settlement Boundary Assessment

Characteristic:	Comment:
1 Location	Small site adjacent to Llanharan service station, Llantrisant Road, Llanharan.
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	This site is located in the village of Llanharan adjacent to the A473. At present the site is open scrub land which it appears is being used for grazing horses. There is vegetation on site including a contingent of Japanese Knotweed and some mature trees.
3 Boundary Type (e.g. Fence, trees, open)	There is a main road to the front of the site, a railway line to the rear of the site, a service station and forecourt and some areas of green space surrounding the site
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	None.
5 Topography (e.g. steep, flat etc.)	The topography of the site is level.
6 Access	Off the A473 Bridgend Road. Problematic access due to speed of road.
7 Possible constraints	Access off a fast/busy main road
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	West - commercial, South - railway line, North and East - open countryside.
9 Other additional information	The site is well outside the existing settlement boundary and potential development would represent an intrusion into the countryside. It is not well related to the existing settlement.
10 Decision	Countryside.

Site: **307 Land at Celyn Farm**Location: **Efail Isaf**Proposal: **Residential development**Category: **Non-Strategic****Small Site / Settlement Boundary Assessment**

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Land at Celyn Farm, Efail Isaf.
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	The site is located in the popular area of Efail Isaf. The site is a triangle shape and is located adjacent to existing development and to a farm. The site is highly vegetated and overgrown indicating that it has not been in use for some time. There is an existing public footpath just outside the boundary of the site.
3 Boundary Type (e.g. Fence, trees, open)	The site is screened from the countryside by a hedge line of mature trees and other vegetation.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	There are no structures on the site.
5 Topography (e.g. steep, flat etc.)	Flat.
6 Access	The site is accessed from an existing private road which leads to the farm from the main road.
7 Possible constraints	The only potential constraint to development could be the access as it through a private road. The ownership issue would have to be addressed.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	Southeast - agriculture, North - residential.
9 Other additional information	Development of this site would not represent an intrusion into the countryside as the site is currently well related to the existing settlement.
10 Decision	Urban.

Site: **310** Land adjacent to The ChestnutsLocation: **Miskin**Proposal: **Small Residential Development**Category: **Small****Small Site / Settlement Boundary Assessment***Characteristic:**Comment:*

1	Location	Land adjacent to The Chestnuts, Miskin.
2	Site Description (e.g. current use, condition, characteristics, shape, public footpath)	The site is an overgrown grassed area, set on higher ground than the road with a public footpath running adjacent to its southern edge. It also fronts onto a road.
3	Boundary Type (e.g. Fence, trees, open)	North - Track/Field/Hedgerow, East - Field/Hedgerow, South - Trees/Path, West - Metal fence.
4	Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	None.
5	Topography (e.g. steep, flat etc.)	The site slopes down as the road curves.
6	Access	Off the Chestnuts Road.
7	Possible constraints	The site is within a SINC.
8	Adjacent land-uses (e.g. residential / commercial / agricultural)	North and East - agriculture, South and West - residential.
9	Other additional information	The site presents an extension of the residential estate into open farmland, and is within a SINC.
10	Decision	Countryside.

Site: 315 Small site north of Ty'n y Wern

Location: Edmondstown

Proposal: Change of settlement boundary for small residential development

Category: Small

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>		<i>Comment:</i>
1	Location	Small site north of Ty'n y Wern, Edmondstown.
2	Site Description (e.g. current use, condition, characteristics, shape, public footpath)	The site is disused with overgrown brambles and has a stream to the west.
3	Boundary Type (e.g. Fence, trees, open)	North - Picket fence/stream/trees, East - Picket fence, South - Trees/Picket fence, West - Picket fence.
4	Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	None.
5	Topography (e.g. steep,flat etc.)	The northern area of the site is flat but the southern area is steep sloping.
6	Access	The narrow lane off Tylcha Fach farm road.
7	Possible constraints	Access and topography.
8	Adjacent land-uses (e.g. residential / commercial / agricultural)	North and East - agriculture, South and West - residential.
9	Other additional information	There would be a lack of consistency with the current built development in the area.
10	Decision	Countryside.

Site: **318** Land at former No's 42 - 48 Incline Row Location: **Godreaman** Proposal: **Residential development** Category: **Small**

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Land at former No's 42 - 48 Incline Row, Godreaman
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	The site is disused and is covered by overgrown trees. No footpath runs through the site but it is adjacent to a narrow lane. There were once houses on the site.
3 Boundary Type (e.g. Fence, trees, open)	North, East and West - open, South - road.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	None.
5 Topography (e.g. steep, flat etc.)	There is a slight slope and the site is above the adjacent road level.
6 Access	Off Foundry View.
7 Possible constraints	Topography and access.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	North - allotments, East and West - woodland, South - agriculture.
9 Other additional information	The majority of the site is within a Flood Risk zone.
10 Decision	Countryside.

Site: **330 Land to the West of Cadwalader Street**Location: **Mountain Ash**Proposal: **Residential development**Category: **Small****Small Site / Settlement Boundary Assessment**

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Land to the West of Cadwalader Street, Mountain Ash
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Disused overgrown tip with the site being divided up into sections. The site is covered in grass and there is no footpath.
3 Boundary Type (e.g. Fence, trees, open)	Mix of traditional stone wall, metal fencing, barbed wire fencing. There is a temporary metal fence boundary to the east.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	Dilapidated structure of traditional stone.
5 Topography (e.g. steep, flat etc.)	Slight slope.
6 Access	Lane to the south of the site.
7 Possible constraints	Access.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	South - allotments, North - recreational, West - agricultural, East - residential.
9 Other additional information	There is a new dwelling to the east. Access to the site would require major improvements. Any development of the site would be encroaching into the countryside/agricultural area.
10 Decision	Countryside.

Site: 332 Land at Hazel Drive

Location: Aberdare

Proposal: Small change of settlement boundary for 2-3 houses

Category: Small

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>		<i>Comment:</i>
1	Location	Land at Hazeldrive, Gadlys, Aberdare
2	Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Overgrown, disused piece of land. There is a footpath to the south and the sites fronts onto a bend in the street.
3	Boundary Type (e.g. Fence, trees, open)	North - metal and wooden fence, West - fence, East - part of wall and open, South - footpath/open
4	Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	None.
5	Topography (e.g. steep,flat etc.)	Sloping site.
6	Access	Adjacent to the road.
7	Possible constraints	Adjacent to a flood risk area and SINC area. The size of the site may not be big enough to accommodate development.
8	Adjacent land-uses (e.g. residential / commercial / agricultural)	North, East and West - Residential, South - agriculture
9	Other additional information	Outside the built pattern of the recently developed estate.
10	Decision	Countryside.

Site: **333 Land at Graig View, Maelgwyn Terrace** Location: **Gadlys** Proposal: **Residential development** Category: **Non-Strategic**

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>		<i>Comment:</i>
1	Location	Land at Graig View, Maelgwyn Terrace, Gadlys
2	Site Description (e.g. current use, condition, characteristics, shape, public footpath)	The site is currently the residential curtilage of a bungalow. The site is currently outside the settlement boundary. There is Japanese Knotweed on the site. There are various different areas of the site, some of which are densely vegetated.
3	Boundary Type (e.g. Fence, trees, open)	There is a tree border which makes the site private and out of view.
4	Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	There is a bungalow, a disused greenhouse and a disused shed.
5	Topography (e.g. steep, flat etc.)	The site slopes up to the rear.
6	Access	The access to the site is via a narrow drive way which slopes steeply upwards and winds back and fore.
7	Possible constraints	Access might not be acceptable for more than one property as it is narrow and visibility is poor.
8	Adjacent land-uses (e.g. residential / commercial / agricultural)	Adjacent land use includes a property of similar size and character, and a school.
9	Other additional information	
10	Decision	Urban

Site: 342 Land rear of Greenlands

Location: Talygarn

Proposal: Residential development

Category: Small

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Land rear of Greenlands, Talygarn
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	The site is a used garden area with a regular shape. It is located opposite a Conservation Area and Historic Landscape Area.
3 Boundary Type (e.g. Fence, trees, open)	North - trees, East - 1m high fence, South - fence/hedgerow, West - hedgerow.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	There is a greenhouse and a shed on site.
5 Topography (e.g. steep, flat etc.)	The site slopes slightly.
6 Access	None.
7 Possible constraints	Access to the site and development of the site could lead to overlooking of neighbouring properties.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	North and West - agriculture, South and East - residential.
9 Other additional information	The site shares a boundary at the western edge with Candidate Site 284, which was rejected at first stage assessment. The settlement of Talygarn will not have a settlement boundary.
10 Decision	Countryside.

Site: **344 Land rear of Gwernifor Street**Location: **Mountain Ash**Proposal: **Residential development**Category: **Small****Small Site / Settlement Boundary Assessment***Characteristic:**Comment:*

1	Location	Land rear of Gwernifor Street, adjacent to Cwrt Llanwonno, Miskin, Mountain Ash
2	Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Public footpath runs adjacent to the north boundary. There are trees on the site which is raised above the road level. Fly tipping on site.
3	Boundary Type (e.g. Fence, trees, open)	East and North - metal fence, South - brick wall, West - wooden dilapidated fence and hedgerow boundary.
4	Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	Garage in the south east corner of the site. It is not currently in use.
5	Topography (e.g. steep, flat etc.)	There is a steep slope from west to east.
6	Access	Fronts onto Llanwonno Road.
7	Possible constraints	Steepness of site.
8	Adjacent land-uses (e.g. residential / commercial / agricultural)	West - allotments, North, East and South - residential.
9	Other additional information	Excavation works would be required for any development. Development would also lead to loss of green space serving the residential area.
10	Decision	Countryside

Site: 346 Site B land at White Tips

Location: Treforest

Proposal: Residential development

Category: Small

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	White tips - Treforest.
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Plateau area of previously tipped land.
3 Boundary Type (e.g. Fence, trees, open)	Hedgerow and wall - West; Chainlink fence on South and East; North - Road.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	Temporary storage facility.
5 Topography (e.g. steep, flat etc.)	Flat with steep edges.
6 Access	Lane off Kingsland Terrace. No adopted highway.
7 Possible constraints	Ground conditions. Lacks street frontage.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	North - residential, East - residential/allotments, West - countryside, South - recreation.
9 Other additional information	Not overly close to any other residential properties.
10 Decision	Countryside

Site: **347** Land to the rear of plot 2, Elizabeth Street Location: **Thomastown** Proposal: **Small residential development** Category: **Small**

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Land to the rear of plot 2, Elizabeth Street, Thomastown
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Grass and overgrown area with plenty of trees. There is evidence of agriculture on the site. It is adjacent to a few large detached properties.
3 Boundary Type (e.g. Fence, trees, open)	Close wire fencing with a gate onto lane and hedgerows and trees around the rest of the site.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	Small shelter which appears to be for animals.
5 Topography (e.g. steep, flat etc.)	The grassed area is flat with a gentle slope up to the lane.
6 Access	Access can be taken off a narrow lane with a small gated entrance.
7 Possible constraints	Access off a narrow lane.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	North - residential, East - residential/recreation, South and West - countryside/agriculture.
9 Other additional information	Development of the site would present an intrusion into the countryside. Even though there are properties adjacent to the site, they are better related to the settlement than this site.
10 Decision	Countryside.

Site: **350 South of Cardiff Road**Location: **Abercynon**Proposal: **Residential development**Category: **Small****Small Site / Settlement Boundary Assessment**

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	South of Cardiff Road, Abercynon
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	There is room for car parking on the site next to the existing garages on the site. A path at the southern end of the site leads down to a recreation field. The site also allows access to the mountain.
3 Boundary Type (e.g. Fence, trees, open)	North - Cardiff Road, South - gate and metal fence, East - fence and footpath, West - open countryside.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	There are 7 garages - 6 singles and 1 double. They are in a dilapidated state and most are not in use. There is also an electricity pole.
5 Topography (e.g. steep, flat etc.)	The site has a slight slope from South West to North East.
6 Access	The site fronts onto a bend between Cardiff Road and Taff Terrace.
7 Possible constraints	The access that runs through the site leads to the open countryside/agricultural land.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	North - Residential, South - open countryside, East - recreation, West - woodland
9 Other additional information	Access to the open countryside/agricultural land would need to be retained but there are no reasons why the site couldn't be partially developed on.
10 Decision	Urban

Site: **361 Land off Oxford Street**Location: **Mountain Ash**Proposal: **Primary Healthcare/One for all centre**Category: **Small****Small Site / Settlement Boundary Assessment***Characteristic:**Comment:*

1	Location	Land off Oxford Street, Mountain Ash
2	Site Description (e.g. current use, condition, characteristics, shape, public footpath)	An area of brownfield land within a larger development area of the Mountain Ash town centre scheme - candidate site 230. New one way system surrounds the site to the north and east, with a public car park to the west.
3	Boundary Type (e.g. Fence, trees, open)	On North-East boundary there is a wall.
4	Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	Brownfield site.
5	Topography (e.g. steep,flat etc.)	Flat.
6	Access	Existing new access to the site.
7	Possible constraints	Within a C2 floodrisk area.
8	Adjacent land-uses (e.g. residential / commercial / agricultural)	Commercial.
9	Other additional information	
10	Decision	Urban.

Site: **370** Land adjacent to Pirelli Cables, off Llywdcoed Road

Location: **Llywdcoed**

Proposal: **Residential development**

Category: **Small**

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Land adjacent to Pirelli Cables, off Llywdcoed Road, Llywdcoed
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Has a regular shape with overgrowth and is currently not in use.
3 Boundary Type (e.g. Fence, trees, open)	There is a barbed wire fence surrounding the site and there are two narrow roads bounding the northern and southern parts of the site.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	None.
5 Topography (e.g. steep, flat etc.)	Part of the site is uneven but it is generally flat land.
6 Access	Just off the main access road to Pirelli Cables factory. The roads bounding the site are narrow.
7 Possible constraints	Access - narrow roads.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	Agricultural to north, east and west of the site, industrial to south.
9 Other additional information	The site is adjacent to a TPO and SINC area to the east.
10 Decision	Countryside- site does not relate well to existing settlement

Site: 374 Land rear of Cambrian Avenue

Location: Gilfach Goch

Proposal: Residential development

Category: Non-Strategic

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>		<i>Comment:</i>
1	Location	Land rear of Cambrian Avenue, Gilfach Goch
2	Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Site forms part of sites 289 and 529. Bulk of site is pasture on prominent hillside above existing development. Site includes Ty-Bryn-y-Waun bungalow, garden, rough yard and horse paddock
3	Boundary Type (e.g. Fence, trees, open)	Wire and post fencing.
4	Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	None.
5	Topography (e.g. steep, flat etc.)	Steep. The land slopes up eastwards.
6	Access	Could come from garage area adjacent to the southern edge of the site but otherwise no formal access.
7	Possible constraints	The site's topography and difficulties with access. Northern tip is part of SINC 169 Gilfach Goch Slopes.
8	Adjacent land-uses (e.g. residential / commercial / agricultural)	North - open countryside, East - open countryside, South - informal garage area adjacent to a club, West - residential along Cambrian Avenue.
9	Other additional information	The site is adjacent to the boundary of application no. 06/0790 for in the installation of 14 wind turbines which was withdrawn upon appeal against non-determination. It has a Grade 5 agricultural land classification.
10	Decision	Countryside.

Site: **391 Land at Carnetown**Location: **Abercynon**Proposal: **Residential development**Category: **Non-Strategic****Small Site / Settlement Boundary Assessment**

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Land at Carnetown, Abercynon
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Working allotment on sloping mountainside. Site adjacent to existing residential area to east (row terraced dwellings). Abercynon train station within reasonable walking distance. Route hilly in places. It is an important transition site between the urban form and countryside.
3 Boundary Type (e.g. Fence, trees, open)	There is a fence boundary to the East of the site and hedgerows and trees to the West.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	Typical structures associated with allotment use - sheds etc.
5 Topography (e.g. steep, flat etc.)	Sloping mountainside.
6 Access	Could be via Cardiff Road or off private drive on Aberdare Road.
7 Possible constraints	It is a working allotment.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	North - residential/education, East - residential, South, West - agriculture.
9 Other additional information	
10 Decision	Countryside - leave allotments out of boundary.

Site: **393 Disused quarry at High Street**Location: **Ynysybwl**Proposal: **Residential development**Category: **Small****Small Site / Settlement Boundary Assessment**

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Disused quarry at High Street, Ynysybwl
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Used agricultural area.
3 Boundary Type (e.g. Fence, trees, open)	Quarry wall and fence, traditional stone wall.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	One traditional stone wall shed.
5 Topography (e.g. steep, flat etc.)	Flat with sheer quarry face boundary at southern edge of site.
6 Access	Small, narrow road that is in a bad condition.
7 Possible constraints	Access.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	Agriculture.
9 Other additional information	A small number of properties on the site would improve the site if access was also improved. The site is not considered to be too far away from the urban environment.
10 Decision	Urban.

Site: **419 Edward Street / Mountain Ash Road**Location: **Abercynon**Proposal: **Residential development**Category: **Small****Small Site / Settlement Boundary Assessment**

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Edward Street / Mountain Ash Road, Abercynon
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	An overgrown area adjacent to the commercial area of Abercynon. Mountain Ash Road is at a much higher level than Edward Street. The site is located directly opposite a turning point at the top of Margaret Street. It joins onto the terrace on Edward Street.
3 Boundary Type (e.g. Fence, trees, open)	The site is open onto the street frontage with a brick wall boundary with the Northern and Western edges of the site.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	None.
5 Topography (e.g. steep, flat etc.)	The site slopes gently up towards the rear boundary wall.
6 Access	Off Herbert Street and Edward Street.
7 Possible constraints	None.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	North, East and West - residential, South - commercial/residential
9 Other additional information	Brownfield site. Planning permission has been granted for housing development. The site is currently within the settlement limit.
10 Decision	Urban.

Site: 423 St John the Baptist Church

Location: Tonyrefail

Proposal: Residential development

Category: Non-Strategic

Small Site / Settlement Boundary Assessment*Characteristic:**Comment:*

1	Location	St John's Churchyard - Tonyrefail.
2	Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Graveyard with small former church, possibly still in use as Boys Club.
3	Boundary Type (e.g. Fence, trees, open)	Small church to one side, houses on another side.
4	Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	Former church in poor condition
5	Topography (e.g. steep, flat etc.)	Not steeply sloping land.
6	Access	Direct off main road.
7	Possible constraints	Possible need for exhumation of human remains. Wildlife.
8	Adjacent land-uses (e.g. residential / commercial / agricultural)	Residential.
9	Other additional information	History of past permissions for residential development with conditions re wildlife.
10	Decision	Urban.

Site: **426 Rear of High Street**Location: **Gilfach Goch**

Proposal:

Category: **Non-Strategic****Small Site / Settlement Boundary Assessment**

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Rear of High Street, Gilfach Goch
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Rising, open grassed site to the rear of dwellings on High Street. It is understood terraces previously stood on the site, which judging by the appearance of the site were demolished some time ago. There is a large detached dwelling of recent construction at the southern end of the site.
3 Boundary Type (e.g. Fence, trees, open)	The majority of the site is open except for the western edge which backs onto the rear of properties on High Street.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	There are a few sheds at the western edge.
5 Topography (e.g. steep, flat etc.)	There is a moderate slope.
6 Access	Access can be achieved from High Street.
7 Possible constraints	Site is located adjacent to a SINC. Development of the site could overlook properties on High Street. Highly fragmented land ownership.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	North and East - countryside, South and West - residential.
9 Other additional information	Consideration would be required with regard to relationship with existing dwellings on High Street. The site is currently within settlement boundary.
10 Decision	Urban

Site: **428 Ashgrove, Upper Church Street**Location: **Pontypridd**

Proposal:

Category: **Small****Small Site / Settlement Boundary Assessment**

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Ashgrove, Upper Church Street, Pontypridd
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	A small vacant site, currently for sale, with a redundant building (which is in a poor state of repair), sloping garden and a parking area. The site is overgrown.
3 Boundary Type (e.g. Fence, trees, open)	Residential to the North; railway to the West; multi-storey car park to the South; and a vacant surgery / office to the East.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	1 dilapidated house (former offices) in North-West corner.
5 Topography (e.g. steep, flat etc.)	Steep slope from entrance and parking area up to building
6 Access	Access to the site is via Upper Church Street from the busy Gelliwastad Road.
7 Possible constraints	Steepness.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	Residential, commercial and a disused surgery / office.
9 Other additional information	Majority of site is within Pontypridd Town Centre Conservation Area which would affect the design of any proposed development on site.
10 Decision	Urban.

Site: 432 Dyffryn Crescent, Bryncae

Location: Llanharan

Proposal: Residential development

Category: Small

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Dyffryn Crescent, Bryncae
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	An overgrown site in a residential area, also adjacent to the Bryncae Industrial Estate.
3 Boundary Type (e.g. Fence, trees, open)	Open onto the road and there are trees/hedges that bound the rest of the site.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	No buildings.
5 Topography (e.g. steep, flat etc.)	The site is flat, and then slopes down towards properties on Dyffryn Crescent.
6 Access	Good access off Dyffryn Crescent.
7 Possible constraints	None.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	North and West - residential, East - industry, South - residential/commercial.
9 Other additional information	The site is currently within the settlement boundary. History of permissions for residential development.
10 Decision	Urban.

Site: 433 Land at Rhigos Road

Location: Treherbert

Proposal: Residential

Category: Non-Strategic

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>		<i>Comment:</i>
1	Location	Land at Rhigos Road, Treherbert
2	Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Warehouse, Riding School For Disabled, allotments, plumbers. Parts of the site are visually unappealing with the site being unlikely to have environmental value. The site is a mixture of brownfield and greenfield land.
3	Boundary Type (e.g. Fence, trees, open)	The site is bounded by a fence and trees running along Rhigos Road.
4	Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	There are sheds and portacabins on the site and a Riding School for the disabled is located within the site.
5	Topography (e.g. steep, flat etc.)	Part of the site is sloping.
6	Access	Access would be off Abertonllwyd Street that leads onto Rhigos Road.
7	Possible constraints	Parts of the site are difficult to access by foot. Potentially contaminated land associated with previous land use- Old Coal Level & Tip. Certain issues would have to be resolved, e.g. Land ownership
8	Adjacent land-uses (e.g. residential / commercial / agricultural)	Road on 2 sides: countryside to north; residential to south. Residential area and allotments to east. Garage on Abertonllwyd Street.
9	Other additional information	Already within Settlement boundary.
10	Decision	Urban.

Site: 434 Site of Plaza Cinema, Dunraven Street

Location: Tonypandy

Proposal: Residential development

Category: Small

Small Site / Settlement Boundary Assessment*Characteristic:**Comment:*

1	Location	Site of Plaza Cinema, Dunraven Street, Tonypandy
2	Site Description (e.g. current use, condition, characteristics, shape, public footpath)	A small grass/stone area, most of which is raised approximately a metre above the road level. The properties behind the site front onto it and the site itself fronts onto the main road through the commercial area of Tonypandy.
3	Boundary Type (e.g. Fence, trees, open)	The site opens up onto the main road while there is an old stone/brick wall boundary with Abernant house and a brick wall boundary with the adjacent properties
4	Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	None.
5	Topography (e.g. steep, flat etc.)	The site rises steeply at the road frontage then slopes gently to the rear.
6	Access	Directly off the main road (Dunraven Street).
7	Possible constraints	Topography - the land rises steeply from the road level.
8	Adjacent land-uses (e.g. residential / commercial / agricultural)	North - commercial/residential, East, South and West - residential.
9	Other additional information	Any development on the site would need to be designed to avoid overlooking existing properties.
10	Decision	Urban.

Site: 435 Land rear of Delwen Terrace

Location: Blaencwm

Proposal: Residential development

Category: Non-Strategic

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Land rear of Delwen Terrace, Blaencwm
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	It is a grassed site with a loose stone track and a small footpath running to the west of the site. The northern part of the site runs adjacent to the Nant-Y-Gwair watercourse.
3 Boundary Type (e.g. Fence, trees, open)	There are no clear fences around the site but the northern part of the site is bounded by a watercourse.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	None.
5 Topography (e.g. steep, flat etc.)	Site at foot of wooded mountain slopes to north.
6 Access	Existing access from residential area.
7 Possible constraints	Blaencwm is not regarded as a sustainable location for additional development beyond current planning commitments. The south eastern part of the site is within a C2 flood risk area. Potentially contaminated land in association with previous land use- Old Tank, Old Railway, Old Engine House, Disused Tramway, Former Glenrhondda Colliery.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	Residential to south, open countryside to north.
9 Other additional information	The site is already within settlement boundary, and is subject to a planning permission for residential development granted on appeal. Very attractive landscape immediately to north of site: any development would need to respect this.
10 Decision	Countryside.

Site: **438 Land at Pontygwaith Industrial Estate**Location: **Pontygwaith**Proposal: **Employment**Category: **Small****Small Site / Settlement Boundary Assessment***Characteristic:**Comment:*

1	Location	Land at Pontygwaith Industrial Estate, Pontygwaith
2	Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Linear site adjacent to the Porth bypass.
3	Boundary Type (e.g. Fence, trees, open)	Porth bypass and rear of properties and garages bound the site.
4	Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	None.
5	Topography (e.g. steep, flat etc.)	Steep slope rising to the bypass.
6	Access	Limited due to boundary issues, currently a narrow access strip.
7	Possible constraints	Within a C2 flood risk area and poor access to the site.
8	Adjacent land-uses (e.g. residential / commercial / agricultural)	North, East, South, West - residential.
9	Other additional information	The site is currently within settlement boundary.
10	Decision	Urban.

Site: **440 Duke Street**Location: **Aberdare**

Proposal:

Category: **Small****Small Site / Settlement Boundary Assessment**

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Duke Street, Aberdare
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Waste land; with no buildings / uses on site. Site is currently being cleared to extend the existing car park. No footpath on site.
3 Boundary Type (e.g. Fence, trees, open)	A wooden fence surrounds the site. Trees exist on East.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	None.
5 Topography (e.g. steep, flat etc.)	Flat.
6 Access	Existing access is via Duke Street Car Park entrance.
7 Possible constraints	Site within Flood Risk Zone B.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	Car Park and commercial
9 Other additional information	Planning permission for extension of Duke St Car Park. Site is currently within settlement limit.
10 Decision	Urban.

Site: **441 Former Memorial Hall, Seymour Street**Location: **Aberdare**

Proposal:

Category: **Small****Small Site / Settlement Boundary Assessment**

<i>Characteristic:</i>		<i>Comment:</i>
1	Location	Former Memorial Hall, Seymour Street, Aberdare.
2	Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Brownfield site but now grassed over.
3	Boundary Type (e.g. Fence, trees, open)	The site bounded by properties to the South and West and is open to the North and East.
4	Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	Large boulders bordering the perimeter of the site.
5	Topography (e.g. steep, flat etc.)	Flat
6	Access	Direct off Seymour Street and Whitcombe Street.
7	Possible constraints	None.
8	Adjacent land-uses (e.g. residential / commercial / agricultural)	North, East, West - residential, South - residential/commercial.
9	Other additional information	Site is currently within settlement limit. Planning permission for housing development has been granted.
10	Decision	Urban.

Site: **459 Millfield**Location: **Pontypridd**Proposal: **Retail and/or B1 offices**Category: **Non-Strategic****Small Site / Settlement Boundary Assessment**

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Millfield, Pontypridd
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Former Council depot on flat riverside land fronting A4058. There are trees and overgrowth on the site. Brownfield land.
3 Boundary Type (e.g. Fence, trees, open)	Wire and wooden fencing surrounding the site with trees along the river bank.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	Old dilapidated depot buildings, currently not in use.
5 Topography (e.g. steep, flat etc.)	The site is flat.
6 Access	From A4058 (one-way section)
7 Possible constraints	The site is located within a C2 Flood risk area. Traffic generation.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	North - education, East - car park, South - car park, West - recreation.
9 Other additional information	The site is currently within the settlement boundary.
10 Decision	Urban.

Site: **460 Former Nixon's Institute Building, Miskin Road**

Location: **Mountain Ash**

Proposal:

Category: **Small**

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Former Nixon's Institute Building, Miskin Road, Mountain Ash
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Wasteland. A large site with footpath on southern boundary.
3 Boundary Type (e.g. Fence, trees, open)	Road on North-East; residential and commercial to North, West and South.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	None.
5 Topography (e.g. steep, flat etc.)	Gentle slope from West to East.
6 Access	Via Miskin Road. No road onto site.
7 Possible constraints	Brownfield site - possible land contamination issues.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	Residential and commercial.
9 Other additional information	2009: plannign applications for nursing home and retail (alternatives)
10 Decision	Urban.

Site: **463 Sardis Road Rugby Football Ground**Location: **Pontypridd**Proposal: **Retail, housing or leisure**Category: **Non-Strategic****Small Site / Settlement Boundary Assessment**

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Sardis Road Rugby Football Ground, Pontypridd.
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Rugby football ground with stands, clubhouse and car park.
3 Boundary Type (e.g. Fence, trees, open)	North - fence, West - trees/hedgerow, South - clubhouse, East - trees, fence.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	Clubhouse and 2 stands.
5 Topography (e.g. steep, flat etc.)	Mostly flat with an embankment to the west.
6 Access	Main entrance from Gelliwion link road
7 Possible constraints	Cultural associations. Ynysangharad Park not suitable for relocation of rugby ground. Retail traffic generation.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	North, South, West - residential, East - commercial/education.
9 Other additional information	
10 Decision	Urban.

Site: **464 Sardis Road Car Park**Location: **Pontypridd**Proposal: **B1 offices**Category: **Non-Strategic****Small Site / Settlement Boundary Assessment**

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Sardis Road Car Park, Pontypridd
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	The site is a town centre long-stay car and bus park. It is at a raised level from Gelliwion Link Road.
3 Boundary Type (e.g. Fence, trees, open)	There is a metal fence boundary to the North, South and West and a brick wall boundary to the East.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	Recycling containers.
5 Topography (e.g. steep, flat etc.)	Pan flat.
6 Access	Vehicular access from Gelliwion Link Road. Foot access from GLR and also railway station.
7 Possible constraints	Site was once a brick works so there could be a contamination issue.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	North and South - residential, East - commercial/offices, West - recreation.
9 Other additional information	The site is currently within settlement boundary.
10 Decision	Urban

Site: **466** Land adjacent to Cefnlee FarmLocation: **Glyncoch**Proposal: **Include in settlement boundary**Category: **Small****Small Site / Settlement Boundary Assessment**

<i>Characteristic:</i>		<i>Comment:</i>
1	Location	Land adjacent to Cefnlee Farm, Glyncoch
2	Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Currently grassland used for grazing and agricultural use. There is not a clear footpath to the site.
3	Boundary Type (e.g. Fence, trees, open)	South and West - open, North - wall and corrugated barn, East - wall and garage.
4	Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	No permanent structures.
5	Topography (e.g. steep, flat etc.)	Slight slope.
6	Access	Access to the site is narrow but is adequate pending ownership.
7	Possible constraints	Access ownership.
8	Adjacent land-uses (e.g. residential / commercial / agricultural)	Residential to the north, open countryside and agriculture to the south.
9	Other additional information	The site does not present an opportunity for a significant encroachment into the countryside.
10	Decision	Urban

Site: **470** Remainder of Cae BrynhyfrydLocation: **Hirwaun**Proposal: **Residential development**Category: **Non-Strategic****Small Site / Settlement Boundary Assessment**

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Remainder of Cae Brynhyfryd, Hirwaun
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Mostly scrubland and horse paddock with some mature trees in places. There is a small drainage channel running across the site.
3 Boundary Type (e.g. Fence, trees, open)	The site is bounded by picket fencing and there is a natural boundary between the site and the elevated bypass road.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	Some temporary stables.
5 Topography (e.g. steep, flat etc.)	The site slopes gently from north to south.
6 Access	There is an access put in place to serve the southern section of the site, whilst access could be achieved directly off Penderyn road at a suitable point .
7 Possible constraints	High pressure gas main protection zone. In close proximity to an SSSI.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	Residential/open countryside.
9 Other additional information	The site is already within the Settlement limit. See also CS 251.
10 Decision	Urban

Site: 471 Hillbrook estate

Location: Aberaman

Proposal: Residential development

Category: Non-Strategic

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Hillbrook estate, Aberaman
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Vegetated with a mixture of grass, shrubs and trees. Site is well related to local shops and facilities and well related to the urban form. There is residential development on the eastern side of the site and the undeveloped mountainside to the west.
3 Boundary Type (e.g. Fence, trees, open)	Most of the northern edge of the site is open and most of the southern edge has a hedgerow/tree boundary.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	None.
5 Topography (e.g. steep, flat etc.)	The site slopes slightly.
6 Access	Off Rhos Dyfed.
7 Possible constraints	The site's topography. It is also within a SINC.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	North/East - residential, South/West - countryside.
9 Other additional information	The site is currently within settlement limits.
10 Decision	Urban

Site: **480 Land at Catherine Street**Location: **Pentre**Proposal: **Residential development**Category: **Small****Small Site / Settlement Boundary Assessment**

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Land at Catherine Street, Pentre
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	The site consists of natural, overgrown grass and brambles. There is not footpath or trees on the site.
3 Boundary Type (e.g. Fence, trees, open)	Picket fence.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	None.
5 Topography (e.g. steep, flat etc.)	The site gradually slopes from east to west.
6 Access	From Catherine Street.
7 Possible constraints	No apparent constraints.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	Residential to the north, open land/woodland to the rest of the site.
9 Other additional information	Would be a logical extension of the terrace.
10 Decision	Urban

Site: **481 Land north of Graig Street**Location: **Pontygwaith**Proposal: **Residential development**Category: **Non-Strategic****Small Site / Settlement Boundary Assessment**

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Land north of Graig Street, Pontygwaith
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Small stream passing close to the site. Site is currently in use as allotments and contains trees and small stone walls.
3 Boundary Type (e.g. Fence, trees, open)	The majority of the site is open except where it backs onto the properties off Deri Terrace.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	Small stone walls.
5 Topography (e.g. steep, flat etc.)	Steep access to the site.
6 Access	Access to the site is fairly restricted. Currently achieved from a track to the rear of terraced properties fronting Deri Terrace. May be achievable through site 20.
7 Possible constraints	Access
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	North - countryside, East - residential, South - residential, West - countryside/recreation.
9 Other additional information	Consider site with site 21. Would not represent a large amendment to the existing settlement boundary or a large intrusion into the countryside.
10 Decision	Urban

Site: **484 Adjoining Cribbin Ddu Quarry, end of High Street** Location: **Ynysybwl** Proposal: **Residential development** Category: **Small**

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Adjoining Cribbin Ddu Quarry, end of High Street, Ynysybwl
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	A disused and overgrown site with trees/brambles. The site is without a footpath.
3 Boundary Type (e.g. Fence, trees, open)	Fence/hedgerows around the whole of the site.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	None.
5 Topography (e.g. steep, flat etc.)	Steep - the site is part of a quarry.
6 Access	Off High Street.
7 Possible constraints	Topography.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	North - recreation open space, East - Residential, West and South - Agriculture.
9 Other additional information	Quarry divided into three parts - look as one large site.
10 Decision	Urban

Site: **495 Land south of Catherine Street**Location: **Pentre**Proposal: **Change of settlement boundary**Category: **Non-Strategic****Small Site / Settlement Boundary Assessment***Characteristic:**Comment:*

1	Location	Land south of Catherine Street, Pentre
2	Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Possible former land reclamation area, steeply sloped in places. Vegetation and tree growth present on site. No structures present. Adjacent uses include residential to the north and undeveloped valley sides to the east.
3	Boundary Type (e.g. Fence, trees, open)	Picket fence.
4	Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	None.
5	Topography (e.g. steep, flat etc.)	The site gradually slopes from east to west. Steep at access point off Thomas Street.
6	Access	From Catherine Street and Thomas Street - although narrow, restricted, streets
7	Possible constraints	The site's topography and the presence of a culvert along the western edge of the site.
8	Adjacent land-uses (e.g. residential / commercial / agricultural)	Residential to the north, open land/woodland to the rest of the site.
9	Other additional information	Drainage issues may require further investigation.
10	Decision	Countryside.

Site: **507** Land to the rear of Brongwyros Bungalow Location: **Ynyswen** Proposal: **Residential development** Category: **Small**

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Land to the rear of Brongwyros Bungalow, Ynyswen
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	The site is overgrown with brambles and trees. Generally used as a dumping ground and has an irregular shape. Small stream on western side.
3 Boundary Type (e.g. Fence, trees, open)	Wooden fence.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	Caravan to the north of the site.
5 Topography (e.g. steep, flat etc.)	Gradual slope.
6 Access	Limited to the north of the site. Site accessed via an unmade access track from Crown Terrace. Also appears to be an access from dwelling on Ynyswen Road.
7 Possible constraints	Access. Could be considered backland development.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	Residential to west, east and south, open countryside to north.
9 Other additional information	Could be included within boundary to improve the site and would also be subject to the outcome of the large site in which it sits.
10 Decision	Urban

Site: **508 Land adjoining Sunny View Maelgwyn Terrace** Location: **Gadlys** Proposal: **Residential development** Category: **Non-Strategic**

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Land adjoining Sunny View Maelgwyn Terrace, Gadlys
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	The site is bordered by mature trees and is hidden and private. There is a similar private dwelling adjacent the site although this can not be viewed from the site. The site comprises of a well manicured large garden.
3 Boundary Type (e.g. Fence, trees, open)	The site is bordered by mature trees and is hidden and private.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	There is an existing bungalow on site. There is a similar private dwelling adjacent the site although this can not be viewed from the site.
5 Topography (e.g. steep, flat etc.)	The site steeply slopes up to the bungalow.
6 Access	The site is accessed through the current drive way which is a steep narrow private drive, visibility on the drive is poor.
7 Possible constraints	Access for more than one dwelling would be a concern on highway safety grounds.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	There is another residential property of similar status with an old people's home near the site. A new development is currently situated adjacent to the site.
9 Other additional information	
10 Decision	Urban, the site is well linked to the existing settlement.

Site: **510 Middle section of Cribbin Ddu Quarry**Location: **Ynysybwl**Proposal: **Residential development**Category: **Non-Strategic****Small Site / Settlement Boundary Assessment**

<i>Characteristic:</i>		<i>Comment:</i>
1	Location	Middle section of Cribbin Ddu Quarry, Ynysybwl
2	Site Description (e.g. current use, condition, characteristics, shape, public footpath)	The site is an old quarry with high quarry walls. The sides of the site are vegetated with grass, brambles and trees. At present there are goats grazing on the site.
3	Boundary Type (e.g. Fence, trees, open)	High quarry walls that are vegetated bound most of the site.
4	Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	Vacant non-permanent structures.
5	Topography (e.g. steep, flat etc.)	High quarry walls that falls to a level floor.
6	Access	The site has road frontage and a small track leading from one part of the site.
7	Possible constraints	There are no obvious constraints to the site apart from steep access to the site.
8	Adjacent land-uses (e.g. residential / commercial / agricultural)	South and West - agriculture, North - recreation, East - residential.
9	Other additional information	Land stability may be an issue but the site could be a realistic addition to the settlement boundary in conjunction with adjoining sites.
10	Decision	Urban. It is relatively well related to the existing settlement

Site: 511 Maendy Farm

Location: Ton Pentre

Proposal: Inclusion in LDP

Category: Small

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Maendy Farm, Ton Pentre
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	The site is currently used for residential but there appears to be evidence of agricultural purposes. It is mostly a grassed area but there is a driveway leading to the front of the property.
3 Boundary Type (e.g. Fence, trees, open)	Close wire and old stone wall.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	The site is an old farmstead.
5 Topography (e.g. steep, flat etc.)	The buildings are on level ground, with the site rising behind.
6 Access	Off a narrow steep lane at the top of The Parade, Ton Pentre.
7 Possible constraints	Steep access road.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	Residential to the East, Countryside to the North, South and West.
9 Other additional information	The top of The Parade is where the urban area stops. The access lane leads into the countryside.
10 Decision	Countryside - leave out of settlement limit.

Site: 513 Land rear of Halt Road

Location: Hirwaun

Proposal: Residential development

Category: Non-Strategic

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Land rear of Halt Road, Hirwaun
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	The site would represent a continuation of housing along Halt Road up to Seventeenth Avenue on land currently identified as part of Hirwaun Industrial Estate. It forms a buffer between housing along the frontage of Halt Road and large industrial units. This site is well vegetated but mainly semi-mature trees including conifers.
3 Boundary Type (e.g. Fence, trees, open)	The site is open to the north but is bounded by fencing adjoining the factories and trees adjoining the houses on Halt Road.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	None.
5 Topography (e.g. steep, flat etc.)	The site is flat.
6 Access	Access can be taken either off Halt Road or the road leading into the Industrial estate.
7 Possible constraints	Problems with B2 uses being so close to residential developments. Halt Road area is not considered a sustainable location for additional residential development beyond existing planning commitments.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	There are large industrial units to the South and East, open countryside to the North and residential to the West.
9 Other additional information	It is already located inside the Settlement boundary.
10 Decision	Countryside.

Site: **516** Land opposite 9 and 10 Cwm Nant yr Hwch - off Heol Caradog Location: **Penywaun** Proposal: **Residential development** Category: **Non-Strategic**

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>		<i>Comment:</i>
1	Location	Land opposite 9 and 10 Cwm Nant yr Hwch - off Heol Caradog, Penywaun.
2	Site Description (e.g. current use, condition, characteristics, shape, public footpath)	There are two distinct sections to the site. The southern part adjoining Heol Keir Hardie is heavily wooded. The land then steps down to the northern part of rough scrubland to the rear of Heol Caradog.
3	Boundary Type (e.g. Fence, trees, open)	There is a small wire fence at the northern edge of the site with a tree boundary around the rest of the site.
4	Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	None.
5	Topography (e.g. steep, flat etc.)	Southern section slopes gently, northern section is flat.
6	Access	By foot off Heol Keir Hardie and by car from Heol Caradog.
7	Possible constraints	Heavily wooded southern section with no access.
8	Adjacent land-uses (e.g. residential / commercial / agricultural)	North/West - residential, South - allotments/residential, East - countryside.
9	Other additional information	
10	Decision	Urban - northern developable area. Countryside - southern wooded area adjacent to the allotments.

Site: **528 Land north of Blandy Terrace**Location: **Gilfach Goch**Proposal: **Residential development**Category: **Small****Small Site / Settlement Boundary Assessment**

<i>Characteristic:</i>		<i>Comment:</i>
1	Location	Land north of Blandy Terrace, Gilfach Goch.
2	Site Description (e.g. current use, condition, characteristics, shape, public footpath)	The site is disused piece of grass land with overgrowth and trees. There is also a disused footpath on the site with a small recreational space.
3	Boundary Type (e.g. Fence, trees, open)	North, East and West - road, South - fern, trees and stone wall to house boundary.
4	Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	Fence and power cables.
5	Topography (e.g. steep, flat etc.)	It is a steep, uneven site.
6	Access	Off the B4564 and a lane from Rosehill Terrace.
7	Possible constraints	Steepness.
8	Adjacent land-uses (e.g. residential / commercial / agricultural)	North, East and West - countryside, South - residential.
9	Other additional information	Should be considered for inclusion within the settlement boundary in conjunction with the adjoining site.
10	Decision	Urban.

Site: **529** Land at Ty-Bryn-y-Waun, Penybryn Street Location: **Gilfach Goch** Proposal: **Residential - on suitable parts of the site** Category: **Non-Strategic**

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Land at Ty-Bryn-y-Waun, Penybryn Street, Gilfach Goch.
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Bulk of site is pasture on prominent hillside above existing development. Site includes Ty-Bryn-y-Waun bungalow, garden, rough yard and horse paddock.
3 Boundary Type (e.g. Fence, trees, open)	Half of the site is bounded by walls with the adjacent properties. The other half is open.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	A bungalow.
5 Topography (e.g. steep, flat etc.)	Most of site is steep and drops steeply down to backs of existing houses.
6 Access	Only access is at extreme SE end of site. Body of site has no independent access.
7 Possible constraints	The site is steep and the northern section is within a SINC.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	North/East - countryside, South/West - residential.
9 Other additional information	CS 289 and 374 form part of the site.
10 Decision	Urban - southern "foot" of site only including the existing bungalow.

Site: **530 Land south of Hendrefadog**Location: **Tylorstown**Proposal: **Residential development and change of settlement boundary**Category: **Non-Strategic****Small Site / Settlement Boundary Assessment***Characteristic:**Comment:*

1	Location	Land between former housing estate and Brynaethen Hostel, Tylorstown
2	Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Site is very steep. Fly tipping on parts of site. Land is naturally vegetated.
3	Boundary Type (e.g. Fence, trees, open)	Road to the east with hostel grounds in the south
4	Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	None
5	Topography (e.g. steep, flat etc.)	Very steep surface
6	Access	Existing access road
7	Possible constraints	SINC allocation
8	Adjacent land-uses (e.g. residential / commercial / agricultural)	Residential
9	Other additional information	
10	Decision	Countryside

Site: **533** Land to the rear of Plas Newydd Farm Location: **Llwydcoed** Proposal: **Residential development** Category: **Non-Strategic**

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Land to the rear of Plas Newydd Farm, Llwydcoed.
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	The site consists of a field, farm buildings and a garden. It is a part brownfield, part greenfield site with poor quality agricultural land.
3 Boundary Type (e.g. Fence, trees, open)	There are fences and trees bounding the site from the open countryside and adjacent housing estate.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	There are two old farm building adjacent to the main house on site.
5 Topography (e.g. steep, flat etc.)	The site is flat.
6 Access	This is taken from a long driveway off Merthyr Road. The outline planning permission for 3 dwellings on the site proposes a new access.
7 Possible constraints	TPO Area 1/1959 affects the access to the site.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	Residential to the West and South and Countryside to the East.
9 Other additional information	The old farm buildings are within the current settlement limit but the field to the north is outside the limit. Outline planning consent (05/1518) has been granted for three dwellings adjacent to the site.
10 Decision	Urban, the site is well linked to the settlement.

Site: 535 Land south of Trebanog Road

Location: Trebanog

Proposal: Residential development

Category: Non-Strategic

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>		<i>Comment:</i>
1	Location	Land south of Trebanog Road, Trebanog
2	Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Horse pasture and large field that runs alongside the main road through Trebanog. Prominent and elevated with views across to Edmondstown and Williamstown.
3	Boundary Type (e.g. Fence, trees, open)	East boundary has thick roadside landscaping south of gate: north of gate is a gap and a hedge. North boundary is undefined on the ground. West boundary is part stone wall and part undefined. South boundary is part fence and part hedge.
4	Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	None.
5	Topography (e.g. steep, flat etc.)	East side is level with road; west side slopes off down to west
6	Access	From busy/fast main road
7	Possible constraints	Prominent site in gap between Trebanog and Tonyrefail.
8	Adjacent land-uses (e.g. residential / commercial / agricultural)	Residential
9	Other additional information	Small part of site is considered acceptable as rounding off the existing settlement.
10	Decision	Urban - minor part of site, fronting main road and oppsite houses on east site of road.

Site: 541 Land opposite Heol Glannant

Location: Edmondstown

Proposal: Change of settlement boundary

Category: Non-Strategic

Small Site / Settlement Boundary Assessment*Characteristic:**Comment:*

1	Location	Land opposite Heol Glannant, Edmondstown
2	Site Description (e.g. current use, condition, characteristics, shape, public footpath)	The site is located within a large garden curtilage in Edmondstown but it is greenfield land. The site is located between two existing bungalows and within an existing residential area.
3	Boundary Type (e.g. Fence, trees, open)	Boundary walls and a picket fence surrounding the curtilage of the garden .
4	Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	The site is abutted by two other bungalows.
5	Topography (e.g. steep,flat etc.)	It is flat land.
6	Access	From the existing access that serves the properties.
7	Possible constraints	The site does not appear to have any constraints.
8	Adjacent land-uses (e.g. residential / commercial / agricultural)	North - Residential, East/South - Countryside, West - Industry.
9	Other additional information	The site is not considered to significantly extend development into the countryside.
10	Decision	Urban

Site: 544 Site A Rear of Kennard Street

Location: Gelli

Proposal: Residential development

Category: Non-Strategic

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>		<i>Comment:</i>
1	Location	Site A Rear of Kennard Street, Gelli
2	Site Description (e.g. current use, condition, characteristics, shape, public footpath)	The site has a small section of reclaimed land that abuts ends of terraces on either side. Through the centre of the site is a raised access track that was once a tramway serving the now reclaimed tips further up the mountainside. Currently used as allotments.
3	Boundary Type (e.g. Fence, trees, open)	The site is bounded by small fences and brick walls that back onto some properties in the immediate area.
4	Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	Series of allotments and smaller paddocks, with an array of small sheds and cabins.
5	Topography (e.g. steep, flat etc.)	Some areas of the site are flat but the majority of the site slopes upwards from North to South.
6	Access	There is an access to the site from Tudor street, although very steep in places, with much improvement required. Very poor junction from Tudor street onto the main Gelli Road also. Possible secondary access off Belgrave/Kennard Street.
7	Possible constraints	Major access concerns. Some concerns over drainage from large land reclamation scheme above the site.
8	Adjacent land-uses (e.g. residential / commercial / agricultural)	North, East and West - residential, South - open countryside.
9	Other additional information	Site incorporates proposal for Gelli bypass. Do not reallocate but leave in settlement boundary
10	Decision	Urban

Site: **545 Site B rear of Kennard Street**Location: **Gelli**Proposal: **Residential development**Category: **Non-Strategic****Small Site / Settlement Boundary Assessment**

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Site B rear of Kennard Street, Gelli
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	The site is located at the rear of the older terraced houses off Kennard Street and is made up of a series of small paddocks and allotments. The land is in some agricultural use, although low quality land.
3 Boundary Type (e.g. Fence, trees, open)	There is a lane between the back of the terrace with a metal and wooden fence restricting access to the allotments.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	There are wooden sheds and stables on the site.
5 Topography (e.g. steep, flat etc.)	The site slopes gently from the lane to the rear of the site.
6 Access	Directly off Belgrave Street (spine road to terraces in the area including Kennard Street).
7 Possible constraints	None.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	North - residential, South - open countryside.
9 Other additional information	This site should be considered for development in conjunction with adjoining sites.
10 Decision	Urban.

Site: 546 Site C rear of Kennard Street

Location: Gelli

Proposal: Residential development

Category: Non-Strategic

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>		<i>Comment:</i>
1	Location	Site C rear of Kennard Street, Gelli
2	Site Description (e.g. current use, condition, characteristics, shape, public footpath)	The site consists of a series of paddocks and allotments. It encloses an existing allocated site to the rear of the newer semi-detached properties of Kennard Street. There are some small trees on the site.
3	Boundary Type (e.g. Fence, trees, open)	There is a metal/wooden fence boundary to the site.
4	Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	Series of paddocks and allotments, temporary stables, huts and caravans on site. There are also semi-permanent cabins on site.
5	Topography (e.g. steep, flat etc.)	The site has a gentle slope with changes of levels in places.
6	Access	Off the end of Kennard Street or an extension of site B from Belgrave Street.
7	Possible constraints	Access would need improvements.
8	Adjacent land-uses (e.g. residential / commercial / agricultural)	North and East - residential, West and South - open countryside.
9	Other additional information	The site could be considered suitable for development in conjunction with adjoining candidate sites, and providing immediate access and access on to subsequent junctions and road networks can be overcome.
10	Decision	Urban.

Site: **547 Site D rear of Kennard Street**Location: **Gelli**Proposal: **Residential development**Category: **Non-Strategic****Small Site / Settlement Boundary Assessment**

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Site D rear of Kennard Street, Gelli
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	No current use other than open grassland, with informal public access. The land has been previously landscaped and is at the rear of a modern housing development.
3 Boundary Type (e.g. Fence, trees, open)	There is a wooden fence boundary with the houses at the north of the site, a wooden/metal fence to the east, adjacent to CS 546 and there is not defensible boundary with the mountainside.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	None.
5 Topography (e.g. steep, flat etc.)	Moderately steep
6 Access	Narrow, steep access from Kennard street.
7 Possible constraints	Access may be tight off a narrow bend.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	North, East and West - residential, South - open countryside.
9 Other additional information	This site is considered to be a significant intrusion into countryside.
10 Decision	Countryside

Site: **549 Small site off Llanwonno Road**Location: **Ynyshir**Proposal: **Residential (3 dwellings) - change of settlement boundary** Category: **Small****Small Site / Settlement Boundary Assessment**

<i>Characteristic:</i>		<i>Comment:</i>
1	Location	Small site off Llanwonno Road, Ynyshir
2	Site Description (e.g. current use, condition, characteristics, shape, public footpath)	There is an irregular shape to the site with disused, overgrown land. A footpath and track runs through the site.
3	Boundary Type (e.g. Fence, trees, open)	There is a fence to the northern boundary of the site but the rest of the site is open.
4	Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	No structures.
5	Topography (e.g. steep, flat etc.)	There is a steep slope.
6	Access	The site fronts onto Llanwonno Road.
7	Possible constraints	Steepness.
8	Adjacent land-uses (e.g. residential / commercial / agricultural)	Residential to south, open countryside to north.
9	Other additional information	The inclusion of the site could be subject to the provision of a turning head.
10	Decision	Urban - logical extension of the terrace

Site: 557 Land at "The Sidings", Gwyn Street

Location: Treforest

Proposal: Residential development

Category: Small

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Land at "The Sidings", Gwyn Street, Treforest.
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	The site is disused with trees, shrubs and brambles in amongst an overgrown area of woodland. It is located at the top of Oakwood Street and there is no footpath on the site.
3 Boundary Type (e.g. Fence, trees, open)	The southern edge of the site is open, the eastern edge adjoins a property curtilage and there are also retaining walls and fencing on site.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	None.
5 Topography (e.g. steep, flat etc.)	The site itself is fairly level (former railway line), but beyond the boundaries the land is steep.
6 Access	There is no current access to the site.
7 Possible constraints	Current access.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	North and East - residential, South - open countryside (old railway line), West - open countryside with spodic dwellings.
9 Other additional information	The site could be developed at the cost of The Sidings' garden and access would need to be improved. Changing the settlement boundary line to accommodate the site would not present any major problems.
10 Decision	Urban.

Site: **559 Land adjoining the former Maelgwyn Terrace Scrap Yard** Location: **Aberdare** Proposal: **Residential development** Category: **Small**

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Land adjoining the former Maelgwyn Terrace Scrap Yard, Aberdare
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Adjacent to a river and footpath. It has an irregular shape with a tree.
3 Boundary Type (e.g. Fence, trees, open)	Metal fence, a retaining wall, open area to the south.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	None.
5 Topography (e.g. steep, flat etc.)	Slight slope.
6 Access	None.
7 Possible constraints	Southern area of site is within a flood risk area and the whole site is in a SINC area.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	North - school, East - residential, South and West - countryside.
9 Other additional information	Unsustainable to develop on due to the site being within a flood risk and SINC area.
10 Decision	Countryside.

Site: **569** Land adjacent to Mill House, Forge Row Location: **Godreaman** Proposal: **Change of settlement boundary** Category: **Small**

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>		<i>Comment:</i>
1	Location	Land adjacent to Mill House, Forge Row, Godreaman.
2	Site Description (e.g. current use, condition, characteristics, shape, public footpath)	The site is adjacent to the garden of 1 Mill House as it currently used as a garden to the property. There are trees on the site and it is also adjacent to the Aman River. There is no public footpath to the site.
3	Boundary Type (e.g. Fence, trees, open)	South - there is a 3m high boundary wall adjacent to the river and trees, East - metal fence, West - wooden fence
4	Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	There is a brick garage currently in use to the north of the site that measures approximately 2.5m x 3m x 2.5m.
5	Topography (e.g. steep, flat etc.)	Flat.
6	Access	The site fronts onto the street.
7	Possible constraints	The majority of the site is located within a C2 flood risk area.
8	Adjacent land-uses (e.g. residential / commercial / agricultural)	Residential to the north, open space to the East.
9	Other additional information	There have been recent applications on the site for residential development and repairing of the river bank.
10	Decision	Urban

Site: **576** Land north of Collins Dairy, Cross InnLocation: **Llantrisant**Proposal: **Residential development**Category: **Small****Small Site / Settlement Boundary Assessment***Characteristic:**Comment:*

1	Location	Land north of Collins Dairy, Cross Inn, Llantrisant
2	Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Old railway embankment. There are trees on the site with a footpath.
3	Boundary Type (e.g. Fence, trees, open)	Open.
4	Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	None.
5	Topography (e.g. steep, flat etc.)	It is a steeply sloping site.
6	Access	Off Llantrisant Road.
7	Possible constraints	Topography.
8	Adjacent land-uses (e.g. residential / commercial / agricultural)	North - woodland, South - disused, South west - residential.
9	Other additional information	
10	Decision	Countryside.

Site: **578** Land rear of 34 to 54 Llantrisant Road [near Red Cow public house] Location: **Tonyrefail** Proposal: **Residential development** Category: **Small**

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Land rear of 34 to 54 Llantrisant Road [near Red Cow public house], Tonyrefail
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	The site constitutes stables and cleared land.
3 Boundary Type (e.g. Fence, trees, open)	Wall boundary with properties, hedgerow with allotments, trees at eastern edge.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	None.
5 Topography (e.g. steep, flat etc.)	The site is flat.
6 Access	Access is only via a back lane with an awkward junction with Llantrisant Road, incapable of improvement without demolition.
7 Possible constraints	Access is poor.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	North - allotments, East - countryside, South/West - residential.
9 Other additional information	
10 Decision	Countryside

Site: **580 Land to the rear of garages Bryn Llan, Graig-yr-Helfa Road** Location: **Pontypridd** Proposal: Category: **Small**

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Land to the rear of garages Bryn Llan, Graig-yr-Helfa Road, Pontypridd
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	The site has a regular shape with uneven ground. It is not in use and is overgrown with a few birch trees. There is currently no footpath through the site.
3 Boundary Type (e.g. Fence, trees, open)	North and West - no defined boundaries, South - backs onto a block of garages and old fence, East - fence.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	None.
5 Topography (e.g. steep, flat etc.)	The site is uneven and has a steep slope.
6 Access	There is no street frontage, access could only be taken from Bryn Llan.
7 Possible constraints	Topography and access.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	North, East and West - countryside, South - residential.
9 Other additional information	The site is considered to be an intrusion into the countryside.
10 Decision	Countryside.

Site: **581 Otters Brook Farm, Ivor Park**Location: **Brynsadler**Proposal: **Residential development**Category: **Non-Strategic****Small Site / Settlement Boundary Assessment**

<i>Characteristic:</i>		<i>Comment:</i>
1	Location	Otters Brook Farm, Ivor Park, Brynsadler
2	Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Part of extensive residential curtilage. Site includes drive to house to east, substantial shed, level south lawn and steep north lawn.
3	Boundary Type (e.g. Fence, trees, open)	There is a brick wall boundary with the end property of Ivor Park and a small wall boundary with the adjacent field.
4	Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	There is a split-level detached property on the site.
5	Topography (e.g. steep, flat etc.)	North side slopes steeply, southern part is relatively flat.
6	Access	Accessed off Ivor Park.
7	Possible constraints	Part of the site is within a SINC.
8	Adjacent land-uses (e.g. residential / commercial / agricultural)	West - residential, North/East/South - countryside.
9	Other additional information	Inclusion of this site would not lead to a significant intrusion into the countryside.
10	Decision	Urban

Site: **583 Phase 2 Redwood Park (near Old Nantgarw Road)** Location: **Nantgarw** Proposal: **Residential development** Category: **Non-Strategic**

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Phase 2 Redwood Park (near Old Nantgarw Road), Nantgarw
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Small, overgrown area of land, formerly a colliery caravan park, bordered by more mature trees, adjacent to a recently built small residential development.
3 Boundary Type (e.g. Fence, trees, open)	Enclosed by A470 and Nantgarw Road to Caerphilly (A468).
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	None.
5 Topography (e.g. steep, flat etc.)	Partly flat, partly uneven.
6 Access	Limited at present by access point through new residential development.
7 Possible constraints	The site has a significant slope to one side. There are individual and group tree preservation orders on the site.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	North - residential, West - A470, South - A468, East - nursing home.
9 Other additional information	Land would need clearing. Subject to tree preservation, and providing buffers to the busy main roads, development would be a logical extension to the new residential development.
10 Decision	Urban

Site: **602 Land east of Capel Hill and Hafod Wen** Location: **Tonyrefail** Proposal: **Residential development** Category: **Non-Strategic**

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Land east of Capel Hill and Hafod Wen, Tonyrefail
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	Uncut hay meadow. Northern part is on a plateau between Trebanog and Tonyrefail - prominent and elevated with distant views through 360 degrees. Southern part is less prominent.
3 Boundary Type (e.g. Fence, trees, open)	North and north east boundaries are fenced. South and west boundaries have hedges.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	None.
5 Topography (e.g. steep, flat etc.)	Middle and southern part of site slopes gently then moderately down to path / track parallel to Investiture Place / Concorde Drive.
6 Access	Upper part - Capel Hill, Lower part - through Hafod Wen (evidence provided).
7 Possible constraints	The elevated plateau. No access from the south.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	North and East - countryside, South and West - residential.
9 Other additional information	
10 Decision	Countryside - northern part only. Urban - southern part only - part of housing land allocation SSA 10 in draft LDP.

Site: **607 Land at Mount Pleasant and Brynawel, Dehewydd Lane** Location: **Llantwit Fardre** Proposal: **Change of settlement boundary** Category: **Small**

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Land at Mount Pleasant and Brynawel Dehewydd Lane, Llantwit Fardre.
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	The site incorporates two houses with steep rear gardens and trees, surrounded by overgrown hedges.
3 Boundary Type (e.g. Fence, trees, open)	North - metal fence, East - road/wall, South - open, West - fence.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	Two houses and a garage.
5 Topography (e.g. steep, flat etc.)	Slightly uneven.
6 Access	From a very narrow lane which would need to be greatly improved to serve any more potential development.
7 Possible constraints	Access from narrow lane.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	South - residential, North, East and West - agriculture/countryside.
9 Other additional information	The current settlement boundary line runs through the properties. A tight boundary line around the dwellings is recommended to restrict development in rear gardens.
10 Decision	Urban.

Site: **614** land to the side and rear of Weston Road Location: **Edmondstown** Proposal: **Residential development** Category: **Small**

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Land to the side and rear of Weston Road, Edmondstown
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	It is a grassed area with parts of it overgrown. There is a small adjacent terrace and the rear of the site includes the rear lane to these terraces. Part of the site is used as an informal footpath.
3 Boundary Type (e.g. Fence, trees, open)	There is a brick wall boundary with the terraced street and the rest of the site is open.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	Sheds at the rear of the lane.
5 Topography (e.g. steep, flat etc.)	There is a very steep slope down at the side of the terraced street. The rest of the site is flat.
6 Access	Can be taken off Rhys Street/Weston Terrace.
7 Possible constraints	Steepness. Irregular shape.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	North, East and West - residential, South - industry / offices.
9 Other additional information	Limited potential for development. The site is currently within settlement boundary.
10 Decision	Urban

Site: **615 Land off Rees Street**Location: **Edmondstown**Proposal: **Residential development**Category: **Small****Small Site / Settlement Boundary Assessment**

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Land off Rees Street, Edmondstown
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	The site is located off a T-junction at the end of Rhys Street. There is a footpath leading to a playing field.
3 Boundary Type (e.g. Fence, trees, open)	North - Pavement/road, South - Fence, West - Road, East - Fence.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	No buildings.
5 Topography (e.g. steep, flat etc.)	The site slopes up from north to south.
6 Access	Off Rhys Street.
7 Possible constraints	Amenity open space..
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	East - recreation, North, South and West - residential.
9 Other additional information	The site acts as green space in the urban area and is a buffer between the playing fields and the road. It is currently located within the settlement boundary.
10 Decision	Urban

Site: **623** Land at Farells home care (small site) Location: **Aberaman** Proposal: **Residential development** Category: **Small**

Small Site / Settlement Boundary Assessment

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Land at Farells home care (small site), Aberaman.
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	There is a commercial building and car park on the site and it is adjacent to the Aman River to the north west.
3 Boundary Type (e.g. Fence, trees, open)	There is a fence that surrounds the commercial building and car park but the site is open to the north west.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	Hardware retail store, reasonable condition.
5 Topography (e.g. steep, flat etc.)	Flat.
6 Access	The site fronts onto the street, adjacent to the main road.
7 Possible constraints	The site is located within a C2 flood risk area.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	North - residential, East, South, West - disused/open.
9 Other additional information	The site could be included within the settlement limits in conjunction with adjacent sites. Issue of flood risk would need to be addressed. Adjoins Aberaman land reclamation scheme.
10 Decision	Urban

Site: **630** Land at Ffrwd Philip FarmLocation: **Efail Isaf**Proposal: **Change of settlement boundary**Category: **Small****Small Site / Settlement Boundary Assessment**

<i>Characteristic:</i>	<i>Comment:</i>
1 Location	Land at Ffrwd Philip Farm, Efail Isaf
2 Site Description (e.g. current use, condition, characteristics, shape, public footpath)	The site is a grassed garden area at Ffrwd Philip Farm with a tree. A public footpath runs along the southeastern edge of the site.
3 Boundary Type (e.g. Fence, trees, open)	The site is bounded by a a fence and a wall.
4 Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	Disused corrugated shed.
5 Topography (e.g. steep,flat etc.)	Flat.
6 Access	The site is set back from Heol Ffrwd Philip, with no existing access off this lane and there is a traffic calming measure in front of the site. Access to the site could be taken through the curtilage of Ffrwd Philip Farm.
7 Possible constraints	Access - although achievable.
8 Adjacent land-uses (e.g. residential / commercial / agricultural)	North, East and West - residential, South - agriculture.
9 Other additional information	Application 06/1427 has a boundary line that overlaps the boundary of CS 630. Permission was granted and access to the site could be achieved through the curtilage of Ffrwd Philip Farm. The inclusion of the site would not lead to a major intrusion into the countryside.
10 Decision	Urban

Site: **651** Site adjacent to Pen Darren RoadLocation: **Trebanog**Proposal: **Residential development**Category: **Non-Strategic****Small Site / Settlement Boundary Assessment**

<i>Characteristic:</i>		<i>Comment:</i>
1	Location	Site adjacent to Pen Darren Road, Trebanog
2	Site Description (e.g. current use, condition, characteristics, shape, public footpath)	The site is located at the end of a street and consists of wasteland with stones and gravel.
3	Boundary Type (e.g. Fence, trees, open)	Wooden/metal close wire fencing bounds the site with the mountain and a fence separates the backs of the houses from the site.
4	Structures present on site (e.g. building / wall) Note size, type, location, condition etc.	None.
5	Topography (e.g. steep, flat etc.)	The site slopes upwards to the Northwest and has an uneven road surface.
6	Access	From Pen Darren Road.
7	Possible constraints	Access is taken through a series of narrow streets. Large parts of the site are located within a SINC area and the southern edge of the site has a cliff face with a sheer drop.
8	Adjacent land-uses (e.g. residential / commercial / agricultural)	North, West and South - open countryside, East - residential.
9	Other additional information	
10	Decision	Countryside