

Draft Candidate Site Assessment Summary

Mae'r ddogfen hon ar gael yn Gymraeg, ac mewn ieithoedd a fformatau eraill ar gais.
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1. Introduction

- 1.1 As part of the 2nd Replacement Local Development Plan (LDP) process, the Council invited interested parties (developers and landowners) to identify sites for potential inclusion as allocations within the plan. This process is known as the call for candidate sites. The candidate site submission forms, guidance notes and the candidate sites methodology paper were published in January 2021. However, the formal call for candidate sites did not commence until 1st July 2021, following the approval of the Delivery Agreement by Welsh Government. The formal call for sites took place for 8 weeks between 1st July 2021 and 31st August 2021. A total of 144 sites were submitted during this period for a range of uses including housing, employment, education, tourism, renewable energy and amendments to the settlement boundary.
- 1.2 Following the completion of the call for sites, a [Candidate Sites Register](#) was published, which categorised the sites into one of five Masterplan areas:
 - Caerphilly Basin (CB)
 - Mid Valleys (formerly referenced as Greater Blackwood) (GB)
 - Heads of the Valleys (HOV)
 - Lower Ebbw and Sirhowy Valleys (formerly referenced as Risca to Newbridge Corridor) (RNC)
 - Ystrad Mynach (YM)
- 1.3 The sites listed in the Candidate Sites Register have been subject to a detailed assessment, following the procedure set out within the Evidence Base Paper PS8: Candidate Sites Methodology:
<https://www.caerphilly.gov.uk/CaerphillyDocs/LDP/Candidate-Site-Methodology.aspx>
- 1.4 This Draft Initial Assessment provides a summary of the findings of the assessment process to date and sets out the next stages of the process.

2. Results of Stage 1 Assessment

- 2.1 The first stage of the candidate site assessment process was an initial filtering exercise, which considered:
- The size of site;
 - Relationship to existing settlement; and
 - Conflict with national planning policy – flood risk or internationally or nationally important areas for biodiversity
- 2.2 In accordance with the Candidate Site Assessment Methodology, small sites (under 0.5 Ha for housing or 1 Ha for other land uses) have been assessed to determine how they relate to the existing settlement. If a small site is within the existing settlement, the principle of development would be acceptable, subject to the site meeting all other planning considerations, and no further assessment has been undertaken.
- 2.3 If a site is small but is adjoining an existing settlement, this site will be considered as part of the settlement boundary review, which will be undertaken as part of the evidence base for the Deposit 2RLDP.
- 2.4 Sites that are over the site size threshold but are located in areas defined as open countryside that are not adjoining defined settlements have been ruled out at this stage. National planning policy, as set out in Planning Policy Wales (PPW, Edition 11) is clear that development in the countryside away from existing settlements should be strictly controlled, and that such development should be located within, and adjoining, those settlements where it can best be accommodated in terms of infrastructure, access and habitat and landscape conservation. Sites classed as 'development in the countryside' will not be considered further.
- 2.5 Table 1 lists those sites that have not met the stage 1 assessment, and the reasons for this.

Table 1: Sites ruled out after Stage 1 Assessment

Reference	Site Name	CS Proposed use	Site Area (Ha)	Reason
CB003	Land at The Oaks, Rudry	Housing	0.37	Below site size threshold. Need to consider as part of the settlement boundary review.
CB007	Land at Starbuck Street, Rudry	Housing	0.24	Below site size threshold. Need to consider as part of the settlement boundary review.
CB008	Land at Ty Nula, Rudry	Housing	1.07	Development in the countryside - does not meet national planning policy.
CB015	Ty Isaf Farmlands (Site 2), Caerphilly	Housing	0.12	Below site size threshold. Need to consider as part of the settlement boundary review.
CB019	Land west of Mill Close, Caerphilly	Housing	0.22	Small site within existing settlement boundary - development in this location acceptable in principle, subject to meeting other planning considerations.
CB021	Land west of Colliery Road, Llanbradach	Housing/tourism	0.31	Below site size threshold. Need to consider as part of the settlement boundary review.
GB005	Land at The Gwrhay, Argoed	Housing	0.50	Development in the countryside - does not meet national planning policy.
GB014	Land off Summerfield Hall Lane, Gellihaf	Housing	0.43	Development in the countryside - does not meet national planning policy.
GB018	Land at St David's Avenue, Blackwood	Housing	0.15	Small site within existing settlement boundary - development in this location acceptable in principle, subject to meeting other planning considerations.

GB020	1 Pentref-Y-Groes Farm, Croespenmaen	Commercial	0.42	Below site size threshold. Need to consider as part of the settlement boundary review.
GB024	Tir Filkins Colliery	Housing	1.80	Development in the countryside - does not meet national planning policy.
GB027	Brierly House, Aberbeeg, Abertillery	Housing	1.19	Development in the countryside - does not meet national planning policy.
HOV001	Land adjacent to McLaren Cottages, Abertysswg	Housing	11.40	Development in the countryside - does not meet national planning policy.
HOV003	Land south of Springfield Terrace, Hollybush	Settlement Boundary amendment	0.08	Site proposer requests site be considered as part of the settlement boundary review.
HOV011	Land to the east of the A4048, Hollybush	Settlement Boundary amendment	0.63	Site proposer requests site be considered as part of the settlement boundary review.
HOV012	Land at Heol Pen Rhiw'r Eglwys, Bedwellty	Housing	1.30	Development in the countryside - does not meet national planning policy.
HOV014	Land south of Hillside Park, Bargoed	Housing	0.59	Below site size threshold. Need to consider as part of the settlement boundary review.
HOV021	Land off Manmoel Road, Manmoel (South of Village Hall)	Housing	0.29	Development in the countryside - does not meet national planning policy.
RNC001	Land adjoining 66 Llanfach Road, Abercarn	Settlement Boundary amendment	0.03	Site proposer requests site be considered as part of the settlement boundary review.
RNC003	Land between Twyn Gwyn Road & Mount Pleasant, Ynysddu	Housing/tourism	0.42	Below site size threshold. Need to consider as part of the settlement boundary review.
RNC007	Land at Inn on the Park, Fields Park, Newbridge	Housing	0.29	Development in the countryside - does not meet national planning policy.
RNC009	Land north of Ramping Road, Cwmcarn	Settlement Boundary amendment	0.85	Site proposer requests site be considered as part of the settlement boundary review.

RNC010	Land north of Tribute Avenue, Cwmcarn	Settlement Boundary amendment	5.70	Site proposer requests site be considered as part of the settlement boundary review.
RNC015	Land at cycle path, Wyllie	Housing	0.02	Below site size threshold. Need to consider as part of the settlement boundary review.
RNC024	Land next to Risca Leisure Centre, Pontymister	Settlement Boundary amendment	8.90	Site proposer requests site be considered as part of the settlement boundary review.
YM004	Land adjacent to 18 Haulwen Road, Pedpedairheol	Housing	0.30	Below site size threshold. Need to consider as part of the settlement boundary review.

3. Stage 2 Assessment

- 3.1 Sites that passed Stage 1 of the assessment were subject to a detailed assessment, through consultation with various internal Council departments. The site assessment uses a traffic light scoring system, with a green, amber or red score being applied in respect of each question depending on the level of constraint. The methodology and scoring for each question is explained in Evidence Base Paper PS8: Candidate Sites Methodology.
- 3.2 Based on the nature and scale of constraints identified through the assessment, an initial decision has been made as to the suitability of a site to be considered further through the process. There are some sites where the nature of constraints may render part of a site undevelopable, but a smaller extent may be appropriate. In these cases, the site will be considered further, but the actual site boundary may be amended at Deposit stage to exclude any areas of significant constraint. Where a site has been ruled out, the primary reason(s) have been summarised in Table 3.
- 3.3 Sites have also been assessed to determine their compliance with the Preferred Strategy, which seeks to target development towards the rail and bus stations throughout the County Borough (Future Wales Policies 12 and 36), and towards the Principal and Local Centres (Future Wales Policy 6). Evidence Base Paper PS3 Functional Analysis of Settlement in the County Borough sets out the methodology for assessing locational sustainability and service provision and identifies which settlements are best located to meet these elements of the strategy.
- 3.4 The majority of sites within the County Borough have been found to be located within a 20-minute cycling distance from a transport node and town centre and are therefore broadly in compliance with these key elements of the strategy. As part of the next stage of the process, those sites deemed suitable for further consideration will be scored to determine which are best related in terms of distance to the town centres and transport nodes and this scoring together with the consideration of the development constraints of each site will be used to help inform the sites that will be allocated in the Deposit Plan.
- 3.5 The Preferred Strategy also identifies that a strategic site should be allocated at Parc Gwernau, Maesycwmmmer. This is the only site that is spatially identified within the Preferred Strategy document.
- 3.6 There are also three sites, all in Caerphilly Basin, where the use proposed by the site promoter was housing, but the assessment of the sites has identified that the sites would be better suited to employment use.
- 3.7 Table 2 sets out those sites that are considered suitable for further consideration **at this stage**. Further information will be required from the promoters of the sites to demonstrate that the sites are viable and deliverable prior to the sites being considered for allocation in the Deposit 2RLDP, as outlined in the next section.

Table 2: Sites considered suitable for further consideration

Reference	Site Name	Candidate Site Proposed use	Officer Preferred Use	Site Area (Ha)	Indicative number of dwellings	Other land uses (Ha)
GB022	Land at Parc Gwernau, Maesycwmmer	Mixed use	Strategic site	213.18	2,700 (1,200 in plan period)	
CB006	Gwaun Gledyr, Caerphilly	Housing	Employment	8.89		8.89 Ha
CB010	Welsh Egg Farm, Caerphilly	Housing	Housing	1.00	31	
CB012	Windsor Colliery, Abertridwr	Housing	Housing	5.51	153	
CB017	Land at Pandy Road (phase 2), Bedwas	Housing	Housing	1.65	45	
CB018	Land at Watford Road, Caerphilly	Housing	Housing	1.03	14	
CB023	Land south of Rudry Road, Caerphilly	Housing	Employment	21.88		7.8 Ha
CB025	Land at Nantycalch Farm (Option A), Caerphilly	Housing	Housing	1.47	49	
CB027	Land near Van Mansion, Caerphilly	Housing	Employment	18.68		2.7 Ha
CB028	Land East of Railway Terrace, Caerphilly (Former Ness Tar and Pesci Sites)	Housing and leisure	Housing and leisure	10.36	190	
CB030	Land north of James Street, Trethomas	Housing	Housing	1.08	17	
CB031	Land at Bedwas Colliery, Bedwas	Mixed use (inc. housing)	Mixed use (inc. housing)	24.65	tbc	
GB004	Land west of Seda, Hawtin Park	Education	Education	5.81		5.81 Ha
GB008	Land at Ty Mawr, Croespenmaen	Housing	Housing	2.00	42	
GB010	Land at Nant Gau, Oakdale	Housing	Housing	0.90	20	
GB012	Land at Heol y Cefn, Blackwood	Housing	Housing	9.72	300	

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GB017	Pen Rhiw Fields, North of Central Avenue, Oakdale	Housing	Housing	1.91	100	
GB021	Former Gellideg Industrial Estate, Maesycwmmmer	Housing	Housing	6.02	165	
GB023	Pantysgawen Farm, Croespenmaen	Housing	Housing	1.15	95	
GB028	Former Pontllanfraith School, Pontllanfraith	Housing	Housing	5.40	190	
GB030	Land at Cwmgelli Farm, Blackwood	Housing	Housing	7.69	175	
HOV002	Land at Markham Colliery, Markham	Green Energy	Green Energy	5.18		5.18 Ha
HOV006	Land at Coed-y-Brain House (site 2), Aberbargoed	Housing	Housing	1.80	54	
HOV008	Land to the North of Carno Street, Rhymney	Education	Education	5.7		5.7 Ha
HOV015	Land at Park Estate, Bargoed	Housing	Housing	1.51	53	
HOV016	Land opposite Heolddu Grove, Bargoed	Housing	Housing	1.59	55	
HOV018	Land south of Greensway, Abertysswg	Housing	Housing	1.10	28	
HOV019	Aberbargoed Plateau, Aberbargoed	Housing, leisure and education	Housing, leisure and education	13.97	100	
HOV020	Former Aldi Site, Rhymney	Housing	Housing	1.05	23	
RNC004	Land at Sofrydd Road, Hafodyrynys	Housing	Housing	1.15	36	
RNC005	Former Cwmcarn High School., Cwmcarn	Education	Education	9.22		9.22 Ha
RNC008	Land west of Albertina Road, Newbridge	Housing	Housing	7.95	130	

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RNC011	Penyfan Farm, Risca Road, Risca	Housing	Housing	6.28	186	
RNC018	Land North of Holly Road, Penrhiw, Risca	Housing	Housing	1.69	50	
RNC023	Council Service Site, Brookland Road, Risca	Housing	Housing	0.53	29	
RNC025	Land at Elm Drive, Pontymister	Housing	Housing	4.29	132	
RNC028	Land at Pen-y-Cwarel Road, Wyllie	Housing	Housing	0.76	10	
YM005	DCWW Depot, Pentwyn Road, Nelson	Housing	Housing	3.60	126	
YM009	Land off Twyn Road, Ystrad Mynach	Mixed use (A3/B1/C1/SG)	Mixed use (excluding housing)	0.81		0.81 Ha
YM011	Land north of A472, Tredomen	Employment	Employment	4.25		4.25 Ha
YM012	Land south of A472, Tredomen	Mixed use (emp/housing)	Housing	16.30	400	
YM013	Land at Glyngaer Road, Penpedairheol	Housing	Housing	2.00	38	
YM015	Land to north and east of Cefn Hengoed, Cefn Hengoed	Housing	Housing	7.82	205	
YM017	Land at Cefn Llwynau Farm, Penallta Road, Penybryn	Housing	Housing	9.34	200	
YM020	Land at Myrtle Grove, Hengoed	Housing	Housing	0.51	17	
YM023	Land South of Kestrel View, Hengoed	Housing	Housing	0.53	18	
YM026	Land at Ty Du Farm, Nelson	Commercial and housing	Commercial and housing	6.02	150	
YM027	Land adjacent to Tir y Berth Farm, Hengoed Road, Penpedairheol, Hengoed	Housing	Housing	3.59	130	

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YM028	Land at Tir Jack Farm, Penpedairheol	Housing	Housing	1.49	45	
YM029	Partmart Automotive Recycling, Sparesworld and Kalen Bungalow, Cardiff Road, Tiryberth	Housing	Housing	3.88	150	

- 3.8 To avoid double counting of units, several sites have been identified as not being suitable for the candidate site assessment process because they already have the benefit of planning permission and are included in the committed supply. These sites are identified in Table 3. Where more than one submission has been made for the same site, often with different boundaries, only one of the sites has been identified as being suitable for further consideration, to avoid duplication.
- 3.9 Table 3 sets out the sites that are not considered suitable for further consideration at this stage and a summary of the reason(s) for this. A more detailed summary of the scores for each question is included in Appendix 1. A detailed proforma for each site, which provides further information justifying the scores for each site and the overall conclusion has been prepared and is available on request.

Table 3: Sites not suitable for further consideration

Reference	Site Name	Candidate Site Proposed use	Site Area	Justification for no further consideration
CB001	Land south of Cefn Ilan, Abertridwr	Housing	1.97	Access, ecology
CB002	Ness Tar, Caerphilly	Housing/mixed-use	6.60	Duplicate site - See CB028
CB004	Land at Energlyn, Caerphilly	Housing	1.67	Ecology
CB005	Catnic, Caerphilly	Housing	4.77	Already included in committed supply
CB009	Land at Lower Brynhyfryd Terrace, Senghenydd	Housing	0.40	Ecology
CB011	Land at Colliery Road, Llanbradach	Housing	2.28	Poor relationship to settlement, access, ecology
CB013	Land at Pandy Mawr Road. Bedwas	Housing	1.22	Access (Planning permission recently refused)
CB014	Ty Isaf Farmlands (Site 1), Caerphilly	Housing	0.60	Ecology
CB016	Former Tinworks, Waterloo	Housing	4.01	Ecology, TPO, flood risk (part)
CB020	Land at Watford Park, Caerphilly	Housing/tourism	3.37	Ecology, landscape
CB022	Gwern y Domen, Caerphilly	Housing	28.20	Ecology, landscape
CB024	Land at Porset Row, Caerphilly	Housing	1.63	Ecology
CB026	Land at Garth View, Bedwas	Housing	0.68	Ecology, access
CB029	Land East of School Street, Llanbradach	Housing	1.34	Access
CB032	Land at Nantycalch Farm (Option B), Caerphilly	Housing	5.59	Ecology
CB033	Land at Nantycalch Farm (Option C), Caerphilly	Housing	14.47	Ecology

CB034	Gelli Wastad Farm, Machen	Mixed (housing and sustainable hydro power)	1.78	Flood risk. Ecology, TPO
CB035	Land to the south of Sunnybank Terrace, Machen	Housing	0.92	Impact on potential reinstatement of railway line
GB001	Land and garage buildings north of Main Road, Maesycwmmmer	Housing	1.30	Access, green wedge
GB002	Land adjoining Old Junction House, Commercial Street, Pontllanfraith	Housing	0.79	Ecology
GB003	Trinant Sports & Social Club, Trinant	Housing	1.20	Ecology (SINC)
GB006	Land at Oakdale Terrace, Oakdale	Housing	6.50	Access, ecology
GB009	Land at Gellideg, Maesycwmmmer	Housing	6.00	Duplicate site - consider as part of GB022
GB011	Land at Gellideg Heights, Maesycwmmmer	Housing	2.80	Duplicate site - consider as part of GB022
GB013	Land east of Oakdale Golf Club, Oakdale	Housing	17.64	Ecology
GB015	Trelyn Scrapyard, Blackwood	Housing/recycling	2.74	Ecology (SINC, TPO)
GB016	Land at Parkway, Penyfan, Croespenmaen	Housing	0.92	Planning permission recently refused, noise, requirement for employment
GB019	1 Pentref-Y-Groes Farm, Croespenmaen	Commercial	8.13	Ecology
GB025	Land South of Heol Y Dderwen, Blackwood, Caerphilly	Housing	1.16	Ecology, green wedge
GB026	Land East of Heol Y Dderwen, Blackwood, Caerphilly	Housing	0.98	Ecology
GB029	Former Oakdale Comprehensive	Housing	4.05	Already included in committed supply
GB031	Land off Woodfield Park Lane, Woodfieldside	Housing	0.82	Ecology (SINC)
GB032	Land at Penrhiw Bengi Lane, Oakdale	Housing	2.19	Ecology (SINC)
GB033	Land at Pencoed Fawr Farm, off Beaumaris Way, Blackwood	Housing	24.37	Landscape, historic environment, part ecology
HOV004	Land at Coed-y-Brain House, Aberbargoed	Housing	5.90	Ecology (consider smaller site HOV006)

HOV005	Land at 60 Abernant Road, Markham	Housing/tourism	0.95	Consider smaller site through settlement boundary review
HOV007	Land at Coed-y-Brain House (site 3), Aberbargoed	Housing	2.00	Illogical boundary - use HOV006 boundary
HOV009	Land at former Station House, Rhymney	Authorised gypsy site	0.33	Awaiting appeal decision
HOV010	Land at Abernant Road, Markham	Housing	2.60	Ecology (SINC)
HOV013	Land at Gelliwen Farm, Markham	Campsite	4.27	Proposal for campsite, landscape concerns, address through application process
HOV017	Land East of Brynhyfryd, Pontlottyn	Housing	0.99	Ecology
RNC002	Land at Gelli-Unig Place, Pontywaun	Housing	2.21	Access, Ecology
RNC006	Former allotments, Wattsville	Housing	0.80	TPOs, Access
RNC012	Penyfan Farm (site 2), Risca Road, Risca	Housing	3.98	Duplicate site (see RNC011)
RNC013	Glanhowy Road, Wyllie	Housing	0.81	Ecology (woodland)
RNC014	Land south of the Glade, Wyllie	Housing	1.18	Ecology (woodland, part of Country Park)
RNC016	Land west of Pen y Cwarel Road, Wyllie	Housing	5.91	Ecology, landscape, access
RNC017	Land at Snowdon Close, Ty Melyn, Risca	Housing	1.38	Ecology (wildlife corridor)
RNC019	Land south of Holly Road (West), Risca	Housing	0.87	Important area of open space
RNC020	Land south of Holly Road (East), Risca	Housing	0.84	Important area of open space
RNC021	Land at Tynewydd Park, Risca	Housing	3.38	Ecology (SINC)
RNC022	Land at Ty Darren, Risca	Housing	0.68	Already included in committed supply
RNC026	Twyn Gwyn Farm, Newbridge	Renewable Energy/Housing	29.59	Only Renewable energy considered - impact on SINC
RNC027	Land rear of Holly Road flats, Risca	Housing	2.16	Already within settlement boundary, ecology
YM001	Land north of Cae Ysbugar, Cefn Hengoed	Housing	3.78	Ecology
YM002	Land North of Brooklands, Nelson	Housing	0.83	Already included in committed supply
YM003	Land West of Bwl Road, Nelson	Housing	0.95	Access, ecology
YM006	Land at Caerphilly Road, Tredomen	Employment	4.32	Ecology
YM007	Land south of Gelligaer Court, Penpedairheol	Housing	0.84	Ecology, landscape, lack of footways

YM008	Land at Mountain Way, Nelson	Housing	4.56	Access
YM010	Land at Rhos Farm, Penpedairheol	Housing	13.90	Historic landscape
YM014	Gelligaer Uchaf Farm, Gelligaer	Waste and recycling site with renewable energy generation	12.30	Visual impact
YM016	Gelligaer Uchaf Farm, Gelligaer (Site 2)	Quarry	29.88	Landscape
YM018	Land at Forest Avenue, Cefn Hengoed	Housing	1.71	Ecology (SINC)
YM019	Land at Hengoed Avenue, Cefn Hengoed	Housing	10.35	Ecology (SINC)
YM021	Land East of Maes-y-Onen, Maes Mafon Estate, Nelson	Housing	0.89	Drainage, important public open space
YM022	Land south of Gwaun Fro, Penpedairheol	Housing	10.35	Historic landscape
YM024	Land West of West Road, Penallta	Housing	3.29	Ecology
YM025	Land east of Penybryn Tce, Penybryn	Housing	0.62	Ecology

4. Next stages of assessment

- 4.1 Where any of the questions in the assessment summary have scored grey, further information will be required before a final decision on the suitability of the site can be made. A full list of the information required will be provided to the candidate site proposer. The requirements will be site specific but include additional information such as noise surveys, Site of Importance for Nature Conservation (SINC) surveys, Transport Assessments, Coal Mining Risk Assessments or Agricultural Land Classification Surveys. Site promoters will also be advised of what information would be required to support a planning application, should the site be allocated in the future. The responsibility of undertaking relevant technical work to support the inclusion of a site in the plan, including financial costs, resides with the site promoter.
- 4.2 Site promoters will also be required to submit a Viability Assessment in order to demonstrate that they are viable and deliverable. Site promoters should refer to the Viability Guidance Note, which explains the process.
- 4.3 If the additional information requested, including the Viability Assessment, is not provided, it will not be possible to demonstrate the site is deliverable and **the site will not be considered further in the process.**
- 4.4 As part of the next stage of the process (Stage 2B), the Council will consult with statutory agencies such as Dwr Cymru/Welsh Water, Natural Resources Wales, The Coal Authority, Glamorgan Gwent Archaeological Trust, Western Power and National Grid on those sites that are deemed suitable for further consideration following the Stage 2A detailed assessment.
- 4.5 Infrastructure providers will be asked to assess the sites and identify any potential issues and what mitigation measures are likely to be necessary in order to overcome these issues. If the infrastructure issue cannot be addressed, or the cost of addressing it would significantly impact on the viability and deliverability of a site, **then the site will not be considered further.**
- 4.6 In accordance with the Development Plans Manual, sites allocated in the Deposit 2RLDP will be those that can be demonstrated to be viable and deliverable. Site selection will follow the search sequence identified in Planning Policy Wales, which identifies that previously developed land and/or underutilised sites should be prioritised. Site selection will also take account of the Preferred Strategy focus which seeks to direct development to those sites closest in distance to transports nodes and town centres, reflecting Future Wales policy priorities, and the scale of development proposed in each settlement will be dependent upon their position in the settlement hierarchy as informed by Future Wales and the Functional Analysis.

5. Submission of additional Candidate Sites

5.1 In accordance with the Candidate Site Methodology Paper, there is an opportunity for new candidate sites to be submitted as part of the consultation on the Preferred Strategy. Any new sites submitted will be required to complete the site submission form in full and provide the following key information as a minimum:

- An assessment for the potential of the site to qualify wholly or in part, as a Site of Importance for Nature Conservation (SINC) using the 'Guidelines for the Selection of Wildlife Sites in South East Wales'.
- A Viability Assessment prepared in accordance with the Viability Guidance Note

5.2 If there are any known constraints that may impact on the deliverability of the site (for example, access, trees, amenity issues due to adjoining land uses, coal mining legacy risk etc), site promoters are advised to submit the relevant information to demonstrate that these constraints can be mitigated as part of their candidate site submission, as only sites that can demonstrate deliverability can be taken forward.

Appendix 1: Assessment Summary