

Blaenau Gwent County Borough Council
Cyngor Bwrdeisdref Sirol Blaenau Gwent



Findings of the Candidate Site Assessment Process

Appendix 4: Lower Ebbw Fach Sites

APPENDIX 4: LOWER EBBW FACH SITES

Site Number: D1

Site Name: Ty Dan-y-Wal Road, West Bank

Hub Area: Lower Ebbw Fach

Proposed Use: Residential

Stage 1: Initial Planning Assessment

Has the site satisfied the Initial Planning Assessment?

Yes

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No

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Initial Planning Assessment Conclusions

- The site is part Brownfield and part Greenfield land
- The site is well related to the existing settlement
- The site is accessible by modes other than the car
- The site is not well located in terms of community facilities
- The site is not located in proximity to an area of international/national importance for biodiversity
- The site is acceptable in terms of flood risk

Justification if the site has not satisfied the Initial Planning Assessment

Stage 2: Expert Assessments

Highways Conclusions

- Road serving the site is substandard in design and construction
- The proposed number of units will overburden the highway network

Is the site acceptable?

Yes

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No

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Biodiversity Conclusions

- A site of high local biodiversity value
- Presence of protected species – badger within 250m
- The candidate site comprises of two separate pieces of land – the first is a thin woodland strip which is Greenfield land and the second is a former quarry
- Development of site would result in a net loss of biodiversity and semi-natural open space
- Both areas support high habitat diversity including a range of UK and LBAP priority habitats – unimproved acid grassland, dwarf scrub heath
- Both areas are likely to support protected species in particular reptiles, bats and breeding birds
- Site forms part of a wildlife corridor preventing coalescence of settlement between Ty Dan y Wal road and Roseheyworth Estate and forms an ecological complex of woodland and upland habitat
- Site supports a mix of conifer and broadleaved woodland and mature trees are found across the site

Is the site acceptable?

Yes

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No

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Countryside and Landscape Conclusions

- Trees on site
- Site lies within 100m of a site of Special Historic Interest

APPENDIX 4: LOWER EBBW FACH SITES

Is the site acceptable?

Yes

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No

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Environmental Health Conclusions

The site is suitable for the intended purpose

Is the site acceptable?

Yes

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No

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Additional Comments

The Greenfield site is a thin woodland strip on extremely steep sloping mountainside

Is the site acceptable for further consideration?

Yes

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No

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Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes

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No

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Comments

The site is not included in the Deposit Plan for the following reasons:

- Difficult to provide access to the site due to a number of constraints
- The site is of high ecological and landscape value

Date : 03/05/2011

Blaenau Gwent Local Development Plan

Scale : 1:5600

Findings of the Candidate Site Assessment Process



Blaenau Gwent

County Borough Council

Regeneration Division

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Site Number: D1

Site Name: Ty Dan-y-Wal Road, West Bank

Site Area: 4.4 ha (Combined Area)

Current Use: Self Generating Forest

Proposed Use: Residential

APPENDIX 4: LOWER EBBW FACH SITES

Site Number: **D2**
Site Name: **Former NCB Housing, Hafod-y-Coed**
Hub Area: **Lower Ebbw Fach**
Proposed Use: **Residential**

Stage 1: Initial Planning Assessment

Has the site satisfied the Initial Planning Assessment?

Yes ☒ No ☐

Initial Planning Assessment Conclusions

- The site is previously developed land
- The site is well related to the existing settlement
- The site is accessible by modes other than the car
- The site is well located in terms of community facilities
- The site is not located in proximity to an area of international/national importance for biodiversity
- The site is acceptable in terms of flood risk

Justification if the site has not satisfied the Initial Planning Assessment

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Stage 2: Expert Assessments

Highways Conclusions

- Access lane is substandard in design and construction
- It is difficult to envisage how an access can be constructed

Is the site acceptable?

Yes ☐ No ☒

Biodiversity Conclusions

- A site of high local biodiversity value
- Site cannot be developed without a net loss of biodiversity (in particular significant loss of semi natural woodland and mature trees) and semi natural open space
- Presence of protected species – otter, bluebell and high brown fritillary within 250m
- Presence of UK and LBAP priority habitats (i.e. unimproved acid grassland and upland beech and woodland)
- Presence of LBAP priority species – swallow and green woodpecker
- Site supports habitat suitable for protected species (i.e. woodland – bats and site likely to support high diversity of breeding birds)
- Presence of wildlife corridors throughout site (i.e. old dry stone walling which may support protected species such as reptiles)
- Presence of broadleaved woodland and significant numbers of mature trees across site, some which appear to be of veteran status

Is the site acceptable?

Yes ☐ No ☒

APPENDIX 4: LOWER EBBW FACH SITES

Countryside and Landscape Conclusions

- Mature trees on site
- Highly visible

Is the site acceptable?

Yes ☐ No ☒

Environmental Health Conclusions

The site is suitable for the intended purpose

Is the site acceptable?

Yes ☒ No ☐

Additional Comments

The site consists of 4 garages, 3 small residential properties, a lane and a steep embankment (containing numerous trees)

Is the site acceptable for further consideration?

Yes ☐ No ☒

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes ☐ No ☒

Comments

The site is not included in the Deposit Plan for the following reasons:

- Difficult to provide access to the site due to a number of constraints
- The site is of high ecological and landscape value

Date : 28/04/2011

Blaenau Gwent Local Development Plan

Scale : 1:2500

Findings of the Candidate Site Assessment Process



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Site Number: D2

Site Name: Former NCB Housing, Hafod-y-Coed

Site Area: 1.97 ha

Current Use: Disused Housing Site

Proposed Use: Residential

APPENDIX 4: LOWER EBBW FACH SITES

Site Number: D3

Site Name: Below Regent Street and Adjacent to Oxford Place

Hub Area: Lower Ebbw Fach

Proposed Use: Residential

Stage 1: Initial Planning Assessment

Has the site satisfied the Initial Planning Assessment?

Yes

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No

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Initial Planning Assessment Conclusions

- The site is Greenfield land
- The site is within the existing settlement
- The site is accessible by modes other than the car
- The site is well located in terms of community facilities
- The site is not located in proximity to an area of international/national importance for biodiversity
- The site is acceptable in terms of flood risk

Justification if the site has not satisfied the Initial Planning Assessment

Stage 2: Expert Assessments

Highways Conclusions

- The current access to the site is a footpath. There is no vehicular access to the site. Difficult to envisage how vehicular access to the site could be achieved given the topography of the land

Is the site acceptable?

Yes

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No

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Biodiversity Conclusions

- Presence of protected species – otter, bluebell and high brown fritillary within 250m and bats within 500m
- Presence of unimproved acid grassland across site and dwarf scrub heath – UK and LBAP priority habitats and likely to support protected species such as reptiles
- Development of site would result in a loss of semi natural open space

Is the site acceptable?

Yes

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No

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Countryside and Landscape Conclusions

Very steep site which will limit the amount of land that can be developed on site

Is the site acceptable?

Yes

☒ In Part

No

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Environmental Health Conclusions

The site is suitable for the intended purpose

APPENDIX 4: LOWER EBBW FACH SITES

Is the site acceptable?

Yes

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No

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Additional Comments

The site is steep sloping vacant land

Is the site acceptable for further consideration?

Yes

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No

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Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes

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No

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Comments

The site is not included in the Deposit Plan for the following reasons:

- Difficult to provide access to the site due to the topography of land
- The site is a Greenfield site with high ecological value

Date : 28/04/2011

Blaenau Gwent Local Development Plan

Scale : 1:1250

Findings of the Candidate Site Assessment Process

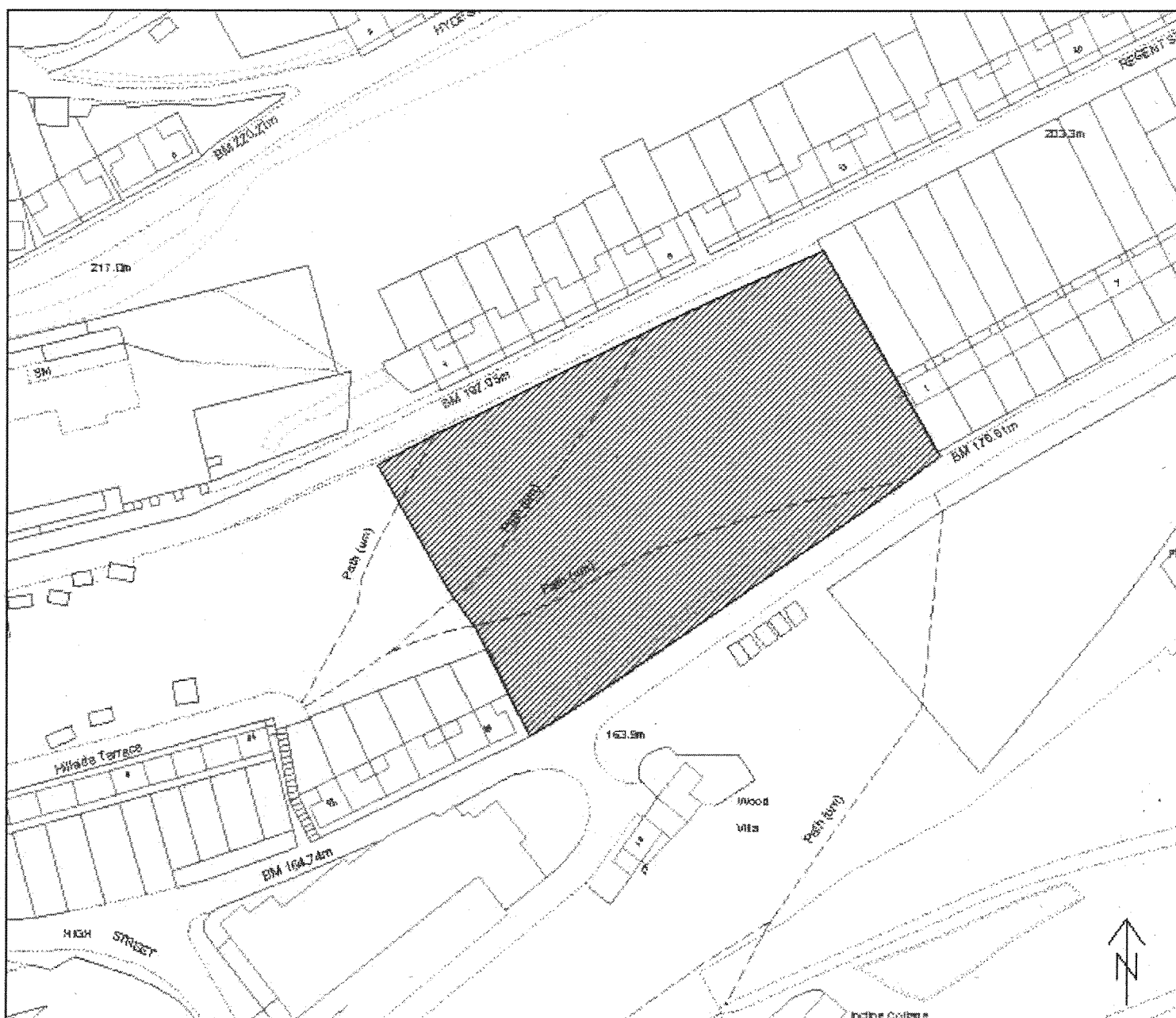


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Site Number: D3

Site Name: Below Regent Street & Adjacent to Oxford Place

Site Area: 0.59 ha

Current Use: Vacant

Proposed Use: Residential

APPENDIX 4: LOWER EBBW FACH SITES

Site Number: **D4**

Site Name: **Above Regent Street and the continuation of Hyde Street**

Hub Area: **Lower Ebbw Fach**

Proposed Use: **Residential**

Stage 1: Initial Planning Assessment

Has the site satisfied the Initial Planning Assessment?

Yes

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No

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Initial Planning Assessment Conclusions

- The site is Greenfield land
- The site is well related to the existing settlement
- The site is accessible by modes other than the car
- The site is well located in terms of community facilities
- The site is not located in proximity to an area of international/national importance for biodiversity
- The site is acceptable in terms of flood risk

Justification if the site has not satisfied the Initial Planning Assessment

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Stage 2: Expert Assessments

Highways Conclusions

The site's steep topography limits the viability of constructing a competent access to the site. There is a poor access road and substandard highway network serving the site which cannot facilitate additional traffic movements

Is the site acceptable?

Yes

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No

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Biodiversity Conclusions

- Site provides a valuable ecological corridor between housing development in valley bottom and upper slopes
- Site forms part of a wider ecological complex linking to adjacent semi natural woodland and upland habitat which increases its wildlife value
- Development of site would result in a loss of semi natural open space and loss of biodiversity
- Presence of protected species – otter and high brown fritillary within 250m
- Presence of UK and LBAP habitat – unimproved acid grassland
- Presence of mature trees which is likely to provide habitat for protected species (i.e. birds)

Is the site acceptable?

Yes

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No

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Countryside and Landscape Conclusions

Visual impact

Is the site acceptable?

Yes

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No

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APPENDIX 4: LOWER EBBW FACH SITES

Environmental Health Conclusions

The site is suitable for the intended purpose

Is the site acceptable?

Yes

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No

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Additional Comments

The site is steep sloping vacant land

Is the site acceptable for further consideration?

Yes

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No

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Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes

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No

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Comments

The site is not included in the Deposit Plan for the following reasons:

- Difficult to provide access to the site due to the topography of land
- The site is a Greenfield site with high ecological and landscape value

Date : 28/04/2011

Blaenau Gwent Local Development Plan

Scale : 1:1250

Findings of the Candidate Site Assessment Process

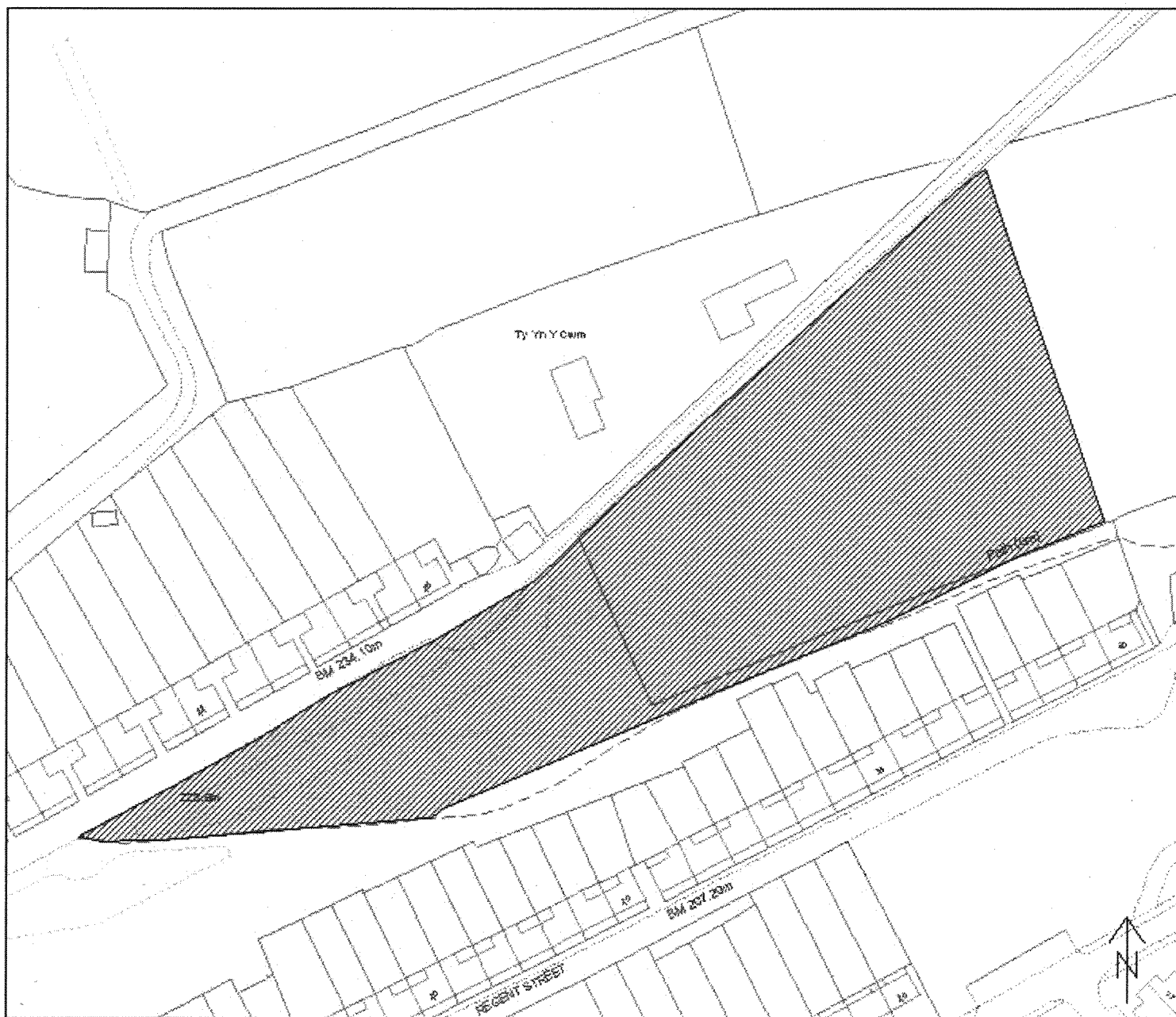


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Site Number: D4

Site Name: Above Regent Street & Continuation of Hyde Street

Site Area: 0.91 ha

Current Use: Vacant

Proposed Use: Residential

APPENDIX 4: LOWER EBBW FACH SITES

Site Number: **D5**
Site Name: **Llanhilleth Farm**
Hub Area: **Lower Ebbw Fach**
Proposed Use: **Mineral Extraction**

Stage 1: Initial Planning Assessment

Has the site satisfied the Initial Planning Assessment?

Yes ☒ No ☐

Initial Planning Assessment Conclusions

- The Council has to produce a pre-determined supply of minerals to meet local, regional and UK needs. This site may contribute to the supply subject to a more detailed assessment of the site and taking into account other potential sites for mineral extraction

Justification if the site has not satisfied the Initial Planning Assessment

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Stage 2: Expert Assessments

Highways Conclusions

The site would be too inaccessible for large coal trucks to import/export coal to and from the site. The transport of coal is the main impetus for the operation of the site

Is the site acceptable?

Yes ☐ No ☒

Biodiversity Conclusions

- The site is of high local biodiversity value
- Greenfield site and lies within Special Landscape Area (UDP designation)
- Development of this site would result in a net loss of biodiversity, landscape character and semi natural open space
- Site forms integral part of a wider ecological complex of mature broadleaved woodland, fields, streams and upland habitat. This ecological connectivity increases its wildlife value
- Presence of protected species – high brown fritillary within 250m
- High habitat diversity and habitats suitable for supporting protected species – woodland (bats/breeding birds), rush pasture (breeding birds), rocky outcrops (breeding birds)
- Presence of wildlife corridors – belts of mature trees (formerly hedgerows)/woodland and streams which increases the site's wildlife value
- Presence of significant amount of semi natural broadleaved woodland and mature trees along field edges providing important wildlife corridors across the site

Is the site acceptable?

Yes ☐ No ☒

Countryside and Landscape Conclusions

- Trees on site
- Visual impact

Is the site acceptable?

Yes ☐ No ☒

APPENDIX 4: LOWER EBBW FACH SITES

Environmental Health Conclusions

There is potential for noise pollution

Is the site acceptable?

Yes ☒ No ☐

Additional Comments

Is the site acceptable for further consideration?

Yes ☐ No ☒

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes ☐ No ☒

Comments

The site is not included in the Deposit Plan for the following reasons:

- The site is inaccessible for large coal trucks to import/export coal to and from the site. The transport of coal is the main impetus for the operation of the site
- The site is of high ecological and landscape value

Date : 03/05/2011

Blaenau Gwent Local Development Plan

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Findings of the Candidate Site Assessment Process

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Site Number: D5

Site Name: Llanhilleth Farm

Site Area: 0.92 ha

Current Use: Old Coal Spoil Heap

Proposed Use: Mineral Extraction

APPENDIX 4: LOWER EBBW FACH SITES

Site Number: D6
Site Name: Land to the west of Lewis Street, Swffryd
Hub Area: Lower Ebbw Fach
Proposed Use: Residential

Stage 1: Initial Planning Assessment

Has the site satisfied the Initial Planning Assessment?

Yes ☒ No ☐

Initial Planning Assessment Conclusions

- The site is partly Greenfield land and partly previously developed land
- The site is well related to the existing settlement
- The site is accessible by modes other than the car
- The site is well located in terms of community facilities
- The site is not located in proximity to an area of international/national importance for biodiversity
- The site is acceptable in terms of flood risk

Justification if the site has not satisfied the Initial Planning Assessment

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Stage 2: Expert Assessments

Highways Conclusions

It is difficult to envisage constructing a safe access to the site for the following reasons:

- The area is difficult to access using a narrow road through to Lewis Street which is poor in design and construction
- There are limited footpath provisions
- The topography of the site makes it difficult to envisage providing competent and safe highway access
- Lots of on-street parking

Is the site acceptable?

Yes ☐ No ☒

Biodiversity Conclusions

- Site forms part of a valuable strategic wildlife corridor/green-wedge which comprises of candidate site D7 to the south and a disused quarry to the north
- Site forms part of a wider ecological complex comprising semi-natural broadleaved woodland, unimproved grassland and disused quarry which increases its wildlife value
- Development of this site would result in a loss of local biodiversity and semi-natural open space.
- Presence of unimproved acid grassland and dwarf scrub heath - UK and LBAP priority habitats
- Presence of habitat likely to support protected species including buildings and woodland (bats, breeding birds) and unimproved acid grassland/bracken (i.e. reptiles)
- Presence of mature trees across site and a lot of tree coverage on slopes

Is the site acceptable?

Yes ☐ No ☒

Countryside and Landscape Conclusions

Visually obtrusive

APPENDIX 4: LOWER EBBW FACH SITES

Is the site acceptable?

Yes

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No

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Environmental Health Conclusions

The site is suitable for the intended purpose

Is the site acceptable?

Yes

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No

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Additional Comments

The site is steep sloping open scrubland with some tree coverage. Part of the site is occupied by several garages, behind which there is an embankment and terraced properties

Is the site acceptable for further consideration?

Yes

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No

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Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes

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No

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Comments

The site is not included in the Deposit Plan for the following reasons:

- Difficult to provide access to the site due to a number of constraints
- The site is a Greenfield site with high ecological value
- Development of the site would be visually obtrusive in the landscape

Date : 28/04/2011

Blaenau Gwent Local Development Plan

Scale : 1:2500

Findings of the Candidate Site Assessment Process

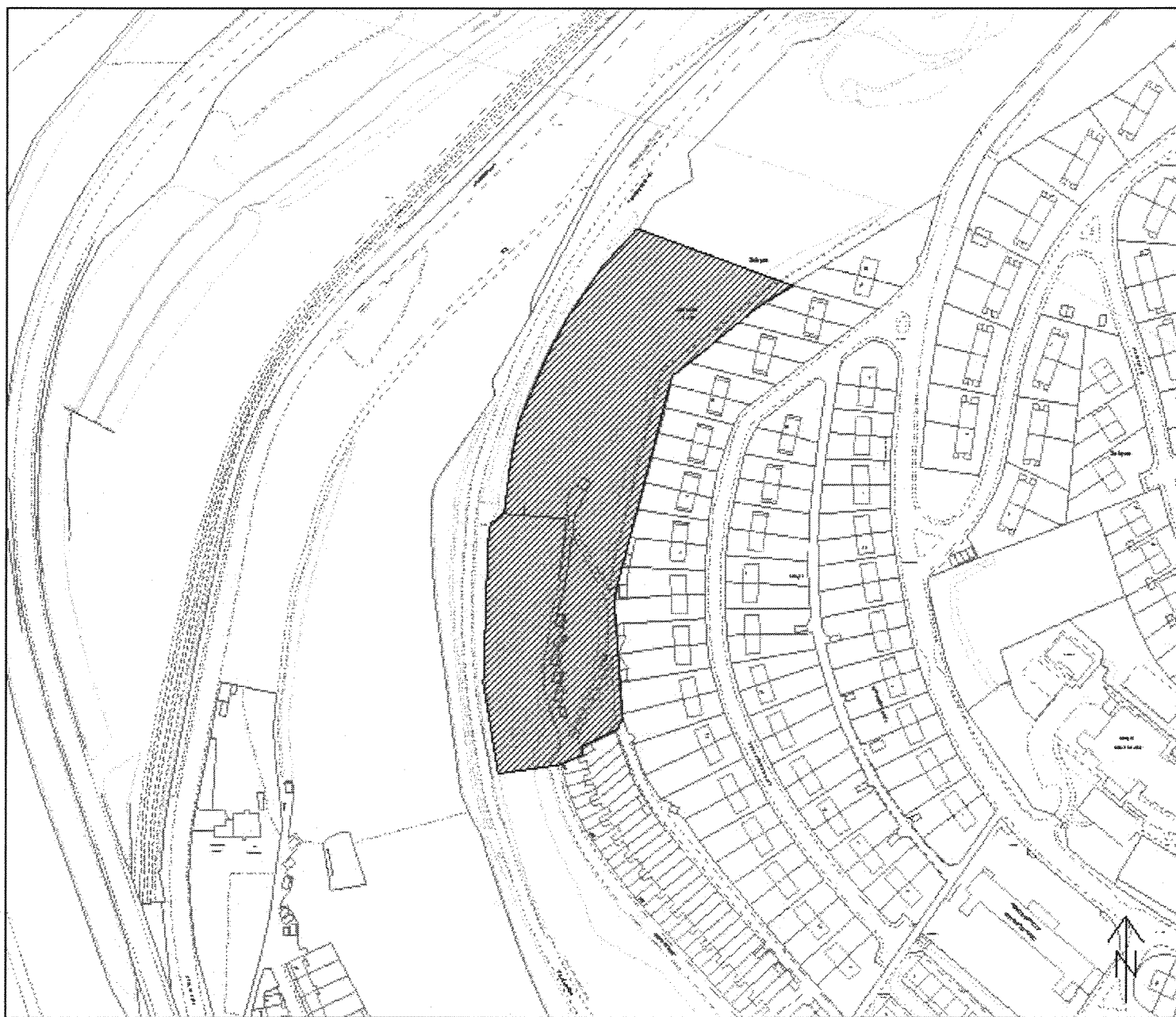


Blaenau Gwent

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Regeneration Division

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Site Number: D6

Site Name: Land to West of Lewis Street, Swffryd

Site Area: 1.25 ha

Current Use: Old Garages

Proposed Use: Residential

APPENDIX 4: LOWER EBBW FACH SITES

Site Number: D7

Site Name: South of Lewis Street, Swffryd

Hub Area: Lower Ebbw Fach

Proposed Use: Residential

Stage 1: Initial Planning Assessment

Has the site satisfied the Initial Planning Assessment?

Yes

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No

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Initial Planning Assessment Conclusions

- The site is Greenfield land
- The site is well related to the existing settlement
- The site is accessible by modes other than the car
- The site is well located in terms of community facilities
- The site is not located in proximity to an area of international/national importance for biodiversity
- The site is acceptable in terms of flood risk

Justification if the site has not satisfied the Initial Planning Assessment

Stage 2: Expert Assessments

Highways Conclusions

It is difficult to envisage constructing a safe access to the site for the following reasons:

- The area is difficult to access using a narrow road through to Lewis Street which is poor in design and construction
- There are limited footpath provisions
- The topography of the site makes it difficult to envisage providing competent and safe highway access
- Lots of on-street parking

Is the site acceptable?

Yes

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No

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Biodiversity Conclusions

- Site forms part of a valuable strategic wildlife corridor/green-wedge which comprises of candidate site D6 and a disused quarry and between Lewis Street on upper valley slopes and Upper Viaduct Terrace in the valley bottom
- Site forms part of a wider ecological complex comprising semi-natural broadleaved woodland, unimproved grassland and disused quarry which increases its wildlife value
- Development of this site would result in a loss of local biodiversity and semi-natural open space.
- Presence of unimproved acid grassland and dwarf scrub heath - UK and LBAP priority habitats
- Presence of LBAP priority species – green woodpecker within 250m
- Presence of habitat likely to support protected species including unimproved acid grassland/bracken (i.e. reptiles, invertebrates – high brown fritillary)
- Presence of mature trees across site likely to provide habitat for protected species – bats, breeding birds

Is the site acceptable?

Yes

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No

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APPENDIX 4: LOWER EBBW FACH SITES

Countryside and Landscape Conclusions

Visually obtrusive

Is the site acceptable?

Yes

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No

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Environmental Health Conclusions

The site is suitable for the intended purpose

Is the site acceptable?

Yes

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No

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Additional Comments

The site is steep sloping open scrubland with some tree coverage.

Is the site acceptable for further consideration?

Yes

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No

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Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes

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No

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Comments

The site is not included in the Deposit Plan for the following reasons:

- Difficult to provide access to the site due to a number of constraints
- The site is a Greenfield site with high ecological value
- Development of the site would be visually obtrusive in the landscape

Date : 28/04/2011

Blaenau Gwent Local Development Plan

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Findings of the Candidate Site Assessment Process



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Regeneration Division



Site Number: D7

Site Name: South of Lewis Street, Swffryd

Site Area: 0.96 ha

Current Use: Vacant Land

Proposed Use: Residential

APPENDIX 4: LOWER EBBW FACH SITES

Site Number: D8
Site Name: Argoed Farm, Aberbeeg
Hub Area: Lower Ebbw Fach
Proposed Use: Residential

Stage 1: Initial Planning Assessment

Has the site satisfied the Initial Planning Assessment?

Yes ☒ No ☐

Initial Planning Assessment Conclusions

- The site is Greenfield land
- The site is out of settlement
- The site is accessible by modes other than the car
- The site is well located in terms of community facilities
- The site is not located in proximity to an area of international/national importance for biodiversity
- The site is acceptable in terms of flood risk

Justification if the site has not satisfied the Initial Planning Assessment

Stage 2: Expert Assessments

Highways Conclusions

It is difficult to envisage constructing a safe access to the site as the existing highway network serving the area is substandard in design and construction; and two cars cannot pass; and there is no footway provision

Is the site acceptable?

Yes ☐ No ☒

Biodiversity Conclusions

- The site is Greenfield land which is located out of settlement
- The site is of high local biodiversity value.
- The site is adjacent to Coedcae Coch, Aberbeeg SINC of substantive biodiversity value within a county context and Brynithel cemetery of local biodiversity value which is important for wild birds. The site is also in close proximity to St Illtyds Church of high local biodiversity and archaeological value.
- Site forms part of a wider ecological complex of protected species like Coedcae Coch SINC, open countryside, fields and mature broadleaved woodland which increases its biodiversity value
- Development of this site would result in significant loss of biodiversity, loss of ecological connectivity, fragmentation of habitats, and loss of semi natural open space
- Presence of protected species – otter, bluebell, dunnoek, and wood bitter vetch within 250m
- Presence of high habitat diversity including a mosaic of grassland bordered by mature hedgerows and fields which in turn are likely to support high number of species in terms of diversity
- Presence of habitats likely to support high numbers of protected species
- Presence of UK and LBAP priority habitat – unimproved acid grassland
- Presence of wildlife corridors or stepping stones – species rich hedgerows, lines of mature trees around field margins and dry stone walling present throughout the site providing strong ecological connectivity and movement corridors for wildlife. These features are likely to be particularly important for bats and breeding birds
- Presence of woodland, species rich hedgerows and extensive numbers of mature and very old (probably ancient) trees across a large percentage of the site of high local biodiversity importance
- Presence of LBAP species – wild mignonette within 250m

APPENDIX 4: LOWER EBBW FACH SITES

Is the site acceptable?

Yes

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No

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Countryside and Landscape Conclusions

- Within SLA (UDP designation)
- Within 100m of site of Special Historic Interest

Is the site acceptable?

Yes

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No

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Environmental Health Conclusions

The site is suitable for the intended purpose

Is the site acceptable?

Yes

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No

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Additional Comments

The historic hamlet of St. Illtyd's is located immediately to the east of the site. St Illtyd's church lies within the historic hamlet which is a listed building

Is the site acceptable for further consideration?

Yes

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No

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Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes

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No

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Comments

The site is not included in the Deposit Plan for the following reasons:

- Difficult to provide access to the site due to a number of constraints
- The site is a Greenfield site with high ecological and landscape value
- The site is located out of settlement and in close proximity to the historic hamlet of St. Illtyds

Date : 28/04/2011

Blaenau Gwent Local Development Plan

Scale : 1:5000

Findings of the Candidate Site Assessment Process



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Regeneration Division



Site Number: D8

Site Name: Argoed Farm, Aberbeeg

Site Area: 22.1 ha

Current Use: Agricultural Land

Proposed Use: Residential

APPENDIX 4: LOWER EBBW FACH SITES

Site Number: D9

Site Name: Quarry at Gilfach Wen Farm, Six Bells

Hub Area: Lower Ebbw Fach

Proposed Use: Residential

Stage 1: Initial Planning Assessment

Has the site satisfied the Initial Planning Assessment?

Yes

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No

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Initial Planning Assessment Conclusions

- The site is previously developed land
- The site is well related to the existing settlement
- The site is accessible by modes other than the car
- The site is well located in terms of community facilities
- The site is not located in proximity to an area of international/national importance for biodiversity
- The site is acceptable in terms of flood risk

Justification if the site has not satisfied the Initial Planning Assessment

Stage 2: Expert Assessments

Highways Conclusions

- Current access is substandard and there are severe constraints preventing the construction of a new one especially in terms of topographical constraints

Is the site acceptable?

Yes

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No

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Biodiversity Conclusions

- Site is of high local biodiversity and is designated as a SINC
- Greenfield site and part of Special Landscape Area (UDP designation)
- Development of this site would result in a significant loss of biodiversity and semi-natural open space
- Site has strong ecological connectivity and forms part of wildlife corridor and rich ecological complex of upland habitat, broadleaved woodland, unimproved grassland and dwarf scrub heath
- Site supports rich mosaic of habitats including unimproved acid grassland and dwarf scrub heath - UK and LBAP priority habitats
- The former quarry has colonised naturally and supports a rich diversity of habitats including mature woodland, species rich grassland and dwarf scrub heath and therefore is of high local biodiversity value
- Presence of protected species bat record within 500m
- Presence of LBAP priority species - green woodpecker on site
- Site supports a large number of mature trees across site – difficult to develop the site because of this

Is the site acceptable?

Yes

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No

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APPENDIX 4: LOWER EBBW FACH SITES

Countryside and Landscape Conclusions

- Visually obtrusive
- Mature trees on site

Is the site acceptable?

Yes ☐ No ☒

Environmental Health Conclusions

The site is a former quarry therefore there is potential for contaminated land – a ground investigation and risk assessment is required

Is the site acceptable?

Yes ☒ No ☐

Additional Comments

The site is extremely steep sloping containing numerous large trees

Is the site acceptable for further consideration?

Yes ☐ No ☒

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes ☐ No ☒

Comments

The site is not included in the Deposit Plan for the following reasons:

- Difficult to provide access to the site due to a number of topographical constraints
- The site is of high ecological value and is designated as a SINC
- Development of the site would be visually obtrusive in the landscape

Date : 28/04/2011

Blaenau Gwent Local Development Plan

Scale : 1:1250

Findings of the Candidate Site Assessment Process

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Regeneration Division



Site Number: D9

Site Name: Quarry at the Giffach Wen Farm, Six Bells

Site Area: 0.8 ha

Current Use: Agricultural

Proposed Use: Residential

APPENDIX 4: LOWER EBBW FACH SITES

Site Number: **D10**
Site Name: **Tirpentwys Cut**
Hub Area: **Lower Ebbw Fach**
Proposed Use: **Mineral Extraction**

Stage 1: Initial Planning Assessment

Has the site satisfied the Initial Planning Assessment?

Yes ☒ No ☐

Initial Planning Assessment Conclusions

The Council has to produce a pre-determined supply of minerals to meet local, regional and UK needs. This site may contribute to the supply subject to a more detailed assessment of the site and taking into account other potential sites for mineral extraction.

Justification if the site has not satisfied the Initial Planning Assessment

Stage 2: Expert Assessments

Highways Conclusions

It is difficult to envisage how the access road and access points could be constructed. The highway network is substandard, and it is difficult to envisage how heavy goods vehicles can import/export minerals to and from the site

However, it is noted that this site is a westward extension of the Tir Pentwys spoil reclamation proposal in neighbouring Torfaen County Borough – access to the site will be achieved from the west and not from within the Blaenau Gwent boundary

Is the site acceptable?

Yes ☒ No ☐

Biodiversity Conclusions

- The site lies outside the urban boundary in a very visually prominent location
- The site is of high local biodiversity value and possibly geological importance and is designated as a SINC
- Site forms integral part of wider ecological complex comprising upland habitat (Mynydd Llanhilleth), mosaic of fields, hedgerows and woodland (both conifer and broadleaved woodland)
- Development of this site for mineral extraction would result in significant loss of biodiversity and semi natural open space
- Site supports large numbers and an impressive list of protected and LBAP priority species. In particular it is important for many rare species of bird – peregrine, hen harrier, merlin, crossbill, kestrel and snipe
- Site supports high habitat diversity – woodland, grassland, wet flushes, standing water, quarry/rock exposures
- Presence of UK and LBAP priority habitats including ponds and temporary water habitat and rush pasture
- Presence of LBAP species on site – swallow and goldfinch
- Presence of habitat likely to support protected species i.e. ponds, woodland, fissures in rock
- Site supports interconnected wildlife corridors i.e. wide plantation rides and clearings add value to the site increasing habitat diversity and biodiversity
- Site supports mature woodland and significant numbers of mature trees across the site

APPENDIX 4: LOWER EBBW FACH SITES

Is the site acceptable?

Yes

☐

No

☒

Countryside and Landscape Conclusions

- The site lies within the SLA (UDP designation)
- The site is within 100m of Special Historic Interest
- Lake on site
- Mature trees present

Is the site acceptable?

Yes

☐

No

☒

Environmental Health Conclusions

There is potential for an increase of noise levels, therefore a noise assessment is required

Is the site acceptable?

Yes

☒

No

☐

Additional Comments

This site is a westward extension of the Tir Pentwys spoil reclamation proposal in neighbouring Torfaen County Borough. Development of this site is dependent on the Torfaen part of the site receiving planning permission

Is the site acceptable for further consideration?

Yes

☒

No

☐

Stage 3: Consultation with Appropriate Bodies

Countryside Council for Wales Comments

This site includes an acid/neutral flush/spring with an adjoining standing water body ('Ponds' and 'Standing open water and canals' are both LBAP habitats). Record of protected species.

Environment Agency Wales Comments

- Site lies on a minor aquifer and is previously opencast, so there is potential for contamination.
- Minor watercourse, and woodland which may be of biodiversity interest
- Require a water feature survey and method statement. Concerns are the loss of spoil - high biodiversity value. The watercourse should be protected from development by 7metre buffer strip.

Glamorgan-Gwent Archaeological Trust Ltd Comments

- Archaeological Restraint - Restraint - Post-medieval farm of Blaen-cwnc Farm and other associated buildings
- Archaeological restraints do not prevent allocation of land in LDP: However, archaeological evaluation on specific sites will be required prior to determination of planning application.

APPENDIX 4: LOWER EBBW FACH SITES

The Coal Authority Comments

- Possible/ Known Shallow Mine Workings: Yes
- Underground Workings: Yes
- Recorded Mine entries: Yes
- Coal Mining Geology: No
- Past Surface Mining: No
- Known Mine Gas Issues: No
- Previous Coal Mining Related Hazards: Yes

Welsh Water Comments

There are no public assets in this area. Any new development will require the provision of satisfactory alternative facilities for sewage disposal and water supply.

CADW

No Comments received

Is the site acceptable for further consideration?

Yes



No



APPENDIX 4: LOWER EBBW FACH SITES

Stage 4: Assessment against the LDP Preferred Strategy

	Objective	Score
1	Develop Ebbw Vale as the main service and retail hub for the County Borough	Not Relevant
2	Create a network of vibrant district/local centres (secondary hubs) well linked to the main hub of Ebbw Vale that provide a range of local services and facilities for the local communities	Not Relevant
3	Support and deliver the regeneration of the former Ebbw Vale steelworks ensuring that the benefits are spread across the County Borough	Not Relevant
4	Increase economic activity through facilitating diversification of the economic base and support for the manufacturing sector by encouraging specialisation	Green
5	Provide a range of employment sites and premises to meet the needs of businesses of all sizes in manufacturing, the technological and service sectors	Not Relevant
6	Stem out migration and attract people to the area to create a more balanced population	Not Relevant
7	Provide a range of types and tenures of new homes to meet local housing needs and attract people to the area	Not Relevant
8	Improve accessibility to services through the promotion of sustainable modes and transport, particularly, public transport, walking and cycling.	Red
9	Improve education levels and skills through supporting infrastructure development of the Learning Campus, new schools and integrated education services, including life-long learning	Not Relevant
10	Create an accessible network of green open spaces and high quality leisure infrastructure to promote participation in sport and active recreation to improve health and well-being	Question Mark
11	Capitalise on the unique landscape and natural heritage, foster sustainable tourism and promote community pride	Yellow
12	Protect, enhance and manage the diversity of the biodiversity resource of Blaenau Gwent through the identification of ecological corridors	Red
13	Raise the standard of design to improve the quality of the physical and natural environment; and protect and enhance Blaenau Gwent's historic and cultural environment.	Yellow
14	To minimise further climate change contributions and mitigate its predicted effects on the county Borough	Yellow
Score		-7

APPENDIX 4: LOWER EBBW FACH SITES

Stage 5: Assessment against the LDP Sustainability Objectives

	Objective	Score
1	To promote economic growth and strengthen and diversify the economy	Green
2	To increase levels of local employment and ensure distribution of opportunities	Green
3	To enable the development of a strong tourism economy in Blaenau Gwent complementary to the regional offer	Yellow
4	To enhance the viability and vitality of town centres	Not Relevant
5	To meet identified housing need	Not Relevant
6	To improve the quality of Blaenau Gwent's housing stock	Not Relevant
7	To secure the delivery and maintenance of quality affordable housing	Not Relevant
8	To improve educational attainment and increase skill levels	Green
9	To improve accessibility to education, leisure, employment, health, homes and community services for all sectors of the community	Yellow
10	To promote community health, social care and well-being	Yellow
11	To reduce crime, social disorder and fear of crime	Green
12	Protect and enhance the Welsh culture	Not Relevant
13	To encourage modal shift from private transport to sustainable transport	Red
14	To protect and enhance biodiversity across Blaenau Gwent	Red
15	To conserve and enhance the heritage assets of Blaenau Gwent and their settings	Yellow
16	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development, where this will not result in damage or loss to biodiversity	Red
17	To conserve soil resources and their quality	Yellow
18	To reduce emissions of greenhouse gases, in particular carbon dioxide	Yellow
19	To reduce waste generation and maximise reuse and recycling	Green
20	To maintain air quality	Yellow
21	To maintain current low levels of vulnerability of all development to flooding	Green
22	To promote the use of sustainably sourced products and resources	Red
23	To increase energy efficiency and generation and use of renewable energy across the County Borough	Not Relevant
24	To conserve and enhance surface and ground water quality	Yellow
25	Protect the quality and character of the landscape and enhance where necessary	Red
Score		-5

Is the site compatible with the Preferred Strategy and Sustainability Objectives?

Yes

☐

No

☐

Comments

The assessment of the site against the Preferred Strategy and Sustainability Objectives reveals that there are a number of issues that need to be addressed during the planning application stage

APPENDIX 4: LOWER EBBW FACH SITES

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes



No



Comments

To meet local, regional and UK needs and reflect the findings of the 'Former Gwent' Aggregates Study (2009), the site has been identified as a Preferred Area of Search for mineral extraction in the Deposit LDP. However, it is acknowledged that there are a number of major issues that need to be overcome with this site.

Development of this site is dependent on access from Torfaen and part of the site receiving planning permission

Date : 03/05/2011

Blaenau Gwent Local Development Plan

Scale : 1:4500

Findings of the Candidate Site Assessment Process

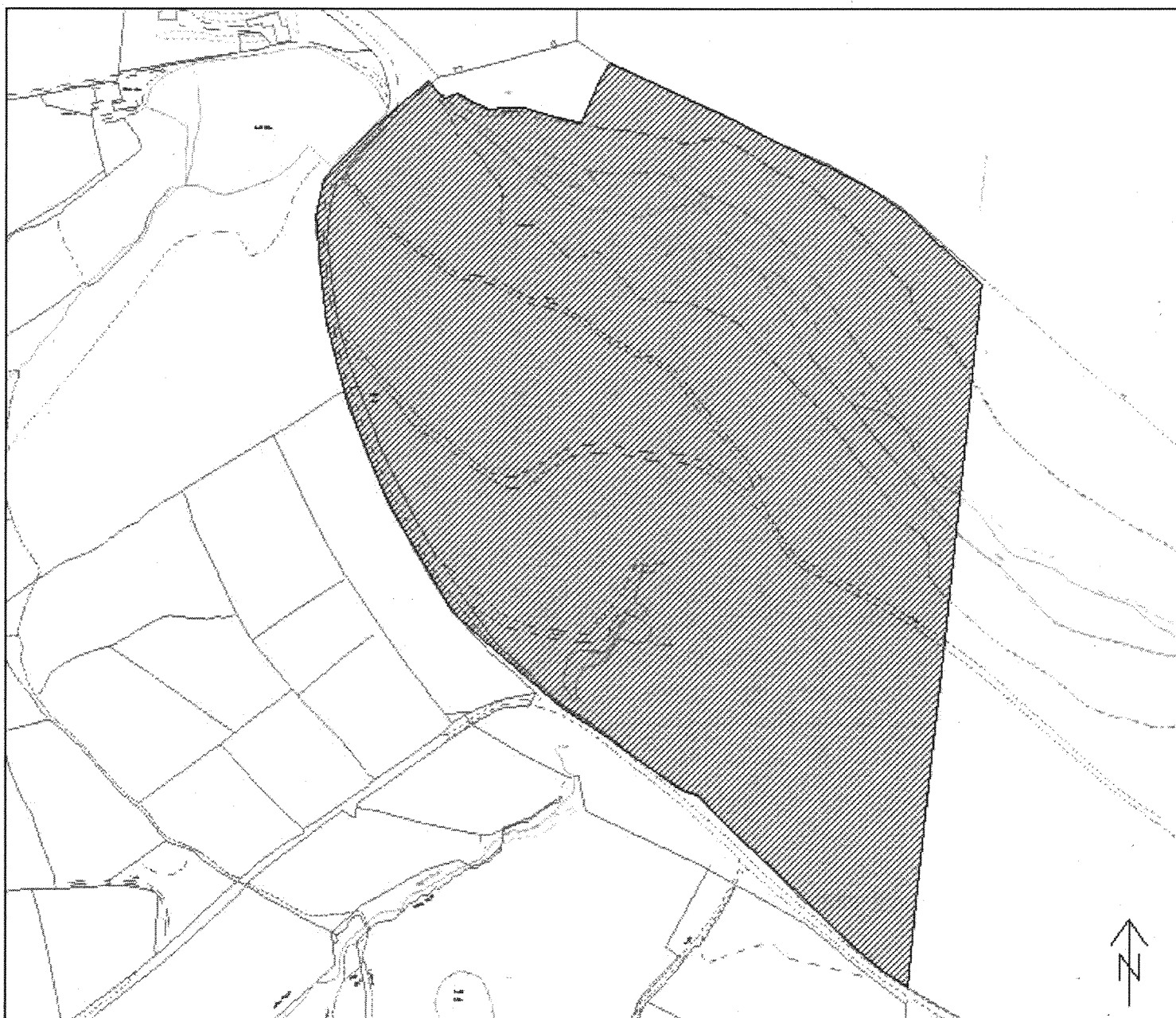


Blaenau Gwent

County Borough Council

Regeneration Division

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Site Number: D10

Site Name: Tirpentwys Cut

Site Area: 21.4 ha

Current Use: Former Open Cast Site

Proposed Use: Mineral Extraction

APPENDIX 4: LOWER EBBW FACH SITES

Site Number: **D11**
Site Name: **Six Bells Colliery Site – Lower Plateau**
Hub Area: **Tredegar**
Proposed Use: **Primary School**

Stage 1: Initial Planning Assessment

Has the site satisfied the Initial Planning Assessment?

Yes ☒ No ☐

Initial Planning Assessment Conclusions

- The site is previously developed land
- The site is within the existing settlement
- The site is accessible by modes other than the car
- The site is well located in terms of community facilities
- The site is not located in close proximity to an area of international/national importance for biodiversity
- The site is located predominantly in flood zone C2

Justification if the site has not satisfied the Initial Planning Assessment

Stage 2: Expert Assessments

Highways Conclusions

The existing access is a substandard gated track
The junction serving the site at Six Bells Road has poor visibility splays which would need to be improved

Is the site acceptable?

Yes ☒ No ☐

Biodiversity Conclusions

- The site lies adjacent to the Six Bells Colliery site SINC.
- Presence of valuable UK and LBAP priority habitats – river, mature broadleaved woodland (wet woodland and upland oak), dwarf scrub heath
- Presence of habitat likely to support protected species – broadleaved woodland, scrub and mature trees (bats and breeding birds), river corridor (otter, breeding birds)
- Supports wildlife corridors – river which provides ecological connectivity through the site
- Presence of large number of mature trees along the former railway embankment providing valuable habitat for nesting birds/bats

Is the site acceptable?

Yes ☒ In Part No ☐

Countryside and Landscape Conclusions

The site is suitable for intended purpose

Is the site acceptable?

Yes ☒ No ☐

APPENDIX 4: LOWER EBBW FACH SITES

Environmental Health Conclusions

- There is potential for noise pollution
- There is potential for contaminated land therefore a ground investigation and risk assessment is required

Is the site acceptable?

Yes ☒ No ☐

Additional Comments

- The site is flat vacant, reclaimed land which is the lower of three plateaus on the former Six Bells Colliery site
- A development brief has been prepared for all three plateaus of the former colliery site

Is the site acceptable for further consideration?

Yes ☒ No ☐

Stage 3: Consultation with Appropriate Bodies

Countryside Council for Wales Comments

No comments received

Environment Agency Wales Comments

- The site lies on a minor aquifer and has a former industrial use. A preliminary risk assessment to establish the controlled waters at the site is required.
- The site is located partially in zone C2 as defined by TAN15. Our flood maps confirm that the site is at risk from flooding. Therefore a SFCA or FCA must be undertaken
- The Ebbw Fach runs in a culvert under the site. We advise against building culverts and recommend opening up the culvert as part of the proposals

Glamorgan-Gwent Archaeological Trust Ltd Comments

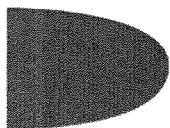
- Archaeological restraint –infrastructure area of Six Bells colliery – reclaimed

The Coal Authority Comments

- Possible / known shallow mine workings: No
- Underground workings: Yes
- Recorded mine entries: No
- Coal mining geology: No
- Past surface mining: No
- Known mine gas issues: No
- Previous coal mining related hazards: No

Welsh Water Comments

- Sewerage: the site is crossed by public sewer(s)
- Sewerage Treatment: No problems
- Water Supply: Require off site mainlaying from a point of adequacy on larger diameter/pressure water mains



APPENDIX 4: LOWER EBBW FACH SITES

CADW

No comments received

Is the site acceptable for further consideration?

Yes



No



Stage 4: Assessment against the LDP Preferred Strategy

	Objective	Score
1	Develop Ebbw Vale as the main service and retail hub for the County Borough	Not Relevant
2	Create a network of vibrant district/local centres (secondary hubs) well linked to the main hub of Ebbw Vale that provide a range of local services and facilities for the local communities	Not Relevant
3	Support and deliver the regeneration of the former Ebbw Vale steelworks ensuring that the benefits are spread across the County Borough	Not Relevant
4	Increase economic activity through facilitating diversification of the economic base and support for the manufacturing sector by encouraging specialisation	Green
5	Provide a range of employment sites and premises to meet the needs of businesses of all sizes in manufacturing, the technological and service sectors	Not Relevant
6	Stem out migration and attract people to the area to create a more balanced population	Not Relevant
7	Provide a range of types and tenures of new homes to meet local housing needs and attract people to the area	Not Relevant
8	Improve accessibility to services through the promotion of sustainable modes and transport, particularly, public transport, walking and cycling.	Green
9	Improve education levels and skills through supporting infrastructure development of the Learning Campus, new schools and integrated education services, including life-long learning	Green
10	Create an accessible network of green open spaces and high quality leisure infrastructure to promote participation in sport and active recreation to improve health and well-being	Question Mark
11	Capitalise on the unique landscape and natural heritage, foster sustainable tourism and promote community pride	Green
12	Protect, enhance and manage the diversity of the biodiversity resource of Blaenau Gwent through the identification of ecological corridors	Green
13	Raise the standard of design to improve the quality of the physical and natural environment; and protect and enhance Blaenau Gwent's historic and cultural environment.	Green
14	To minimise further climate change contributions and mitigate its predicted effects on the county Borough	Green
Score		20

APPENDIX 4: LOWER EBBW FACH SITES

Stage 5: Assessment against the LDP Sustainability Objectives

	Objective	Score
1	To promote economic growth and strengthen and diversify the economy	Green
2	To increase levels of local employment and ensure distribution of opportunities	Green
3	To enable the development of a strong tourism economy in Blaenau Gwent complementary to the regional offer	Not Relevant
4	To enhance the viability and vitality of town centres	Not Relevant
5	To meet identified housing need	Not Relevant
6	To improve the quality of Blaenau Gwent's housing stock	Not Relevant
7	To secure the delivery and maintenance of quality affordable housing	Not Relevant
8	To improve educational attainment and increase skill levels	Green
9	To improve accessibility to education, leisure, employment, health, homes and community services for all sectors of the community	Green
10	To promote community health, social care and well-being	Green
11	To reduce crime, social disorder and fear of crime	Green
12	Protect and enhance the Welsh culture	Not Relevant
13	To encourage modal shift from private transport to sustainable transport	Green
14	To protect and enhance biodiversity across Blaenau Gwent	Green
15	To conserve and enhance the heritage assets of Blaenau Gwent and their settings	Green
16	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development, where this will not result in damage or loss to biodiversity	Green
17	To conserve soil resources and their quality	Green
18	To reduce emissions of greenhouse gases, in particular carbon dioxide	Green
19	To reduce waste generation and maximise reuse and recycling	Green
20	To maintain air quality	Green
21	To maintain current low levels of vulnerability of all development to flooding	Red
22	To promote the use of sustainably sourced products and resources	Green
23	To increase energy efficiency and generation and use of renewable energy across the County Borough	Green
24	To conserve and enhance surface and ground water quality	Red
25	Protect the quality and character of the landscape and enhance where necessary	Green
Score		45

Is the site compatible with the Preferred Strategy and Sustainability Objectives?

Yes

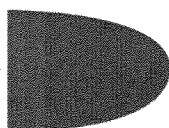


No



Comments

The site performed well against the Preferred Strategy and Sustainability Appraisal objectives for a primary school use



APPENDIX 4: LOWER EBBW FACH SITES

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes



No

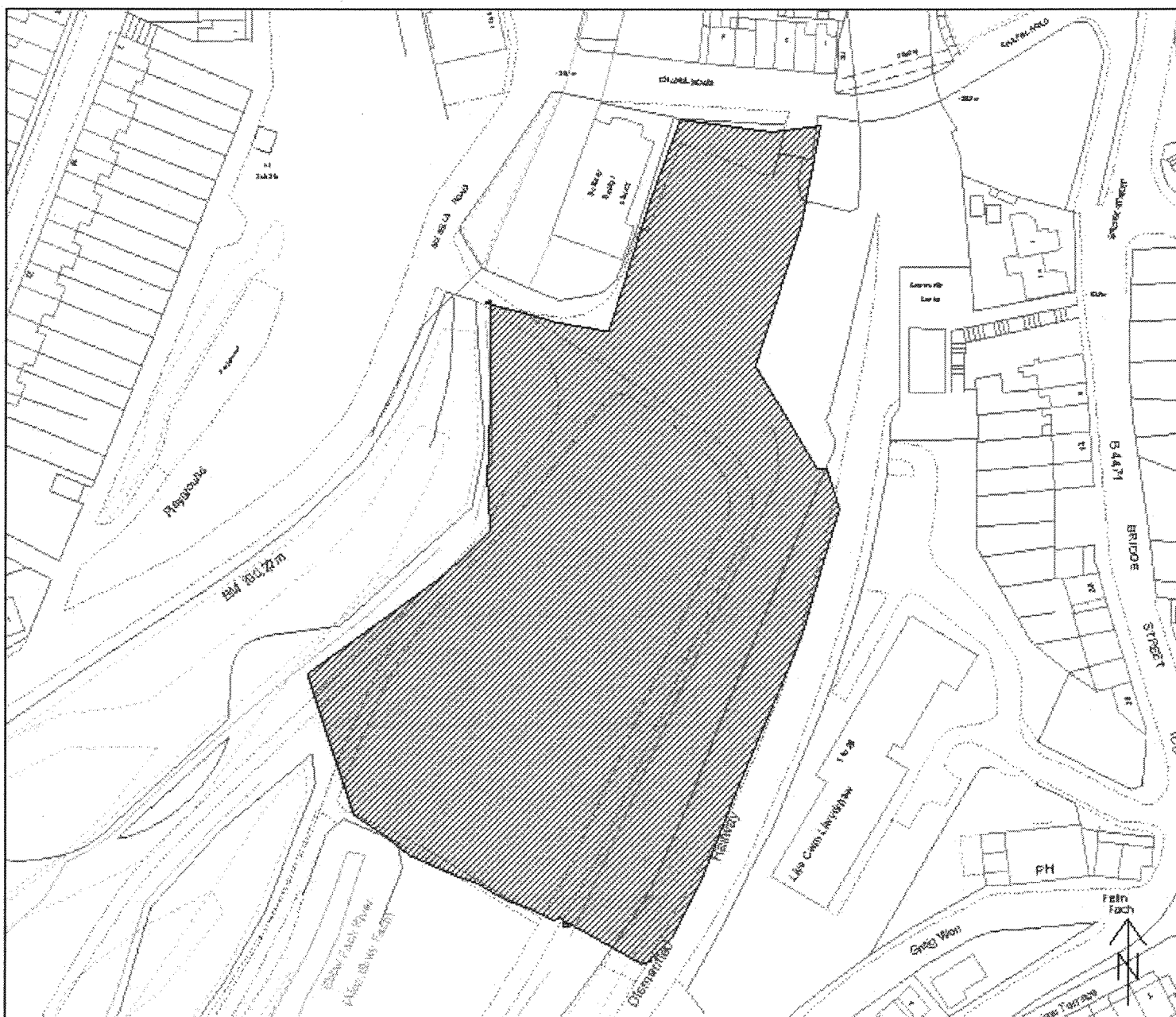


Comments

The site is considered sustainable, developable and compatible with the LDP strategy and is therefore included in the Deposit LDP as a school allocation.

A Stage 3 Flood Consequence Assessment (2011) has been undertaken at this site and recommends that a hydraulic modelling study should be undertaken to determine whether the current flood risk mapping available can be revised and the site can then be allocated within the LDP. The study undertaken to date suggests that such modelling will support allocation. This hydraulic modelling would investigate the likelihood of the culvert becoming exceeded, along with the likely flow routes of any flooding. The FCA arising from the work would also recommend any mitigation measures required to minimise the impact of flooding at the site, if necessary.

APPENDIX 4: LOWER EBBW FACH SITES



Site Number: D11

Site Name: Six Bells Former Colliery Site - Lower Plateau

Site Area: 1.05 ha

Current Use: Former Colliery

Proposed Use: Primary School

APPENDIX 4: LOWER EBBW FACH SITES

Site Number: **D13 (a)**
Site Name: **Six Bells Colliery Site – Upper Plateau**
Hub Area: **Lower Ebbw Fach**
Proposed Use: **Residential**

Stage 1: Initial Planning Assessment

Has the site satisfied the Initial Planning Assessment?

Yes ☒ No ☐

Initial Planning Assessment Conclusions

- The site is previously developed land
- The site is located within the existing settlement
- The site is accessible by modes other than the car
- The site is well located in terms of community facilities
- The site is not located in close proximity to an area of international/national importance for biodiversity
- The development is acceptable in terms of flood risk

Justification if the site has not satisfied the Initial Planning Assessment

.....

Stage 2: Expert Assessments

Highways Conclusions

- Although the highway network serving the area is good, the accesses to a site (i.e. a stile) will have to be upgraded to facilitate two way traffic flow
- The current accesses to the site are substandard in design and construction

Is the site acceptable?

Yes ☒ No ☐

Biodiversity Conclusions

- Presence of protected species – dunnoek and bluebell within 250m of site
- Presence of broadleaved woodland, scrub and mature trees along embankments which is suitable habitat for bats and breeding birds and provides valuable wildlife corridors through the site

Is the site acceptable?

Yes ☒ In Part No ☐

Countryside and Landscape Conclusions

- The site falls within 100m of a Special Historic Interest
- Trees present on site

Is the site acceptable?

Yes ☒ In Part No ☐

Environmental Health Conclusion

- Due to the site's former industrial use, there is potential for contaminated land therefore a site investigation is required

APPENDIX 4: LOWER EBBW FACH SITES

Is the site acceptable?

Yes



No



Additional Comments

- The site is flat vacant, reclaimed land which is the upper of three plateaus on the former Six Bells Colliery site
- A development brief has been prepared for all three plateaus of the former colliery site

Is the site acceptable for further consideration?

Yes



No



Stage 3: Consultation with Appropriate Bodies

Countryside Council for Wales Comments

No comments received

Environment Agency Wales Comments

- The site lies on a minor aquifer and has a former industrial use. At a minimum, a preliminary risk assessment should be undertaken to establish the risk to controlled waters at the site

Glamorgan-Gwent Archaeological Trust Ltd Comments

- Archaeological Restraint – Infrastructure area of Six Bells Colliery – Reclaimed

The Coal Authority Comments

- Possible / known shallow mine workings: Yes
- Underground workings: Yes
- Recorded mine entries: No
- Coal mining geology: No
- Past surface mining: No
- Known mine gas issues: No
- Previous coal mining related hazards: No

Welsh Water Comments

- Sewerage: The site is crossed by public sewer(s). Protective measures or a diversion of these assets may be required.
- Sewerage Treatment: No problems.
- Water Supply: Require off site mainlaying from a point of adequacy on larger diameter/pressure water mains.

CADW

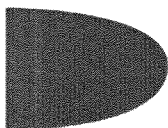
No comments received

Is the site acceptable for further consideration?

Yes



No



APPENDIX 4: LOWER EBBW FACH SITES

Stage 4: Assessment against the LDP Preferred Strategy

	Objective	Score
1	Develop Ebbw Vale as the main service and retail hub for the County Borough	Not Relevant
2	Create a network of vibrant district/local centres (secondary hubs) well linked to the main hub of Ebbw Vale that provide a range of local services and facilities for the local communities	Not Relevant
3	Support and deliver the regeneration of the former Ebbw Vale steelworks ensuring that the benefits are spread across the County Borough	Not Relevant
4	Increase economic activity through facilitating diversification of the economic base and support for the manufacturing sector by encouraging specialisation	Not Relevant
5	Provide a range of employment sites and premises to meet the needs of businesses of all sizes in manufacturing, the technological and service sectors	Not Relevant
6	Stem out migration and attract people to the area to create a more balanced population	Green
7	Provide a range of types and tenures of new homes to meet local housing needs and attract people to the area	Green
8	Improve accessibility to services through the promotion of sustainable modes and transport, particularly, public transport, walking and cycling.	Green
9	Improve education levels and skills through supporting infrastructure development of the Learning Campus, new schools and integrated education services, including life-long learning	Green
10	Create an accessible network of green open spaces and high quality leisure infrastructure to promote participation in sport and active recreation to improve health and well-being	Question Mark
11	Capitalise on the unique landscape and natural heritage, foster sustainable tourism and promote community pride	Green
12	Protect, enhance and manage the diversity of the biodiversity resource of Blaenau Gwent through the identification of ecological corridors	Green
13	Raise the standard of design to improve the quality of the physical and natural environment; and protect and enhance Blaenau Gwent's historic and cultural environment.	Green
14	To minimise further climate change contributions and mitigate its predicted effects on the county Borough	Green
Score		23

APPENDIX 4: LOWER EBBW FACH SITES

Stage 5: Assessment against the LDP Sustainability Objectives

	Objective	Score
1	To promote economic growth and strengthen and diversify the economy	Not Relevant
2	To increase levels of local employment and ensure distribution of opportunities	Not Relevant
3	To enable the development of a strong tourism economy in Blaenau Gwent complementary to the regional offer	Not Relevant
4	To enhance the viability and vitality of town centres	Green
5	To meet identified housing need	Green
6	To improve the quality of Blaenau Gwent's housing stock	Green
7	To secure the delivery and maintenance of quality affordable housing	Green
8	To improve educational attainment and increase skill levels	Not Relevant
9	To improve accessibility to education, leisure, employment, health, homes and community services for all sectors of the community	Green
10	To promote community health, social care and well-being	Not Relevant
11	To reduce crime, social disorder and fear of crime	Green
12	Protect and enhance the Welsh culture	Not Relevant
13	To encourage modal shift from private transport to sustainable transport	Green
14	To protect and enhance biodiversity across Blaenau Gwent	Green
15	To conserve and enhance the heritage assets of Blaenau Gwent and their settings	Green
16	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development, where this will not result in damage or loss to biodiversity	Green
17	To conserve soil resources and their quality	Green
18	To reduce emissions of greenhouse gases, in particular carbon dioxide	Green
19	To reduce waste generation and maximise reuse and recycling	Green
20	To maintain air quality	Green
21	To maintain current low levels of vulnerability of all development to flooding	Green
22	To promote the use of sustainably sourced products and resources	Green
23	To increase energy efficiency and generation and use of renewable energy across the County Borough	Green
24	To conserve and enhance surface and ground water quality	Yellow
25	Protect the quality and character of the landscape and enhance where necessary	Yellow
Score		49

Is the site compatible with the Preferred Strategy and Sustainability Objectives?

Yes

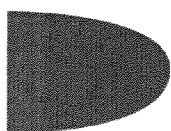


No



Comments

The site performed well against the Sustainability Appraisal and Preferred Strategy compared to other proposed sites for residential use in this area.



APPENDIX 4: LOWER EBBW FACH SITES

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes

☒

No

☐

Comments

The site is considered sustainable, developable and compatible with the LDP strategy and is included in the Deposit LDP as a housing allocation

APPENDIX 4: LOWER EBBW FACH SITES

Date : 03/05/2011

Blaenau Gwent Local Development Plan



Director, Bureau of Census

Blaenau Gwent

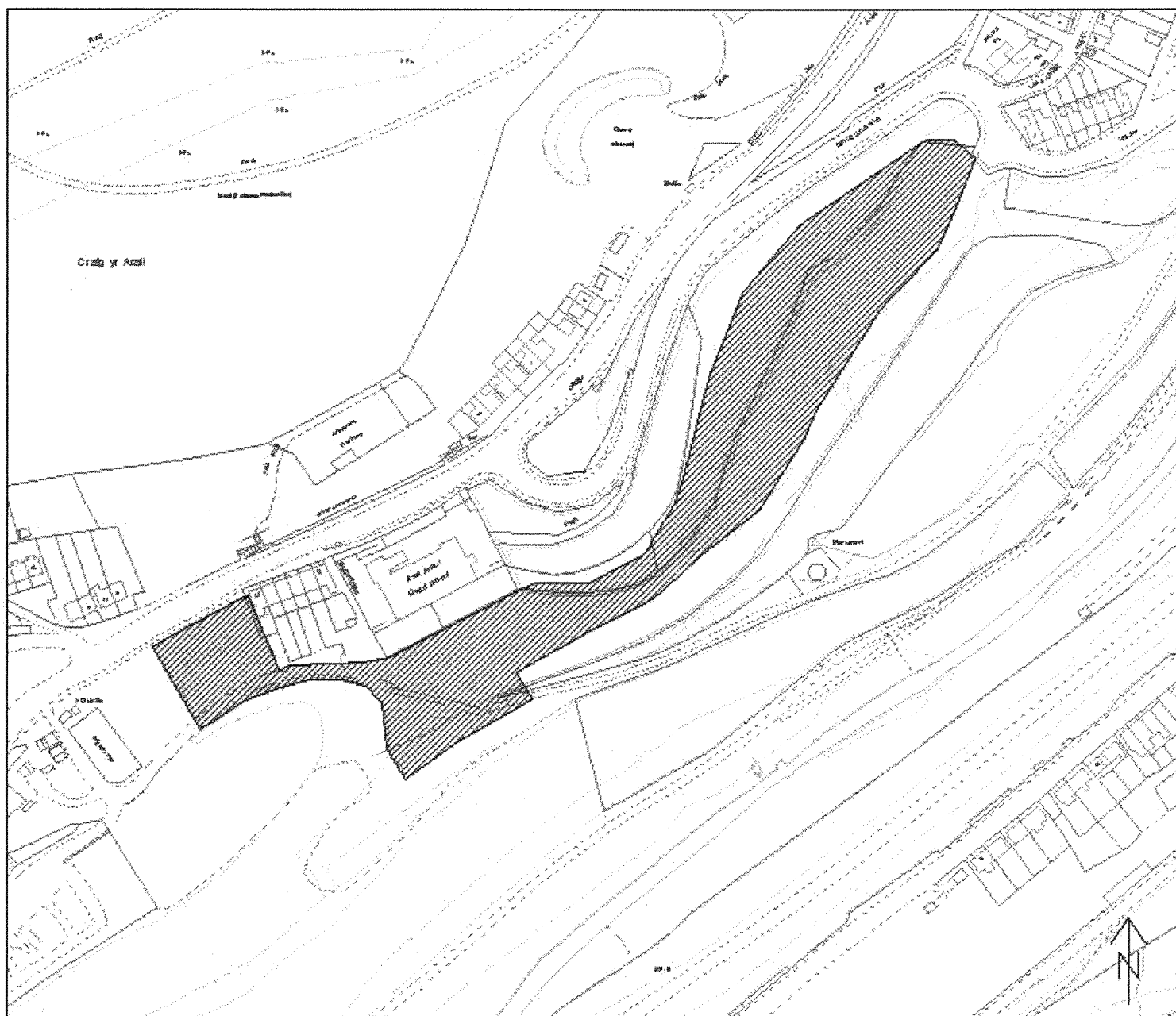
Country House Sales

Scale : 1:2500

Findings of the Candidate Site Assessment Process

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Regeneration Division



Site Number: D13a

Site Name: Six Bells Former Colliery Site - Upper Plateau

Site Area: 1.65 ha

Current Use: Former Colliery

Proposed Use: Residential

APPENDIX 4: LOWER EBBW FACH SITES

Site Number: **D13 (b)**
Site Name: **Six Bells Colliery Site – Middle Plateau**
Hub Area: **Lower Ebbw Fach**
Proposed Use: **Tourism and Leisure**

Stage 1: Initial Planning Assessment

Has the site satisfied the Initial Planning Assessment?

Yes ☒ No ☐

Initial Planning Assessment Conclusions

- The site is previously developed land
- The site is within the existing settlement
- The site is accessible by modes other than the car from the west
- The site is well located in terms of community facilities from the west
- The site is not located in close proximity to an area of international/national importance for biodiversity
- The development is acceptable in terms of flood risk

Justification if the site has not satisfied the Initial Planning Assessment

.....

Stage 2: Expert Assessments

Highways Conclusions

- There is an existing footpath link to the site
- There is no vehicular access to the site although access can be achieved

Is the site acceptable?

Yes ☒ No ☐

Biodiversity Conclusions

- Presence of protected species – dunnoek and bluebell within 250m of site
- Site supports UK and LBAP priority habitat – pond and streams. The streams also provide wildlife corridors through the site
- Presence of broadleaved woodland, scrub and mature trees along the embankments which is suitable habitat for protected species such as bats and breeding birds and provides valuable wildlife corridors through the site
- Presence of valuable pond/wetland area which is suitable habitat for protected species such as amphibians and dragonflies

Is the site acceptable?

Yes ☒ No ☐

Countryside and Landscape Conclusions

The site is suitable for intended purpose

Is the site acceptable?

Yes ☒ No ☐

APPENDIX 4: LOWER EBBW FACH SITES

Environmental Health Conclusions

- There is potential for light and noise pollution
- There is also potential for contaminated land therefore a ground investigation and risk assessment is required

Is the site acceptable for further consideration?

Yes ☒ No ☐

Additional Comments

A memorial statue is located on site

Is the site acceptable for further consideration?

Yes ☒ No ☐

Stage 3: Consultation with Appropriate Bodies

Countryside Council for Wales Comments

No comments received

Environment Agency Wales Comments

The site lies on a minor aquifer and is a former industrial use. At a minimum, a preliminary risk assessment should be undertaken to establish the risk to controlled waters at the site

Glamorgan-Gwent Archaeological Trust Ltd Comments

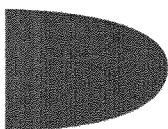
Archaeological restraint – infrastructure area of Six Bells - reclaimed

The Coal Authority Comments

- Possible/ Known Shallow Mine Workings: Yes
- Underground Workings: Yes
- Recorded Mine entries: Yes
- Coal Mining Geology: No
- Past Surface Mining: No
- Known Mine Gas Issues: No
- Previous Coal Mining Related Hazards: No

CADW

No comments received



APPENDIX 4: LOWER EBBW FACH SITES

Welsh Water Comments

- Sewerage: No problems are envisaged with the public sewerage system for domestic foul discharge from this development
- Sewerage Treatment: No problems are envisaged at the receiving WWTW to accommodate the domestic foul flows from this development
- Water Supply: This site would require off-site mainlaying from a point of adequacy on large diameter/pressure watermain. Where off site watermain are required, these can be provided under a water requisition scheme, the costs should be borne by developers

Is the site acceptable for further consideration?

Yes



No



Stage 4: Assessment against the LDP Preferred Strategy

	Objective	Score
1	Develop Ebbw Vale as the main service and retail hub for the County Borough	Not Relevant
2	Create a network of vibrant district/local centres (secondary hubs) well linked to the main hub of Ebbw Vale that provide a range of local services and facilities for the local communities	Not Relevant
3	Support and deliver the regeneration of the former Ebbw Vale steelworks ensuring that the benefits are spread across the County Borough	Not Relevant
4	Increase economic activity through facilitating diversification of the economic base and support for the manufacturing sector by encouraging specialisation	Not Relevant
5	Provide a range of employment sites and premises to meet the needs of businesses of all sizes in manufacturing, the technological and service sectors	Not Relevant
6	Stem out migration and attract people to the area to create a more balanced population	Not Relevant
7	Provide a range of types and tenures of new homes to meet local housing needs and attract people to the area	Not Relevant
8	Improve accessibility to services through the promotion of sustainable modes and transport, particularly, public transport, walking and cycling.	Green
9	Improve education levels and skills through supporting infrastructure development of the Learning Campus, new schools and integrated education services, including life-long learning	Not Relevant
10	Create an accessible network of green open spaces and high quality leisure infrastructure to promote participation in sport and active recreation to improve health and well-being	Green
11	Capitalise on the unique landscape and natural heritage, foster sustainable tourism and promote community pride	Green
12	Protect, enhance and manage the diversity of the biodiversity resource of Blaenau Gwent through the identification of ecological corridors	Yellow
13	Raise the standard of design to improve the quality of the physical and natural environment; and protect and enhance Blaenau Gwent's historic and cultural environment.	Green
14	To minimise further climate change contributions and mitigate its predicted effects on the county Borough	Green
		14

APPENDIX 4: LOWER EBBW FACH SITES

Stage 5: Assessment against the LDP Sustainability Objectives

	Objective	Score
1	To promote economic growth and strengthen and diversify the economy	Not Relevant
2	To increase levels of local employment and ensure distribution of opportunities	Not Relevant
3	To enable the development of a strong tourism economy in Blaenau Gwent complementary to the regional offer	Green
4	To enhance the viability and vitality of town centres	Not Relevant
5	To meet identified housing need	Not Relevant
6	To improve the quality of Blaenau Gwent's housing stock	Not Relevant
7	To secure the delivery and maintenance of quality affordable housing	Not Relevant
8	To improve educational attainment and increase skill levels	Not Relevant
9	To improve accessibility to education, leisure, employment, health, homes and community services for all sectors of the community	Green
10	To promote community health, social care and well-being	Green
11	To reduce crime, social disorder and fear of crime	Green
12	Protect and enhance the Welsh culture	Green
13	To encourage modal shift from private transport to sustainable transport	Green
14	To protect and enhance biodiversity across Blaenau Gwent	Yellow
15	To conserve and enhance the heritage assets of Blaenau Gwent and their settings	Green
16	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development, where this will not result in damage or loss to biodiversity	Yellow
17	To conserve soil resources and their quality	Green
18	To reduce emissions of greenhouse gases, in particular carbon dioxide	Green
19	To reduce waste generation and maximise reuse and recycling	Yellow
20	To maintain air quality	Green
21	To maintain current low levels of vulnerability of all development to flooding	Yellow
22	To promote the use of sustainably sourced products and resources	Green
23	To increase energy efficiency and generation and use of renewable energy across the County Borough	Green
24	To conserve and enhance surface and ground water quality	Green
25	Protect the quality and character of the landscape and enhance where necessary	Green
Score		38

Is the site compatible with the Preferred Strategy and Sustainability Objectives?

Yes

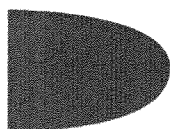


No



Comments

The site performed reasonably well against the Preferred Strategy and Sustainability Appraisal Objectives when compared to other proposed site for tourism and leisure use



APPENDIX 4: LOWER EBBW FACH SITES

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes

☐

No

☒

Comments

The site has not been included in the Deposit LDP as the site has been developed as a Park, known as Parc Arrael Griffin

APPENDIX 4: LOWER EBBW FACH SITES

Date : 03/05/2011

Blaenau Gwent Local Development Plan

Scale : 1:1250

Findings of the Candidate Site Assessment Process



Blaenau Gwent
County Borough Council

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Regeneration Division



Site Number: D13b

Site Name: Six Bells Former Colliery Site - Middle Plateau

Site Area: 0.79 ha

Current Use: Former Colliery

Proposed Use: Tourism and Leisure

APPENDIX 4: LOWER EBBW FACH SITES

Site Number: **D16**

Site Name: **Brynhyfryd Junior and Infants School**

Hub Area: **Lower Ebbw Fach**

Proposed Use: **Residential**

Stage 1: Initial Planning Assessment

Has the site satisfied the Initial Planning Assessment?

Yes

☒

No

☐

Initial Planning Assessment Conclusions

- The site is previously developed land
- The site is within the existing settlement
- The site is accessible by modes other than the car
- The site is not well located in terms of community facilities
- The site is not located in proximity to an area of international/national importance for biodiversity
- The site is acceptable in terms of flood risk

Justification if the site has not satisfied the Initial Planning Assessment

.....

Stage 2: Expert Assessments

Highways Conclusions

- The access road is too steep and narrow to accommodate an increase in traffic volume.
- It is also difficult to envisage how the access road and surrounding highway network could be improved

Is the site acceptable?

Yes

☐

No

☒

Biodiversity Conclusions

- Presence of protected species – bat and otter record within 250m of site
- Presence of habitat likely to support protected species – retaining walls – some of which have pipes/holes which may be used by bats, nesting birds and are also covered in climbers like ivy
- Also there are areas of scrub which may support breeding birds

Is the site acceptable?

Yes

☒

No

☐

Countryside and Landscape Conclusions

- Trees on site

Is the site acceptable?

Yes

☒

No

☐

Environmental Health Conclusions

There is potential for contaminated land therefore a ground investigation and risk assessment is required

APPENDIX 4: LOWER EBBW FACH SITES

Is the site acceptable?

Yes

☒

No

☐

Additional Comments

The site can only accommodate 2 units because of access constraints

Is the site acceptable for further consideration?

Yes

☐

No

☒

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes

☐

No

☒

Comments

Due to the access constraints identified above, the site is only capable of accommodating 2 residential units on site. The site is within the settlement boundary and therefore can come forward through the planning application process.

Date : 03/05/2011

Blaenau Gwent Local Development Plan

Scale : 1:1250

Findings of the Candidate Site Assessment Process

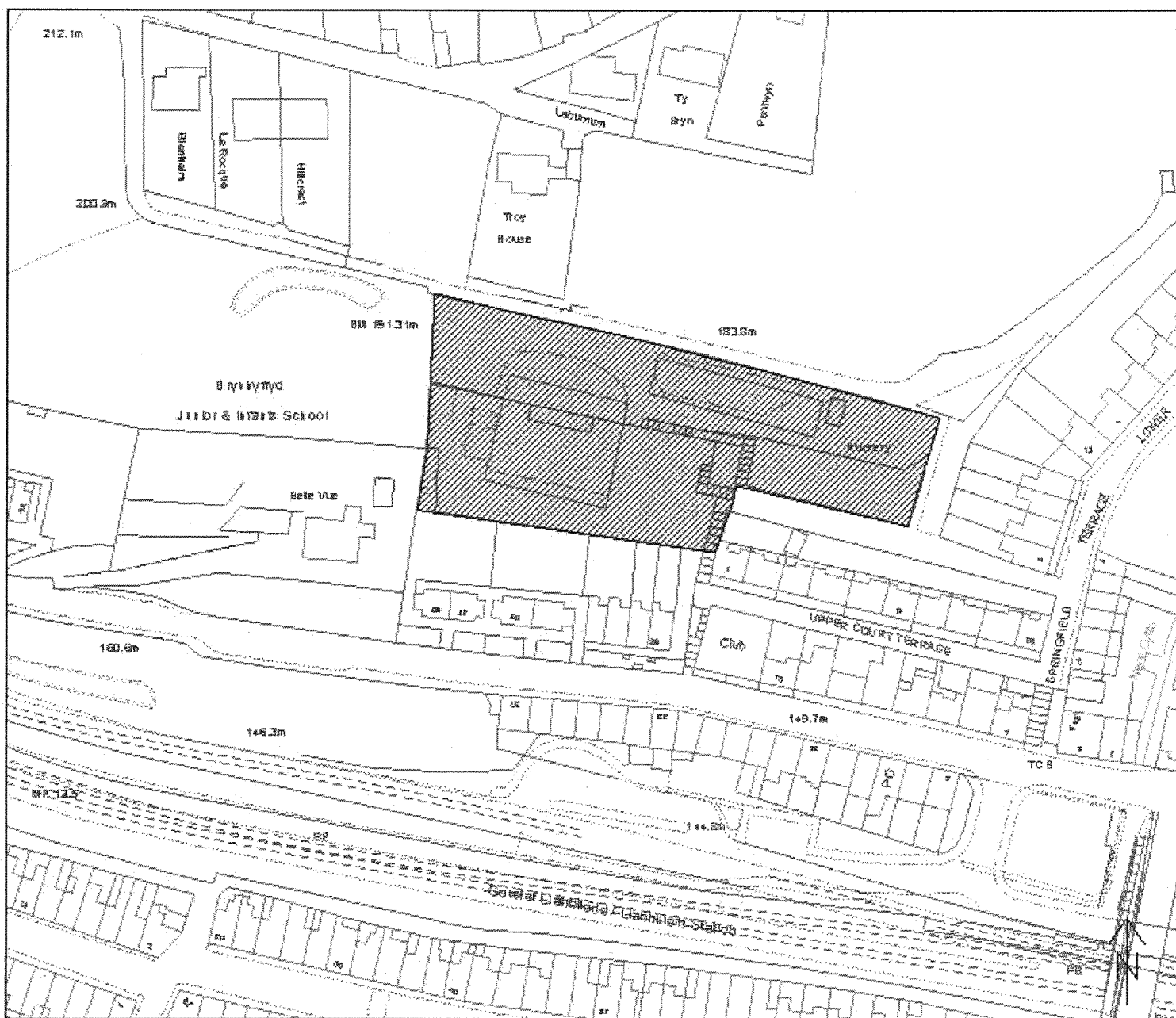
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Blaenau Gwent

County Borough Council

Regeneration Division



Site Number: D16

Site Name: Brynhyfryd Junior and Infants School

Site Area: 0.36 ha

Current Use: Disused School

Proposed Use: Residential

APPENDIX 4: LOWER EBBW FACH SITES

Site Number: **D17**

Site Name: **Former Tyr Graig Mixed Junior and Infants School**

Hub Area: **Lower Ebbw Fach**

Proposed Use: **Residential**

Stage 1: Initial Planning Assessment

Has the site satisfied the Initial Planning Assessment?

Yes

☒

No

☐

Initial Planning Assessment Conclusions

- The site is previously developed land
- The site is within the existing settlement
- The site is accessible by modes other than the car
- The site is not well located in terms of community facilities
- The site is not located in proximity to an area of international/national importance for biodiversity
- The site is acceptable in terms of flood risk

Justification if the site has not satisfied the Initial Planning Assessment

.....

Stage 2: Expert Assessments

Highways Conclusions

- The existing access road is too narrow to accommodate two way traffic flow
- The existing access would need to be upgraded to meet modern day design criteria

Is the site acceptable?

Yes

☒

No

☐

Biodiversity Conclusions

- Presence of LBAP species – wild mignonette within 250m
- Presence of habitat likely to support protected species – retaining walls – some of which have pipes/holes which may be used by bats, nesting birds and are also covered in climbers like ivy
- Also there are areas of scrub which may support breeding birds

Is the site acceptable?

Yes

☒

No

☐

Countryside and Landscape Conclusions

The site is suitable for intended purpose

Is the site acceptable?

Yes

☒

No

☐

Environmental Health Conclusions

The site is suitable for intended purpose

APPENDIX 4: LOWER EBBW FACH SITES

Is the site acceptable?

Yes

☒

No

☐

Additional Comments

The site can only accommodate a few residential units at the site

Is the site acceptable for further consideration?

Yes

☐

No

☒

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes

☐

No

☒

Comments

The site is only realistically capable of accommodating a few residential units on site. The site is within the settlement boundary and therefore can come forward through the planning application process.

Date : 28/04/2011

Blaenau Gwent Local Development Plan

Scale : 1:1250

Findings of the Candidate Site Assessment Process

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Blaenau Gwent

County Borough Council

Regeneration Division



Site Number: D17

Site Name: Former Tyr Graig Mixed Junior & Infants School

Site Area: 0.32 ha

Current Use: Former School

Proposed Use: Residential

APPENDIX 4: LOWER EBBW FACH SITES

Site Number: D18
Site Name: Llanhilleth Pit Head Baths
Hub Area: Lower Ebbw Fach
Proposed Use: Residential

Stage 1: Initial Planning Assessment

Has the site satisfied the Initial Planning Assessment?

Yes

☐

No

☒

Initial Planning Assessment Conclusions

The site was granted outline planning permission for residential development in 2006

Justification if the site has not satisfied the Initial Planning Assessment

The site has been granted outline planning permission; therefore the principle of residential development at this site has been established. Therefore there is no need to consider this site further.

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes

☐

No

☒

Comments

Although the site has planning permission for residential development, the site is not included in the Deposit LDP as the site is a small site, for less than 10 units.

APPENDIX 4: LOWER EBBW FACH SITES

Date : 28/04/2011

Blaenau Gwent Local Development Plan

Scale : 1:1250

Findings of the Candidate Site Assessment Process

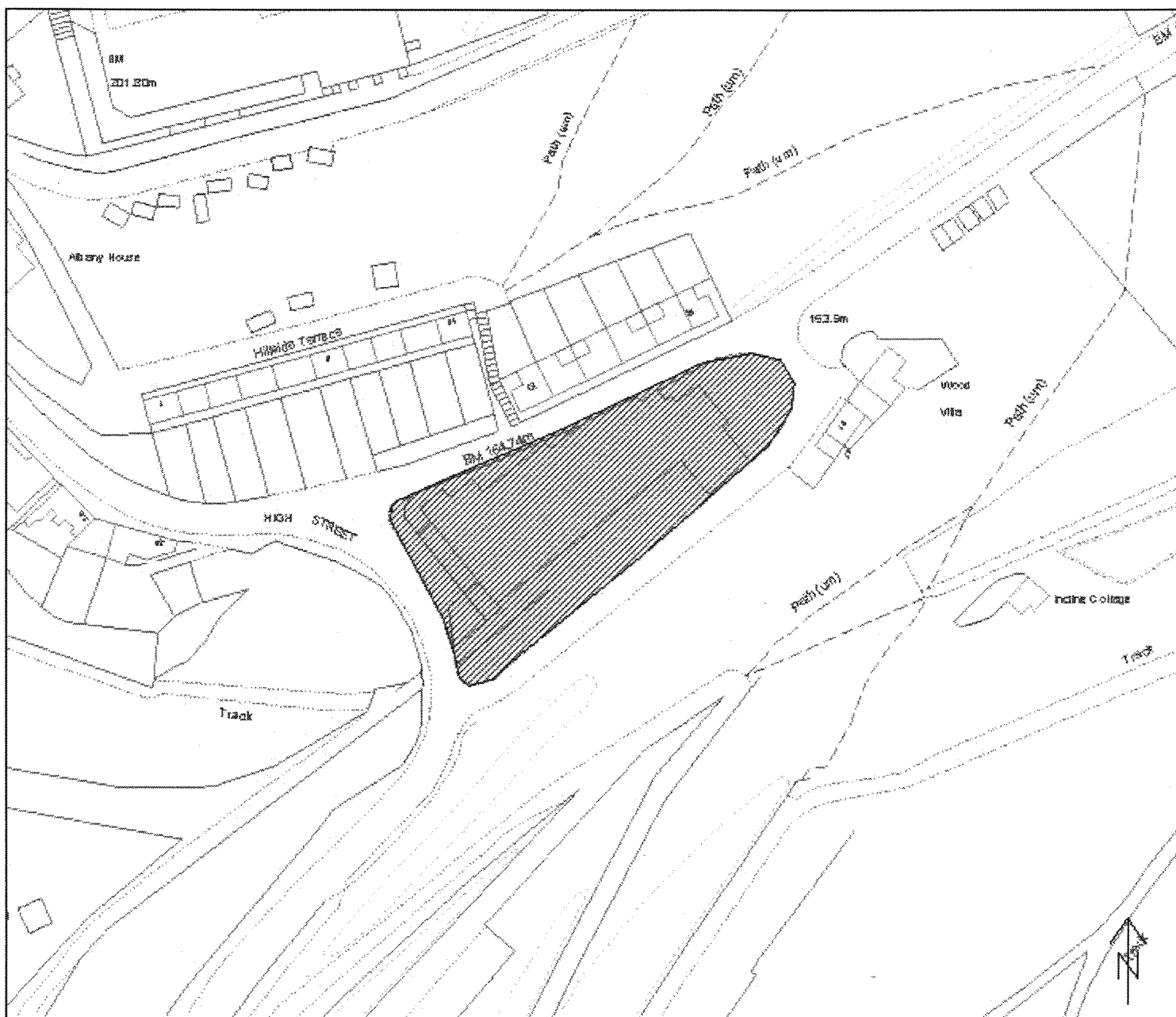


Blaenau Gwent

County Borough Council

Regeneration Division

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Site Number: D18

Site Name: Llanhilleth Pit Head Baths

Site Area: 0.26 ha

Current Use: Vacant Building

Proposed Use: Residential

APPENDIX 4: LOWER EBBW FACH SITES

Site Number: **D19**
Site Name: **Swffryd Junior School**
Hub Area: **Lower Ebbw Fach**
Proposed Use: **Residential**

Stage 1: Initial Planning Assessment

Has the site satisfied the Initial Planning Assessment?

Yes

☐

No

☒

Initial Planning Assessment Conclusions

The site has been granted outline planning permission for residential development

Justification if the site has not satisfied the Initial Planning Assessment

The site has been granted outline planning permission; therefore the principle of residential development at this site has been established. Therefore there is no need to consider this site further.

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes

☒

No

☐

Comments

The site has been included in the Deposit LDP as a housing allocation to reflect the planning permission

APPENDIX 4: LOWER EBBW FACH SITES

Date : 28/04/2011

Blaenau Gwent Local Development Plan

Scale : 1:1250

Findings of the Candidate Site Assessment Process



Blaenau Gwent

County Borough Council

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Regeneration Division



Site Number: D19

Site Name: Swffryd Junior School

Site Area: 0.45 ha

Current Use: Former School

Proposed Use: Residential

APPENDIX 4: LOWER EBBW FACH SITES

Site Number: **D20**

Site Name: **Hillcrest View, Cwmtillery**

Hub Area: **Lower Ebbw Fach**

Proposed Use: **Residential**

Stage 1: Initial Planning Assessment

Has the site satisfied the Initial Planning Assessment?

Yes

☒

No

☐

Initial Planning Assessment Conclusions

- The site is previously developed land
- The site is within the existing settlement
- The site is accessible by modes other than the car
- The site is well located in terms of community facilities
- The site is not located in close proximity to an area of international/national importance for biodiversity
- The development is acceptable in terms of flood risk

Justification if the site has not satisfied the Initial Planning Assessment

Stage 2: Expert Assessments

Highways Conclusions

- Hillcrest View can accommodate this proposal
- Access to the site can be achieved

Is the site acceptable?

Yes

☒

No

☐

Biodiversity Conclusions

- The site lies adjacent and a small section of the site is within Greenmeadow Farm SINC, of substantive value for biodiversity within a county context
- Presence of protected species – slow worm on site, bat, bluebell and badger within 250m
- Presence of valuable habitats – unimproved acid grassland and dwarf scrub heath – both UK and LBAP priority habitat
- Presence of LBAP species – green woodpecker within 250m
- Presence of habitat suitable for supporting protected species – built structures/mature trees and dwarf scrub heath

Is the site acceptable?

Yes

☒

In Part

No

☐

Countryside and Landscape Conclusions

- The site falls within 100m of a site of Special Historic Interest
- Trees on site

Is the site acceptable?

Yes

☒

No

☐

APPENDIX 4: LOWER EBBW FACH SITES

Environmental Health Conclusions

The site is suitable for intended purpose

Is the site acceptable?

Yes



No



Additional Comments

Is the site acceptable for further consideration?

Yes



No



Stage 3: Consultation with Appropriate Bodies

Countryside Council for Wales Comments

No comments received

Environment Agency Wales Comments

The site lies on a minor aquifer – you may wish to request that a preliminary risk assessment be undertaken to establish the risk to controlled waters at the site

The Coal Authority Comments

- Possible shallow mine workings: No
- Underground workings: Yes
- Recorded mine entries: No
- Coal mining geology: No
- Past surface mining: No
- Known mine gas issues: No
- Previous coal mining related hazards: No

Glamorgan-Gwent Archaeological Trust Ltd Comments

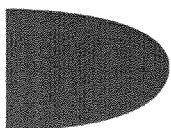
Archaeological restraint – none known

Welsh Water Comments

- Sewerage: No problems are envisaged with the public sewerage system for domestic foul discharge from this development
- Sewerage Treatment: No problems are envisaged at the receiving WWTW to accommodate the domestic foul flows from this development
- Water Supply: This site would require off site mainlaying from a point of adequacy on larger diameter/pressure watermain. Where off site watermain are required, these can be provided under a water requisition scheme – the costs should be borne by potential developers

CADW

No comments received



APPENDIX 4: LOWER EBBW FACH SITES

Is the site acceptable for further consideration?

Yes



No



Stage 4: Assessment against the LDP Preferred Strategy

	Objective	Score
1	Develop Ebbw Vale as the main service and retail hub for the County Borough	Not Relevant
2	Create a network of vibrant district/local centres (secondary hubs) well linked to the main hub of Ebbw Vale that provide a range of local services and facilities for the local communities	Not Relevant
3	Support and deliver the regeneration of the former Ebbw Vale steelworks ensuring that the benefits are spread across the County Borough	Not Relevant
4	Increase economic activity through facilitating diversification of the economic base and support for the manufacturing sector by encouraging specialisation	Not Relevant
5	Provide a range of employment sites and premises to meet the needs of businesses of all sizes in manufacturing, the technological and service sectors	Not Relevant
6	Stem out migration and attract people to the area to create a more balanced population	Green
7	Provide a range of types and tenures of new homes to meet local housing needs and attract people to the area	Green
8	Improve accessibility to services through the promotion of sustainable modes and transport, particularly, public transport, walking and cycling.	Green
9	Improve education levels and skills through supporting infrastructure development of the Learning Campus, new schools and integrated education services, including life-long learning	Green
10	Create an accessible network of green open spaces and high quality leisure infrastructure to promote participation in sport and active recreation to improve health and well-being	Question Mark
11	Capitalise on the unique landscape and natural heritage, foster sustainable tourism and promote community pride	Not Relevant
12	Protect, enhance and manage the diversity of the biodiversity resource of Blaenau Gwent through the identification of ecological corridors	Yellow
13	Raise the standard of design to improve the quality of the physical and natural environment; and protect and enhance Blaenau Gwent's historic and cultural environment.	Green
14	To minimise further climate change contributions and mitigate its predicted effects on the county Borough	Green
Score		16

APPENDIX 4: LOWER EBBW FACH SITES

Stage 5: Assessment against the LDP Sustainability Objectives

	Objective	Score
1	To promote economic growth and strengthen and diversify the economy	Not Relevant
2	To increase levels of local employment and ensure distribution of opportunities	Not Relevant
3	To enable the development of a strong tourism economy in Blaenau Gwent complementary to the regional offer	Not Relevant
4	To enhance the viability and vitality of town centres	Green
5	To meet identified housing need	Green
6	To improve the quality of Blaenau Gwent's housing stock	Green
7	To secure the delivery and maintenance of quality affordable housing	Green
8	To improve educational attainment and increase skill levels	Not Relevant
9	To improve accessibility to education, leisure, employment, health, homes and community services for all sectors of the community	Yellow
10	To promote community health, social care and well-being	Not Relevant
11	To reduce crime, social disorder and fear of crime	Green
12	Protect and enhance the Welsh culture	Not Relevant
13	To encourage modal shift from private transport to sustainable transport	Green
14	To protect and enhance biodiversity across Blaenau Gwent	Yellow
15	To conserve and enhance the heritage assets of Blaenau Gwent and their settings	Yellow
16	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development, where this will not result in damage or loss to biodiversity	Green
17	To conserve soil resources and their quality	Green
18	To reduce emissions of greenhouse gases, in particular carbon dioxide	Green
19	To reduce waste generation and maximise reuse and recycling	Green
20	To maintain air quality	Green
21	To maintain current low levels of vulnerability of all development to flooding	Green
22	To promote the use of sustainably sourced products and resources	Green
23	To increase energy efficiency and generation and use of renewable energy across the County Borough	Green
24	To conserve and enhance surface and ground water quality	Green
25	Protect the quality and character of the landscape and enhance where necessary	Yellow
Score		41

Is the site compatible with the Preferred Strategy and Sustainability Objectives?

Yes

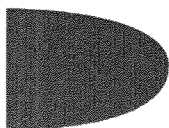


No



Comments

The site performed reasonably well against the Preferred Strategy and Sustainability Appraisal Objectives when compared to other sites proposed for residential use in this area



APPENDIX 4: LOWER EBBW FACH SITES

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes



No



Comments

The site is considered sustainable, developable and compatible with the LDP Strategy and is included in the Deposit LDP as a housing allocation.

APPENDIX 4: LOWER EBBW FACH SITES

Date : 28/04/2011

Blaenau Gwent Local Development Plan

Scale : 1:1350

Findings of the Candidate Site Assessment Process



Blaenau Gwent
County Borough Council

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Regeneration Division



Site Number: D20

Site Name: Hillcrest View, Cwmtillery

Site Area: 0.8 ha

Current Use: Vacant Land

Proposed Use: Residential

APPENDIX 4: LOWER EBBW FACH SITES

Site Number: D21

Site Name: Former Mount Pleasant Court, Brynithel

Hub Area: Lower Ebbw Fach

Proposed Use: Residential

Stage 1: Initial Planning Assessment

Has the site satisfied the Initial Planning Assessment?

Yes



No



Initial Planning Assessment Conclusions

- * The site is previously developed land
- * The site is within the existing settlement
- * The site is accessible by modes other than the car
- * The site is well located in terms of community facilities
- * The site is not located in close proximity to an area of international/national importance for biodiversity
- * The development is acceptable in terms of flood risk

Justification if the site has not satisfied the Initial Planning Assessment

Stage 2: Expert Assessments

Highways Conclusions

The site has good local highway network and competent access

Is the site acceptable?

Yes



No



Biodiversity Conclusions

- * The site lies adjacent to area of semi natural broadleaved woodland which increases its biodiversity value
- * Presence of protected species – wood bitter vetch within 250m
- * Presence of LBAP species – wild mignonette within 250m
- * Presence of valuable habitats likely to support protected species – wet flush and mature trees/scrub along southern boundary
- * Line of mature trees/dense scrub forming wildlife corridor linking to adjacent broadleaved woodland

Is the site acceptable?

Yes



In Part

No



Countryside and Landscape Conclusions

- * The site falls within 100m of a site of Special Historic Interest
- * Trees on site

Is the site acceptable?

Yes



In Part

No



APPENDIX 4: LOWER EBBW FACH SITES

Environmental Health Conclusions

The site is suitable for intended purpose

Is the site acceptable?

Yes



No



Additional Comments

The playground needs improving this could be sought through a planning obligation

Is the site acceptable for further consideration?

Yes



No



Stage 3: Consultation with Appropriate Bodies

Countryside Council for Wales Comments

No comments received

Environment Agency Wales Comments

The site lies on a minor aquifer – you may wish to request that a preliminary risk assessment be undertaken to establish the risk to controlled waters at the site

The Coal Authority Comments

- * Possible shallow mine workings: No
- * Underground workings: Yes
- * Recorded mine entries: No
- * Coal mining geology: No
- * Past surface mining: No
- * Known mine gas issues: No
- * Previous coal mining related hazards: No

Glamorgan-Gwent Archaeological Trust Ltd Comments

Archaeological restraint – none known

Welsh Water Comments

- * Sewerage: No problems
- * Sewerage Treatment: No problems
- * Water Supply: This site would require off site mainlaying from a point of adequacy on larger diameter/pressure watermain(s). The site is crossed by watermain(s). Protective measures or a diversion of these assets may be required.

CADW

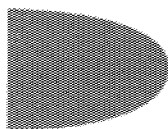
No comments received

Is the site acceptable for further consideration?

Yes



No



APPENDIX 4: LOWER EBBW FACH SITES

Stage 4: Assessment against the LDP Preferred Strategy

	Objective	Score
1	Develop Ebbw Vale as the main service and retail hub for the County Borough	Not Relevant
2	Create a network of vibrant district/local centres (secondary hubs) well linked to the main hub of Ebbw Vale that provide a range of local services and facilities for the local communities	Not Relevant
3	Support and deliver the regeneration of the former Ebbw Vale steelworks ensuring that the benefits are spread across the County Borough	Not Relevant
4	Increase economic activity through facilitating diversification of the economic base and support for the manufacturing sector by encouraging specialisation	Not Relevant
5	Provide a range of employment sites and premises to meet the needs of businesses of all sizes in manufacturing, the technological and service sectors	Not Relevant
6	Stem out migration and attract people to the area to create a more balanced population	Green
7	Provide a range of types and tenures of new homes to meet local housing needs and attract people to the area	Green
8	Improve accessibility to services through the promotion of sustainable modes and transport, particularly, public transport, walking and cycling.	Green
9	Improve education levels and skills through supporting infrastructure development of the Learning Campus, new schools and integrated education services, including life-long learning	Green
10	Create an accessible network of green open spaces and high quality leisure infrastructure to promote participation in sport and active recreation to improve health and well-being	Question Mark
11	Capitalise on the unique landscape and natural heritage, foster sustainable tourism and promote community pride	Not Relevant
12	Protect, enhance and manage the diversity of the biodiversity resource of Blaenau Gwent through the identification of ecological corridors	Yellow
13	Raise the standard of design to improve the quality of the physical and natural environment; and protect and enhance Blaenau Gwent's historic and cultural environment.	Green
14	To minimise further climate change contributions and mitigate its predicted effects on the county Borough	Green
Score		16

APPENDIX 4: LOWER EBBW FACH SITES

Stage 5: Assessment against the LDP Sustainability Objectives

	Objective	Score
1	To promote economic growth and strengthen and diversify the economy	Not Relevant
2	To increase levels of local employment and ensure distribution of opportunities	Not Relevant
3	To enable the development of a strong tourism economy in Blaenau Gwent complementary to the regional offer	Not Relevant
4	To enhance the viability and vitality of town centres	Green
5	To meet identified housing need	Green
6	To improve the quality of Blaenau Gwent's housing stock	Green
7	To secure the delivery and maintenance of quality affordable housing	Green
8	To improve educational attainment and increase skill levels	Not Relevant
9	To improve accessibility to education, leisure, employment, health, homes and community services for all sectors of the community	Yellow
10	To promote community health, social care and well-being	Not Relevant
11	To reduce crime, social disorder and fear of crime	Green
12	Protect and enhance the Welsh culture	Not Relevant
13	To encourage modal shift from private transport to sustainable transport	Green
14	To protect and enhance biodiversity across Blaenau Gwent	Yellow
15	To conserve and enhance the heritage assets of Blaenau Gwent and their settings	Green
16	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development, where this will not result in damage or loss to biodiversity	Green
17	To conserve soil resources and their quality	Green
18	To reduce emissions of greenhouse gases, in particular carbon dioxide	Green
19	To reduce waste generation and maximise reuse and recycling	Green
20	To maintain air quality	Green
21	To maintain current low levels of vulnerability of all development to flooding	Green
22	To promote the use of sustainably sourced products and resources	Green
23	To increase energy efficiency and generation and use of renewable energy across the County Borough	Green
24	To conserve and enhance surface and ground water quality	Green
25	Protect the quality and character of the landscape and enhance where necessary	Yellow
Score		45

Is the site compatible with the Preferred Strategy and Sustainability Objectives?

Yes

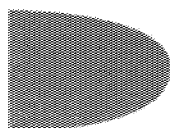


No



Comments

The site performed reasonably well against the Preferred Strategy and Sustainability Appraisal Objectives when compared to other sites proposed for residential use in this area



APPENDIX 4: LOWER EBBW FACH SITES

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes



No



Comments

The site is considered sustainable, developable and compatible with the LDP Strategy and is included in the Deposit LDP as a housing allocation.

APPENDIX 4: LOWER EBBW FACH SITES

Date : 03/05/2011

Blaenau Gwent Local Development Plan

Scale : 1:1350

Findings of the Candidate Site Assessment Process



Blaenau Gwent
Deddy Borough Council

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Regeneration Division



Site Number: D21

Site Name: Former Mount Pleasant Court, Brynithel

Site Area: 0.52 ha

Current Use: Vacant Land

Proposed Use: Residential

APPENDIX 4: LOWER EBBW FACH SITES

Site Number: D22
Site Name: Roseheyworth Business Park
Hub Area: Lower Ebbw Fach
Proposed Use: Employment

Stage 1: Initial Planning Assessment

Has the site satisfied the Initial Planning Assessment?

Yes ☒ No ☐

Initial Planning Assessment Conclusions

- * The site is previously developed land
- * The site is within the existing settlement
- * The site is accessible by modes other than the car
- * The site is well located in terms of community facilities
- * The site is not located in close proximity to an area of international/national importance for biodiversity
- * Part of the is located in flood zone B

Justification if the site has not satisfied the Initial Planning Assessment

.....

Stage 2: Expert Assessments

Highways Conclusions

The existing access roadway serving Roseheyworth Business Park can be extended to serve the site

Is the site acceptable?

Yes ☒ No ☐

Biodiversity Conclusions

- * Presence of rush pasture – UK and LBAP priority habitats
- * Presence of wet ditches along eastern and western boundaries which may support amphibians
- * Site links to adjacent planted broadleaved woodland which enhances its biodiversity interest
- * Development of this site would constitute a loss of semi natural open space

Is the site acceptable?

Yes ☒ In Part No ☐

Countryside and Landscape Conclusions

Retain buffer to road corridor

Is the site acceptable?

Yes ☒ In Part No ☐

APPENDIX 4: LOWER EBBW FACH SITES

Environmental Health Conclusions

- Due to the site's former industrial use, a ground investigation and risk assessment is required for contaminated land
- There is also potential for light, odour and noise pollution

Is the site acceptable?

Yes ☒ No ☐

Additional Comments

Is the site acceptable for further consideration?

Yes ☒ No ☐

Stage 3: Consultation with Appropriate Bodies

Countryside Council for Wales Comments

No comments received

Environment Agency Wales Comments

- Site lies in flood zone B as defined by TAN 15.
- The site lies on a minor aquifer. There is therefore the potential for any contamination at the site to pollute controlled waters. It is recommended that a preliminary risk assessment be undertaken to establish the risk to controlled waters at the site
- Watercourses on site which should be protected from development by a 7 metre buffer zone

Glamorgan-Gwent Archaeological Trust Ltd Comments

Archaeological restraint – area crossed by railway lines

The Coal Authority Comments

- Possible / known shallow mine workings: Yes
- Underground workings: Yes
- Recorded mine entries: No
- Coal mining geology: No
- Past surface mining: No
- Known mine gas issues: No
- Previous coal mining related hazards: No

APPENDIX 4: LOWER EBBW FACH SITES

Welsh Water Comments

- * Sewerage: No problems are envisaged with the public sewerage system for domestic foul discharge from this development
- * Sewerage Treatment: No problems are envisaged at the receiving WWTW to accommodate the domestic foul flows from this development
- * Water Supply: This represents an area of land for development for which potential demands are unknown at present. An assessment will need to be made to understand the extent of off site water mains, which could be substantial and expensive

CADW

No Comments Received

Is the site acceptable for further consideration?

Yes



No



Stage 4: Assessment against the LDP Preferred Strategy

	Objective	Score
1	Develop Ebbw Vale as the main service and retail hub for the County Borough	Not Relevant
2	Create a network of vibrant district/local centres (secondary hubs) well linked to the main hub of Ebbw Vale that provide a range of local services and facilities for the local communities	Not Relevant
3	Support and deliver the regeneration of the former Ebbw Vale steelworks ensuring that the benefits are spread across the County Borough	Not Relevant
4	Increase economic activity through facilitating diversification of the economic base and support for the manufacturing sector by encouraging specialisation	Green
5	Provide a range of employment sites and premises to meet the needs of businesses of all sizes in manufacturing, the technological and service sectors	Green
6	Stem out migration and attract people to the area to create a more balanced population	Not Relevant
7	Provide a range of types and tenures of new homes to meet local housing needs and attract people to the area	Not Relevant
8	Improve accessibility to services through the promotion of sustainable modes and transport, particularly, public transport, walking and cycling.	Green
9	Improve education levels and skills through supporting infrastructure development of the Learning Campus, new schools and integrated education services, including life-long learning	Not Relevant
10	Create an accessible network of green open spaces and high quality leisure infrastructure to promote participation in sport and active recreation to improve health and well-being	Question Mark
11	Capitalise on the unique landscape and natural heritage, foster sustainable tourism and promote community pride	Not Relevant
12	Protect, enhance and manage the diversity of the biodiversity resource of Blaenau Gwent through the identification of ecological corridors	Yellow
13	Raise the standard of design to improve the quality of the physical and natural environment; and protect and enhance Blaenau Gwent's historic and cultural environment.	Green
14	To minimise further climate change contributions and mitigate its predicted effects on the county Borough	Green
Score		13

APPENDIX 4: LOWER EBBW FACH SITES

Stage 5: Assessment against the LDP Sustainability Objectives

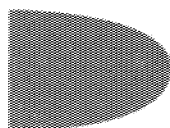
	Objective	Score
1	To promote economic growth and strengthen and diversify the economy	Green
2	To increase levels of local employment and ensure distribution of opportunities	Green
3	To enable the development of a strong tourism economy in Blaenau Gwent complementary to the regional offer	Not Relevant
4	To enhance the viability and vitality of town centres	Green
5	To meet identified housing need	Not Relevant
6	To improve the quality of Blaenau Gwent's housing stock	Not Relevant
7	To secure the delivery and maintenance of quality affordable housing	Not Relevant
8	To improve educational attainment and increase skill levels	Green
9	To improve accessibility to education, leisure, employment, health, homes and community services for all sectors of the community	Green
10	To promote community health, social care and well-being	Green
11	To reduce crime, social disorder and fear of crime	Green
12	Protect and enhance the Welsh culture	Not Relevant
13	To encourage modal shift from private transport to sustainable transport	Green
14	To protect and enhance biodiversity across Blaenau Gwent	Yellow
15	To conserve and enhance the heritage assets of Blaenau Gwent and their settings	Green
16	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development, where this will not result in damage or loss to biodiversity	Green
17	To conserve soil resources and their quality	Green
18	To reduce emissions of greenhouse gases, in particular carbon dioxide	Question Mark
19	To reduce waste generation and maximise reuse and recycling	Question Mark
20	To maintain air quality	Question Mark
21	To maintain current low levels of vulnerability of all development to flooding	Green
22	To promote the use of sustainably sourced products and resources	Green
23	To increase energy efficiency and generation and use of renewable energy across the County Borough	Green
24	To conserve and enhance surface and ground water quality	Yellow
25	Protect the quality and character of the landscape and enhance where necessary	Yellow
Score		33

Is the site compatible with the Preferred Strategy and Sustainability Objectives?

Yes ☒ No ☐

Comments

The site performed reasonably well against the Sustainability Appraisal Objectives and Preferred Strategy when compared to other sites proposed for employment use



APPENDIX 4: LOWER EBBW FACH SITES

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes




No

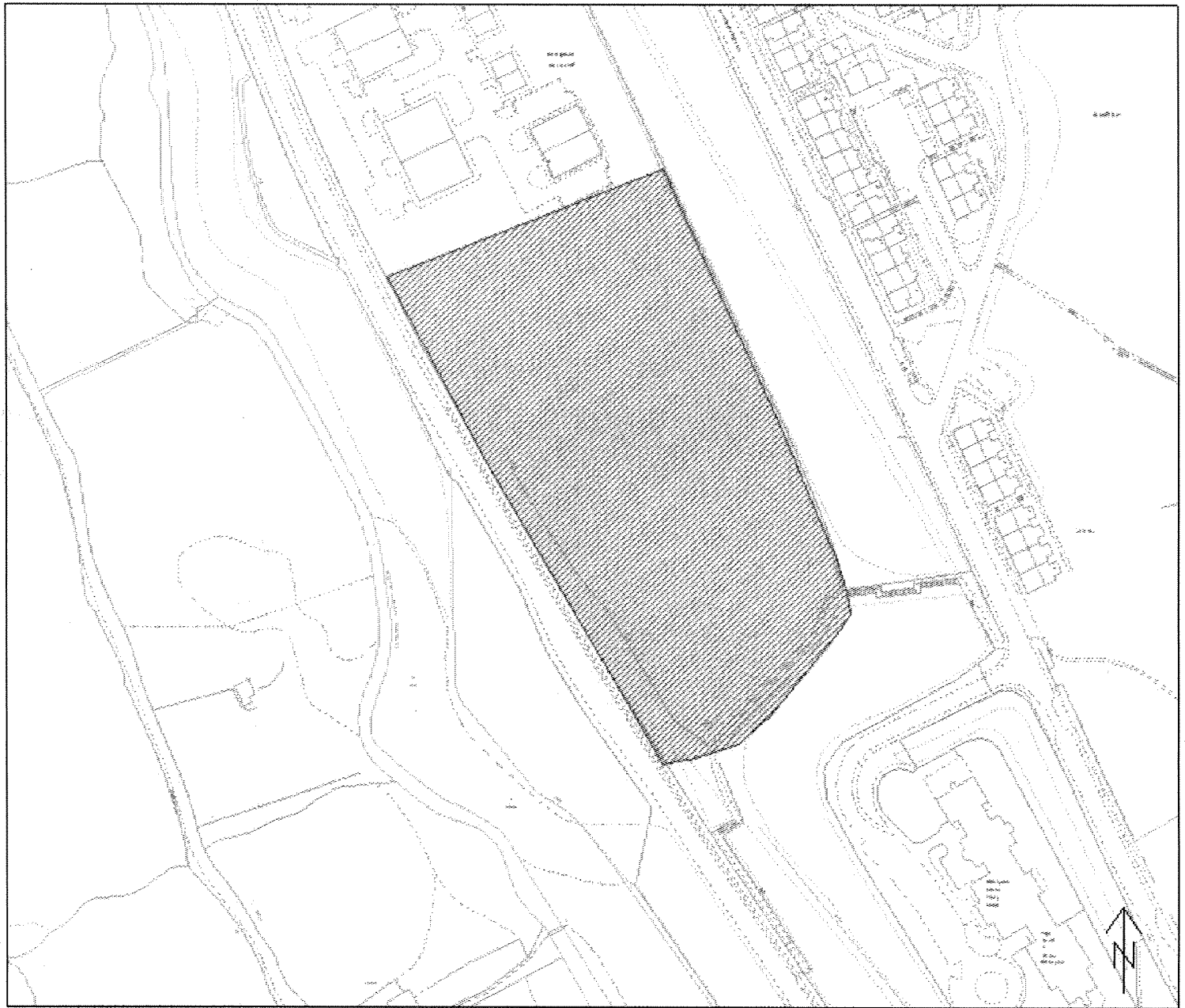


Comments

The site is considered developable, sustainable and is in accordance with the LDP Strategy and therefore is included in the Deposit Local Development Plan as an employment allocation

APPENDIX 4: LOWER EBBW FACH SITES

Date : 03/05/2011	Blaenau Gwent Local Development Plan	 Cinger Bannkeddi' Iord Blaenau Gwent Bassey Borough Council Regeneration Division
Scale : 1:2500	Findings of the Candidate Site Assessment Process	
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Site Number: D22

Site Name: Roseheyworth Business Park

Site Area: 1.99 ha

Current Use: Vacant Land

Proposed Use: Employment

APPENDIX 4: LOWER EBBW FACH SITES

Site Number: **D23**
Site Name: **Warm Turn**
Hub Area: **Lower Ebbw Fach**
Proposed Use: **Residential**

Stage 1: Initial Planning Assessment

Has the site satisfied the Initial Planning Assessment?

Yes



No



Initial Planning Assessment Conclusions

- * The site is previously developed land
- * The site is within the existing settlement
- * The site is accessible by modes other than the car
- * The site is well located in terms of community facilities
- * The site is not located in close proximity to an area of international/national importance for biodiversity
- * The development is acceptable in terms of flood risk

Justification if the site has not satisfied the Initial Planning Assessment

.....

Stage 2: Expert Assessments

Highways Conclusions

- * Access will only be permitted via Six Bells Road. It is unclear if the applicant owns or controls the land required to facilitate access.
- * This site needs to be considered alongside the development of the former Six Bells Colliery site

Is the site acceptable?

Yes



No



Biodiversity Conclusions

- * The site is immediately adjacent to the Six Bells Colliery Site SINC of substantive value for nature conservation within a county context
- * Presence of protected species – bluebell within 250m of the site
- * Presence of rush pasture – UK and LBAP priority habitat
- * Presence of habitat likely to support protected species, mainly scrub and grassland/builders rubble

Is the site acceptable?

Yes



In Part

No



Countryside and Landscape Conclusions

The site is suitable for intended purpose

Is the site acceptable?

Yes



No



APPENDIX 4: LOWER EBBW FACH SITES

Environmental Health Conclusions

- * There is potential for contaminated land therefore ground investigation and a risk assessment is required
- * There is also potential for noise pollution

Is the site acceptable?

Yes



No



Additional Comments

Is the site acceptable for further consideration?

Yes



No



Stage 3: Consultation with Appropriate Bodies

Countryside Council for Wales Comments

No comments received

Environment Agency Wales Comments

The site lies on a minor aquifer – you may wish to request that a preliminary risk assessment be undertaken to establish the risk to controlled waters at the site

The Coal Authority Comments

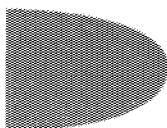
- * Possible shallow mine workings: Unknown
- * Underground workings: Yes
- * Recorded mine entries: Yes
- * Coal mining geology: No
- * Past surface mining: No
- * Known mine gas issues: No
- * Previous coal mining related hazards: No

Glamorgan-Gwent Archaeological Trust Ltd Comments

Archaeological restraint – none known

Welsh Water Comments

- * Sewerage: No problems are envisaged with the public sewerage system for domestic foul discharge from this development
- * Sewerage Treatment: No problems are envisaged at the receiving WWTW to accommodate the domestic foul flows from this development
- * Water Supply: This site would require off site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the costs should be borne by potential developers



APPENDIX 4: LOWER EBBW FACH SITES

CADW

No comments received

Is the site acceptable for further consideration?

Yes



No



Stage 4: Assessment against the LDP Preferred Strategy

	Objective	Score
1	Develop Ebbw Vale as the main service and retail hub for the County Borough	Not Relevant
2	Create a network of vibrant district/local centres (secondary hubs) well linked to the main hub of Ebbw Vale that provide a range of local services and facilities for the local communities	Not Relevant
3	Support and deliver the regeneration of the former Ebbw Vale steelworks ensuring that the benefits are spread across the County Borough	Not Relevant
4	Increase economic activity through facilitating diversification of the economic base and support for the manufacturing sector by encouraging specialisation	Not Relevant
5	Provide a range of employment sites and premises to meet the needs of businesses of all sizes in manufacturing, the technological and service sectors	Not Relevant
6	Stem out migration and attract people to the area to create a more balanced population	Green
7	Provide a range of types and tenures of new homes to meet local housing needs and attract people to the area	Green
8	Improve accessibility to services through the promotion of sustainable modes and transport, particularly, public transport, walking and cycling.	Green
9	Improve education levels and skills through supporting infrastructure development of the Learning Campus, new schools and integrated education services, including life-long learning	Green
10	Create an accessible network of green open spaces and high quality leisure infrastructure to promote participation in sport and active recreation to improve health and well-being	Question Mark
11	Capitalise on the unique landscape and natural heritage, foster sustainable tourism and promote community pride	Not Relevant
12	Protect, enhance and manage the diversity of the biodiversity resource of Blaenau Gwent through the identification of ecological corridors	Yellow
13	Raise the standard of design to improve the quality of the physical and natural environment; and protect and enhance Blaenau Gwent's historic and cultural environment.	Green
14	To minimise further climate change contributions and mitigate its predicted effects on the county Borough	Green
Score		16

APPENDIX 4: LOWER EBBW FACH SITES

Stage 5: Assessment against the LDP Sustainability Objectives

	Objective	Score
1	To promote economic growth and strengthen and diversify the economy	Not Relevant
2	To increase levels of local employment and ensure distribution of opportunities	Not Relevant
3	To enable the development of a strong tourism economy in Blaenau Gwent complementary to the regional offer	Not Relevant
4	To enhance the viability and vitality of town centres	Green
5	To meet identified housing need	Green
6	To improve the quality of Blaenau Gwent's housing stock	Green
7	To secure the delivery and maintenance of quality affordable housing	Green
8	To improve educational attainment and increase skill levels	Not Relevant
9	To improve accessibility to education, leisure, employment, health, homes and community services for all sectors of the community	Green
10	To promote community health, social care and well-being	Not Relevant
11	To reduce crime, social disorder and fear of crime	Green
12	Protect and enhance the Welsh culture	Not Relevant
13	To encourage modal shift from private transport to sustainable transport	Green
14	To protect and enhance biodiversity across Blaenau Gwent	Yellow
15	To conserve and enhance the heritage assets of Blaenau Gwent and their settings	Green
16	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development, where this will not result in damage or loss to biodiversity	Green
17	To conserve soil resources and their quality	Green
18	To reduce emissions of greenhouse gases, in particular carbon dioxide	Green
19	To reduce waste generation and maximise reuse and recycling	Green
20	To maintain air quality	Green
21	To maintain current low levels of vulnerability of all development to flooding	Green
22	To promote the use of sustainably sourced products and resources	Green
23	To increase energy efficiency and generation and use of renewable energy across the County Borough	Green
24	To conserve and enhance surface and ground water quality	Yellow
25	Protect the quality and character of the landscape and enhance where necessary	Green
Score		49

Is the site compatible with the Preferred Strategy and Sustainability Objectives?

Yes

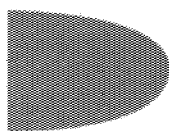


No



Comments

The site performed reasonably well against the Preferred Strategy and Sustainability Appraisal Objectives when compared to other sites proposed for residential use in this area



APPENDIX 4: LOWER EBBW FACH SITES

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes



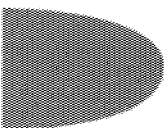
No



Comments

The site is considered sustainable, developable and compatible with the LDP Strategy and is included in the Deposit LDP as a housing allocation.

APPENDIX 4: LOWER EBBW FACH SITES



Date : 28/04/2011

Blaenau Gwent Local Development Plan

Scale : 1:1250

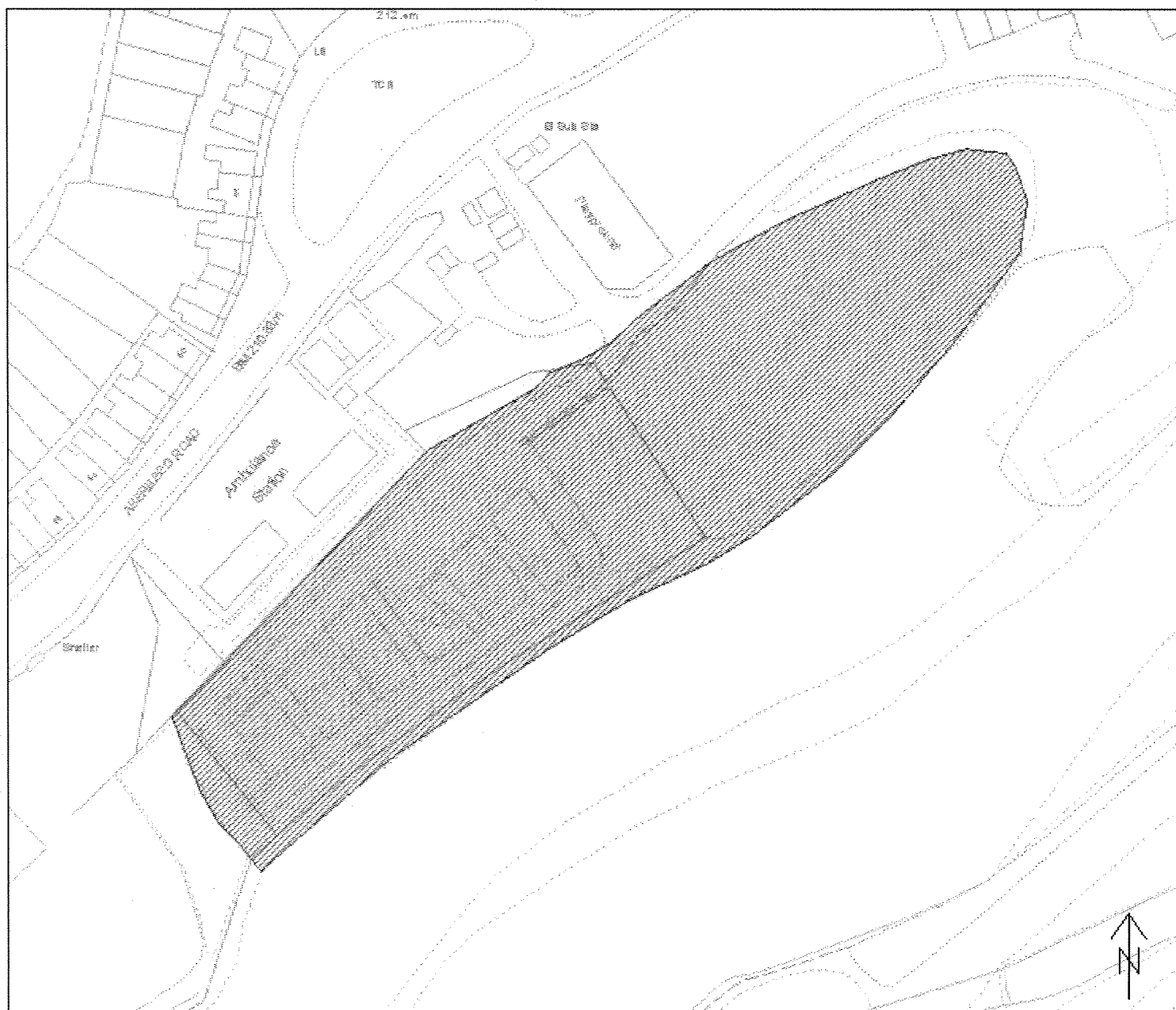
Findings of the Candidate Site Assessment Process



Blaenau Gwent
County Borough Council

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Regeneration Division



Site Number: D23

Site Name: Warm Turn

Site Area: 0.90 ha

Current Use: Vacant Land

Proposed Use: Residential

APPENDIX 4: LOWER EBBW FACH SITES

Site Number: **D24**

Site Name: **Rear of Farm Road, Soffryd**

Hub Area: **Lower Ebbw Fach**

Proposed Use: **Residential**

Stage 1: Initial Planning Assessment

Has the site satisfied the Initial Planning Assessment?

Yes



No



Initial Planning Assessment Conclusions

- The site is Greenfield land
- The site is well related to the existing settlement
- The site is accessible by modes other than the car
- The site is well located in terms of community facilities
- The site is not located in close proximity to an area of international/national importance for biodiversity
- The development is acceptable in terms of flood risk

Justification if the site has not satisfied the Initial Planning Assessment

.....

Stage 2: Expert Assessments

Highways Conclusions

Access to the site will only be permitted via Gordon Avenue subject to local highway improvements
Secondary emergency access will also be required via Farm Road

Is the site acceptable?

Yes



No



Biodiversity Conclusions

- The site is of high biodiversity value and is designated as a SINC
- The site has strong ecological connectivity – immediately adjacent to mature broadleaved woodland and forms integral part of the wider countryside which significantly increases its biodiversity value
- Development of this site would result in significant loss of biodiversity and semi natural open space
- Presence of protected species – otter, noctule and pipistrelle bat all within 500m
- Site supports high habitat diversity – comprises a rich mosaic of valuable habitats including unimproved acid grassland which is species rich in places, dry acid heath, dense and scattered scrub, small quarries/rocky outcrops, mature trees
- Site supports habitat suitable for supporting large numbers of protected species
- Site supports large areas of dwarf scrub heath and unimproved acid grassland – both UK and LBAP priority habitats creating a rich mosaic
- Site supports wildlife corridors- dry stone walling and hedgerow features
- Presence of LBAP species – swallow on site
- Presence of anthills scattered across the site indicating unimproved acid grassland
- Presence of mature and ancient trees

Is the site acceptable?

Yes



No



APPENDIX 4: LOWER EBBW FACH SITES

Countryside and Landscape Conclusions

- The site falls within 100m of a site of Special Historic Interest
- Trees on site

Is the site acceptable?

Yes

☐

No

☒

Environmental Health Conclusions

The site is suitable for intended purpose

Is the site acceptable?

Yes

☒

No

☐

Additional Comments

There is a pylon at the southern end of the site

Is the site acceptable for further consideration?

Yes

☒

No

☐

Stage 3: Consultation with Appropriate Bodies

Countryside Council for Wales Comments

No comments received

Environment Agency Wales Comments

No comments received

The Coal Authority Comments

No comments received

Glamorgan-Gwent Archaeological Trust Ltd Comments

No comments received

Welsh Water Comments

No comments received

CADW

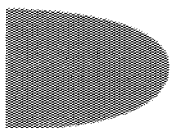
No comments received

Is the site acceptable for further consideration?

Yes

☒

No

☐

APPENDIX 4: LOWER EBBW FACH SITES

Stage 4: Assessment against the LDP Preferred Strategy

	Objective	Score
1	Develop Ebbw Vale as the main service and retail hub for the County Borough	Not Relevant
2	Create a network of vibrant district/local centres (secondary hubs) well linked to the main hub of Ebbw Vale that provide a range of local services and facilities for the local communities	Not Relevant
3	Support and deliver the regeneration of the former Ebbw Vale steelworks ensuring that the benefits are spread across the County Borough	Not Relevant
4	Increase economic activity through facilitating diversification of the economic base and support for the manufacturing sector by encouraging specialisation	Not Relevant
5	Provide a range of employment sites and premises to meet the needs of businesses of all sizes in manufacturing, the technological and service sectors	Not Relevant
6	Stem out migration and attract people to the area to create a more balanced population	Green
7	Provide a range of types and tenures of new homes to meet local housing needs and attract people to the area	Green
8	Improve accessibility to services through the promotion of sustainable modes and transport, particularly, public transport, walking and cycling.	Green
9	Improve education levels and skills through supporting infrastructure development of the Learning Campus, new schools and integrated education services, including life-long learning	Green
10	Create an accessible network of green open spaces and high quality leisure infrastructure to promote participation in sport and active recreation to improve health and well-being	Question Mark
11	Capitalise on the unique landscape and natural heritage, foster sustainable tourism and promote community pride	Not Relevant
12	Protect, enhance and manage the diversity of the biodiversity resource of Blaenau Gwent through the identification of ecological corridors	Red
13	Raise the standard of design to improve the quality of the physical and natural environment; and protect and enhance Blaenau Gwent's historic and cultural environment.	Green
14	To minimise further climate change contributions and mitigate its predicted effects on the county Borough	Green
Score		10

APPENDIX 4: LOWER EBBW FACH SITES

Stage 5: Assessment against the LDP Sustainability Objectives

	Objective	Score
1	To promote economic growth and strengthen and diversify the economy	Not Relevant
2	To increase levels of local employment and ensure distribution of opportunities	Not Relevant
3	To enable the development of a strong tourism economy in Blaenau Gwent complementary to the regional offer	Not Relevant
4	To enhance the viability and vitality of town centres	Green
5	To meet identified housing need	Green
6	To improve the quality of Blaenau Gwent's housing stock	Green
7	To secure the delivery and maintenance of quality affordable housing	Green
8	To improve educational attainment and increase skill levels	Not Relevant
9	To improve accessibility to education, leisure, employment, health, homes and community services for all sectors of the community	Green
10	To promote community health, social care and well-being	Not Relevant
11	To reduce crime, social disorder and fear of crime	Green
12	Protect and enhance the Welsh culture	Not Relevant
13	To encourage modal shift from private transport to sustainable transport	Green
14	To protect and enhance biodiversity across Blaenau Gwent	Red
15	To conserve and enhance the heritage assets of Blaenau Gwent and their settings	Green
16	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development, where this will not result in damage or loss to biodiversity	Red
17	To conserve soil resources and their quality	Red
18	To reduce emissions of greenhouse gases, in particular carbon dioxide	Green
19	To reduce waste generation and maximise reuse and recycling	Green
20	To maintain air quality	Green
21	To maintain current low levels of vulnerability of all development to flooding	Green
22	To promote the use of sustainably sourced products and resources	Green
23	To increase energy efficiency and generation and use of renewable energy across the County Borough	Green
24	To conserve and enhance surface and ground water quality	Green
25	Protect the quality and character of the landscape and enhance where necessary	Red
Score		41

Is the site compatible with the Preferred Strategy and Sustainability Objectives?

Yes

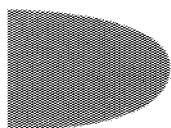


No



Comments

The site performed reasonably well against the Preferred Strategy and Sustainability Appraisal Objectives when compared to other sites proposed for residential use in this area



APPENDIX 4: LOWER EBBW FACH SITES

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes



No



Comments

Part of the site is considered sustainable, developable and compatible with the LDP Strategy and is included in the Deposit LDP as a housing allocation.

APPENDIX 4: LOWER EBBW FACH SITES

Date : 28/04/2011

Blaenau Gwent Local Development Plan

Scale : 1:3500

Findings of the Candidate Site Assessment Process



Blaenau Gwent
County Borough Council

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Regeneration Division



Site Number: D24

Site Name: Rear of Farm Road, Soffryd

Site Area: 11.0 ha

Current Use: Farmland

Proposed Use: Residential

APPENDIX 4: LOWER EBBW FACH SITES

Site Number: **D25**

Site Name: **Roseheyworth Comprehensive**

Hub Area: **Lower Ebbw Fach**

Proposed Use: **Residential**

Stage 1: Initial Planning Assessment

Has the site satisfied the Initial Planning Assessment?

Yes

☒

No

☐

Initial Planning Assessment Conclusions

- The site is previously developed land
- The site is within the existing settlement
- The site is accessible by modes other than the car
- The site is well located in terms of community facilities
- The site is not located in close proximity to an area of international/national importance for biodiversity
- The development is acceptable in terms of flood risk

Justification if the site has not satisfied the Initial Planning Assessment

Stage 2: Expert Assessments

Highways Conclusions

- Access will only be permitted off Morley Road
- The junction between Morley Road and Roseheyworth Road would need to be upgraded to provide improved junction and visibility splays

Is the site acceptable?

Yes

☒

No

☐

Biodiversity Conclusions

- Presence of protected species – bat record within 250m
- Presence of habitat and wildlife corridors likely to support protected species, mainly planted woodland, mature trees and retaining walls

Is the site acceptable?

Yes

☒

In Part

No

☐

Countryside and Landscape Conclusions

Mature trees on site which may be worthy of a Tree Preservation Order

Is the site acceptable?

Yes

☒

In Part

No

☐

Environmental Health Conclusions

The site is suitable for intended purpose

Is the site acceptable?

APPENDIX 4: LOWER EBBW FACH SITES

Yes



No



Additional Comments

Is the site acceptable for further consideration?

Yes



No



Stage 3: Consultation with Appropriate Bodies

Countryside Council for Wales Comments

There are records of protected species on site – non-roost bat records

Environment Agency Wales Comments

The site lies on a minor aquifer – no issues

The Coal Authority Comments

- * Possible shallow mine workings: No
- * Underground workings: Yes
- * Recorded mine entries: No
- * Coal mining geology: No
- * Past surface mining: No
- * Known mine gas issues: No
- * Previous coal mining related hazards: No

Glamorgan-Gwent Archaeological Trust Ltd Comments

Archaeological restraint – none known

Welsh Water Comments

- * Sewerage: The site is crossed by public sewer(s)
- * Sewerage Treatment: No problems
- * Water Supply: This site would require off site mainlaying from a point of adequacy on larger diameter/pressure water mains.

CADW

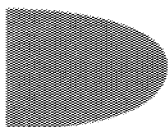
No comments received

Is the site acceptable for further consideration?

Yes



No



APPENDIX 4: LOWER EBBW FACH SITES

Stage 4: Assessment against the LDP Preferred Strategy

	Objective	Score
1	Develop Ebbw Vale as the main service and retail hub for the County Borough	Not Relevant
2	Create a network of vibrant district/local centres (secondary hubs) well linked to the main hub of Ebbw Vale that provide a range of local services and facilities for the local communities	Not Relevant
3	Support and deliver the regeneration of the former Ebbw Vale steelworks ensuring that the benefits are spread across the County Borough	Not Relevant
4	Increase economic activity through facilitating diversification of the economic base and support for the manufacturing sector by encouraging specialisation	Not Relevant
5	Provide a range of employment sites and premises to meet the needs of businesses of all sizes in manufacturing, the technological and service sectors	Not Relevant
6	Stem out migration and attract people to the area to create a more balanced population	Green
7	Provide a range of types and tenures of new homes to meet local housing needs and attract people to the area	Green
8	Improve accessibility to services through the promotion of sustainable modes and transport, particularly, public transport, walking and cycling.	Green
9	Improve education levels and skills through supporting infrastructure development of the Learning Campus, new schools and integrated education services, including life-long learning	Green
10	Create an accessible network of green open spaces and high quality leisure infrastructure to promote participation in sport and active recreation to improve health and well-being	Question Mark
11	Capitalise on the unique landscape and natural heritage, foster sustainable tourism and promote community pride	Not Relevant
12	Protect, enhance and manage the diversity of the biodiversity resource of Blaenau Gwent through the identification of ecological corridors	Yellow
13	Raise the standard of design to improve the quality of the physical and natural environment; and protect and enhance Blaenau Gwent's historic and cultural environment.	Green
14	To minimise further climate change contributions and mitigate its predicted effects on the county Borough	Green
Score		16

APPENDIX 4: LOWER EBBW FACH SITES

Stage 5: Assessment against the LDP Sustainability Objectives

	Objective	Score
1	To promote economic growth and strengthen and diversify the economy	Not Relevant
2	To increase levels of local employment and ensure distribution of opportunities	Not Relevant
3	To enable the development of a strong tourism economy in Blaenau Gwent complementary to the regional offer	Not Relevant
4	To enhance the viability and vitality of town centres	Green
5	To meet identified housing need	Green
6	To improve the quality of Blaenau Gwent's housing stock	Green
7	To secure the delivery and maintenance of quality affordable housing	Green
8	To improve educational attainment and increase skill levels	Not Relevant
9	To improve accessibility to education, leisure, employment, health, homes and community services for all sectors of the community	Green
10	To promote community health, social care and well-being	Not Relevant
11	To reduce crime, social disorder and fear of crime	Green
12	Protect and enhance the Welsh culture	Not Relevant
13	To encourage modal shift from private transport to sustainable transport	Green
14	To protect and enhance biodiversity across Blaenau Gwent	Yellow
15	To conserve and enhance the heritage assets of Blaenau Gwent and their settings	Green
16	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development, where this will not result in damage or loss to biodiversity	Green
17	To conserve soil resources and their quality	Green
18	To reduce emissions of greenhouse gases, in particular carbon dioxide	Green
19	To reduce waste generation and maximise reuse and recycling	Green
20	To maintain air quality	Green
21	To maintain current low levels of vulnerability of all development to flooding	Green
22	To promote the use of sustainably sourced products and resources	Green
23	To increase energy efficiency and generation and use of renewable energy across the County Borough	Green
24	To conserve and enhance surface and ground water quality	Yellow
25	Protect the quality and character of the landscape and enhance where necessary	Yellow
Score		45

Is the site compatible with the Preferred Strategy and Sustainability Objectives?

Yes

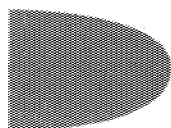


No



Comments

The site performed reasonably well against the Preferred Strategy and Sustainability Appraisal Objectives when compared to other sites proposed for residential use in this area



APPENDIX 4: LOWER EBBW FACH SITES

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes



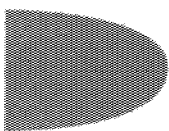
No



Comments

The site is considered sustainable, developable and compatible with the LDP Strategy and is included in the Deposit LDP as a housing allocation.

APPENDIX 4: LOWER EBBW FACH SITES



Date : 28/04/2011

Blaenau Gwent Local Development Plan

Scale : 1:1250

Findings of the Candidate Site Assessment Process



Blaenau Gwent
County Borough Council

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Regeneration Division



Site Number: D25

Site Name: Roseheyworth Comprehensive

Site Area: 0.95 ha

Current Use: Former School

Proposed Use: Residential

APPENDIX 4: LOWER EBBW FACH SITES

Site Number: **D26**

Site Name: **Greenmeadow Farm**

Hub Area: **Lower Ebbw Fach**

Proposed Use: **Residential**

Stage 1: Initial Planning Assessment

Has the site satisfied the Initial Planning Assessment?

Yes

☒

No

☐

Initial Planning Assessment Conclusions

- * The site is partly Greenfield land and partly previously developed land
- * The site is located edge of settlement
- * The site is accessible by modes other than the car
- * The site is well located in terms of community facilities
- * The site is not located in close proximity to an area of international/national importance for biodiversity
- * The development is acceptable in terms of flood risk

Justification if the site has not satisfied the Initial Planning Assessment

Stage 2: Expert Assessments

Highways Conclusions

- * Access to this site can only be achieved if candidate site D27 is developed via Hillcrest View

Is the site acceptable?

Yes

☐

No

☒

Biodiversity Conclusions

- * The site is designated as a SINC to reflect its high biodiversity value at county/regional level
- * The site has strong ecological connectivity as it links to adjacent protected sites, broadleaved and conifer woodland, grassland and upland habitat and forms an integral part of the wider countryside. This connectivity increases its biodiversity value
- * Development of this site would result in significant biodiversity loss, loss of ecological connectivity, habitat fragmentation and loss of semi natural open space
- * Presence of protected species – bats on site, bluebell within 250m of site
- * Presence of UK and LBAP priority habitats – unimproved acid grassland, rush pasture, dwarf scrub heath, streams and mature hedgerows
- * Site supports high habitat diversity – includes rich mosaic of valuable habitats including mire, broadleaved woodland, species rich grassland
- * Presence of broadleaved woodland and mature and ancient tree cover across the site
- * Presence of wildlife corridors across the site in particular relict hedgerow features with mature/ancient beech trees and streams
- * LBAP priority species – green woodpecker on site

Is the site acceptable?

Yes

☐

No

☒

APPENDIX 4: LOWER EBBW FACH SITES

Countryside and Landscape Conclusions

- * Mature trees on site which may be worthy of a Tree Preservation Order
- * Visually obtrusive development
- * Site falls within 100m of a site of Special Historic Interest

Is the site acceptable?

Yes

☐

No

☒

Environmental Health Conclusions

There is potential for contaminated land therefore a ground investigation and risk assessment is required

Is the site acceptable?

Yes

☒

No

☐

Additional Comments

Planning permission for residential development dismissed at appeal for three main reasons:

- * The effect of the proposed development on the character and appearance of the surrounding area
- * Archaeology
- * Ecology and biodiversity

Is the site acceptable for further consideration?

Yes

☐

No

☒

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes

☐


No

☒

Comments

The site has not been included in the Deposit LDP for the following reasons:

- * The site is designated as a SINC and therefore is of high ecological and biodiversity value
- * Development of this site would be visually obtrusive in the landscape and would have a negative effect on the character and appearance of the surrounding area
- * The site is landlocked in terms of access being achieved as the site is dependent on the development of candidate site D27

Date : 28/04/2011	Blaenau Gwent Local Development Plan	 Cynghor Bwrdeistref Gŵr Blaenau Gwent County Borough Council Regeneration Division
Scale : 1:4600	Findings of the Candidate Site Assessment Process	
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Site Number: D26
Site Name: Greenmeadow Farm
Site Area: 13.37 ha
Current Use: Farmland
Proposed Use: Residential

APPENDIX 4: LOWER EBBW FACH SITES

Site Number: D27

Site Name: Ty Pwdr

Hub Area: Lower Ebbw Fach

Proposed Use: Residential

Stage 1: Initial Planning Assessment

Has the site satisfied the Initial Planning Assessment?

Yes



No



Initial Planning Assessment Conclusions

- * The site is previously developed land
- * The site is located edge of settlement
- * The site is accessible by modes other than the car
- * The site is well located in terms of community facilities
- * The site is not located in close proximity to an area of international/national importance for biodiversity
- * The development is acceptable in terms of flood risk

Justification if the site has not satisfied the Initial Planning Assessment

.....

Stage 2: Expert Assessments

Highways Conclusions

- * The site is acceptable for development as access can be achieved. However, access is only viable from Hillcrest View

Is the site acceptable?

Yes



No



Biodiversity Conclusions

- * The site is designated as a SINC to reflect its high biodiversity value at county/regional level
- * The site has strong ecological connectivity as it links to adjacent protected sites, broadleaved and conifer woodland, grassland and upland habitat and forms an integral part of the wider countryside. This connectivity increases its biodiversity value
- * Development of this site would result in significant biodiversity loss, loss of ecological connectivity, habitat fragmentation and loss of semi natural open space
- * Presence of protected species – bats on site, bluebell and badger within 250m of site
- * Presence of a high number of UK and LBAP priority habitats – broadleaved woodland, unimproved acid grassland, rush pasture, streams and mature hedgerows
- * Site supports high habitat diversity – includes rich mosaic of valuable habitats including mire, broadleaved woodland, species rich grassland. This in turn will support high wildlife value
- * Presence of broadleaved woodland and mature and ancient tree cover across the site
- * Presence of wildlife corridors across the site in particular relict hedgerow features with mature/ancient beech trees and streams

Is the site acceptable?

Yes



No



APPENDIX 4: LOWER EBBW FACH SITES

Countryside and Landscape Conclusions

- * Mature trees on site which may be worthy of a Tree Preservation Order
- * Visually obtrusive development

Is the site acceptable?

Yes

☐

No

☒

Environmental Health Conclusions

There is potential for contaminated land therefore a ground investigation and risk assessment is required

Is the site acceptable?

Yes

☒

No

☐

Additional Comments

Planning permission for residential development dismissed at appeal for three main reasons:

- * The effect of the proposed development on the character and appearance of the surrounding area
- * Archaeology
- * Ecology and biodiversity

Is the site acceptable for further consideration?

Yes

☐

No

☒

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes

☐


No

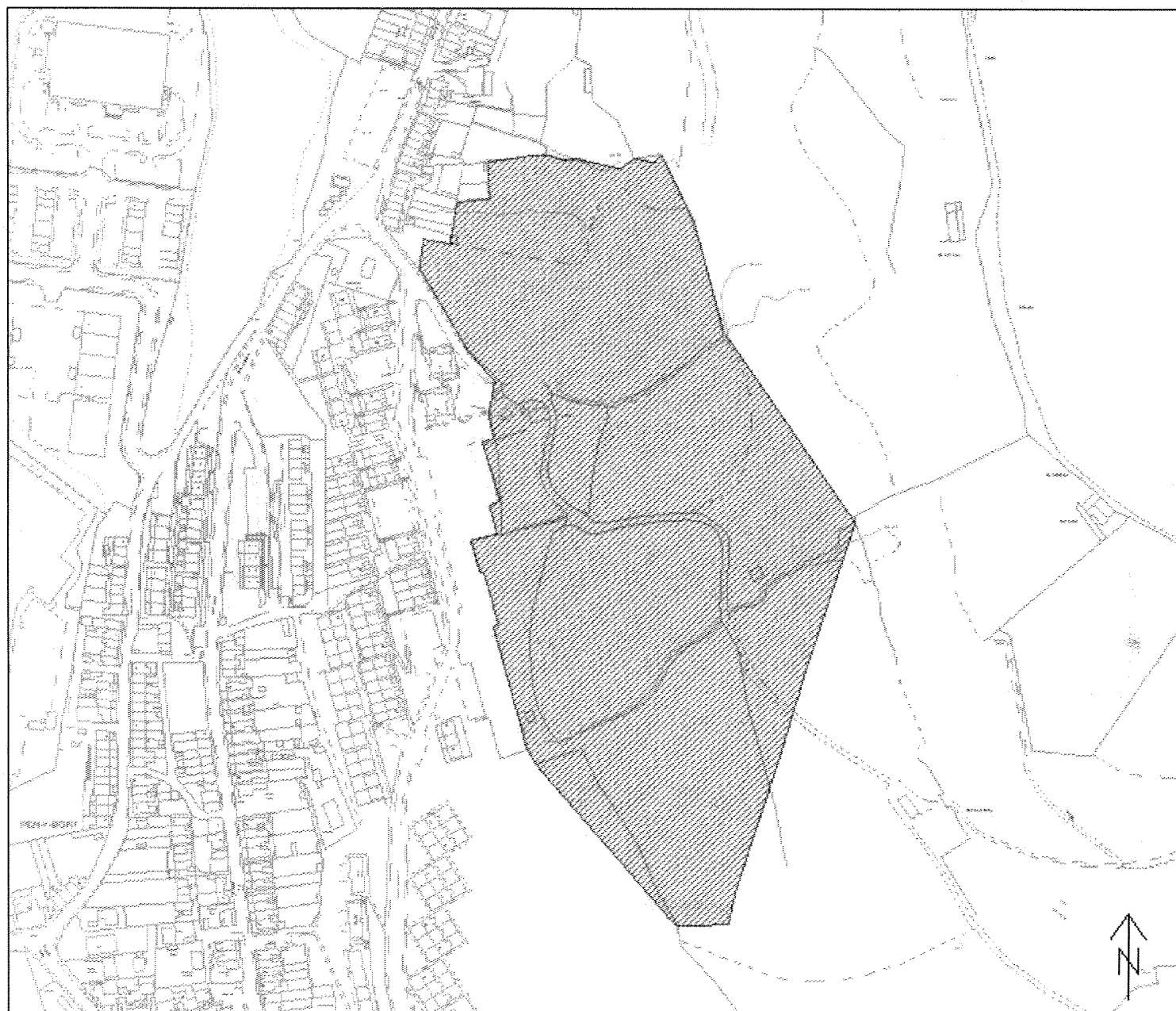
☒

Comments

The site has not been included in the Deposit LDP for the following reasons:

- * The site is designated as a SINC and therefore of high ecological and biodiversity value
- * Development of this site would be visually obtrusive in the landscape and would have a negative effect on the character and appearance of the surrounding area

Date : 03/05/2011	Blaenau Gwent Local Development Plan	 Dyddio Bandwrddwr Gwent Blaenau Gwent County Borough Council Regeneration Division
Scale : 1:3500	Findings of the Candidate Site Assessment Process	
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Site Number: D27

Site Name: Ty Pwdr

Site Area: 6.80 ha

Current Use: Farmland

Proposed Use: Residential

APPENDIX 4: LOWER EBBW FACH SITES

Site Number: D29

Site Name: Land to the east of Bourneville Road

Hub Area: Lower Ebbw Fach

Proposed Use: Residential

Stage 1: Initial Planning Assessment

Has the site satisfied the Initial Planning Assessment?

Yes

☒

No

☐

Initial Planning Assessment Conclusions

- * The site is partly previously developed land and partly Greenfield land
- * The site is well related to the existing settlement
- * The site is accessible by modes other than the car
- * The site is well located in terms of community facilities
- * The site is not located in close proximity to an area of international/national importance for biodiversity
- * The development is acceptable in terms of flood risk

Justification if the site has not satisfied the Initial Planning Assessment

Stage 2: Expert Assessments

Highways Conclusions

- * The current access will need to be improved and upgraded as it currently only serves the garage on the site

Is the site acceptable?

Yes

☒

No

☐

Biodiversity Conclusions

- * The site is partly designated as a SINC to reflect its high biodiversity value at local level
- * The site forms integral part of a wider ecological complex of adjacent protected sites, fields and woodland which increases its biodiversity value
- * Development of this site would result in significant biodiversity loss and semi natural open space which would degrade the ecological value of the SINC
- * Presence of protected species- eel, salmon and trout within 250m of site
- * Site supports diversity of valuable habitats, many of which are UK and LBAP habitats including unimproved grassland, rush pasture and streams
- * Presence of habitat likely to support protected species i.e. buildings, woodland, rush pasture and mature trees
- * Presence of valuable wildlife corridors – streams and old hedgerow features across site providing strong ecological connectivity
- * Presence of broadleaved woodland and numerous mature trees, some ancient across site – many present in relict hedgerows
- * Presence of LBAP priority species – green woodpecker
- * Part of the site that is acceptable is the commercial garage

Is the site acceptable?

Yes

☒

In Part

No

☐

APPENDIX 4: LOWER EBBW FACH SITES

Countryside and Landscape Conclusions

- * Mature trees on site which may be worthy of a Tree Preservation Order
- * Site falls within 100m of a site of Special Historic Interest
- * High visual impact

Is the site acceptable?

Yes

☐

No

☒

Environmental Health Conclusions

Part of the site could potentially be contaminated therefore a ground investigation and risk assessment is required

Is the site acceptable?

Yes

☒

No

☐

Additional Comments

Is the site acceptable for further consideration?

Yes

☐

No

☒

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes

☐

No

☒

Comments

The site has not been included in the Deposit LDP for the following reasons:

- * The site is designated as a SINC and is therefore of high ecological and biodiversity value
- * Development of this site would be visually obtrusive in the landscape and would have a negative effect on the character and appearance of the surrounding area

Date : 03/05/2011

Blaenau Gwent Local Development Plan

Scale : 1:2500

Findings of the Candidate Site Assessment Process



Blaenau Gwent
County Borough Council

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Regeneration Division



Site Number: D29

Site Name: Land to the East of Bournville Road

Site Area: 6.9 ha

Current Use: Garage and Farm

Proposed Use: Residential

APPENDIX 4: LOWER EBBW FACH SITES

Site Number: D30

Site Name: The Quarry adjacent to Cwm Farm Road

Hub Area: Lower Ebbw Fach

Proposed Use: Residential

Stage 1: Initial Planning Assessment

Has the site satisfied the Initial Planning Assessment?

Yes

☒

No

☐

Initial Planning Assessment Conclusions

- The site is previously developed land
- The site is well related to the existing settlement
- The site is accessible by modes other than the car
- The site is well located in terms of community facilities
- The site is not located in close proximity to an area of international/national importance for biodiversity
- The development is acceptable in terms of flood risk

Justification if the site has not satisfied the Initial Planning Assessment

Stage 2: Expert Assessments

Highways Conclusions

- Although it is difficult to obtain access, the site is suitable for development as the owner owns the land that needs to be improved for access

Is the site acceptable?

Yes

☒

No

☐

Biodiversity Conclusions

- The site adjoins allotments and nearby woodland – this connectivity increases the biodiversity value of the site
- Site supports UK and LBAP priority habitats – dwarf scrub heath and unimproved acid grassland
- Site supports habitat suitable for supporting protected species – broadleaved woodland, buildings, rocky outcrops/dwarf scrub heath
- Site supports wildlife corridors – streams
- Site supports large number of mature trees and hedgerow features are present along the track

Is the site acceptable?

Yes

☒

In Part

No

☐

Countryside and Landscape Conclusions

- Mature trees on site
- High visual impact
- The site lies within 100m of a site of Special Historic Interest

Is the site acceptable?

Yes

☒

In Part

No

☐

APPENDIX 4: LOWER EBBW FACH SITES

Environmental Health Conclusions

There is potential for contaminated land therefore a ground investigation and risk assessment is required

Is the site acceptable?

Yes



No



Additional Comments

Is the site acceptable for further consideration?

Yes



No



Stage 3: Consultation with Appropriate Bodies

Countryside Council for Wales Comments

There are records of protected species on site – non-roost bat records

Environment Agency Wales Comments

- * The site lies on a minor aquifer – it is recommended that at a minimum a preliminary risk assessment be undertaken to establish the risk to controlled waters at the site
- * Watercourses on site which should be protected from development by a 5 metre buffer

The Coal Authority Comments

- * Possible shallow mine workings: No
- * Underground workings: Yes
- * Recorded mine entries: No
- * Coal mining geology: No
- * Past surface mining: No
- * Known mine gas issues: No
- * Previous coal mining related hazards: No

Glamorgan-Gwent Archaeological Trust Ltd Comments

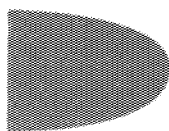
Archaeological restraint – disused quarries

Welsh Water Comments

- * Sewerage: No problems are envisaged with the public sewerage system for domestic foul discharge from this development
- * Sewerage Treatment: No problems are envisaged at the receiving WWTW to accommodate the domestic foul flows from this development
- * Water Supply: This site would require off site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off site water mains are required, these can be provided under a water requisition scheme – the costs should be borne by developers

CADW

No comments received



APPENDIX 4: LOWER EBBW FACH SITES

Is the site acceptable for further consideration?

Yes



No



Stage 4: Assessment against the LDP Preferred Strategy

	Objective	Score
1	Develop Ebbw Vale as the main service and retail hub for the County Borough	Not Relevant
2	Create a network of vibrant district/local centres (secondary hubs) well linked to the main hub of Ebbw Vale that provide a range of local services and facilities for the local communities	Not Relevant
3	Support and deliver the regeneration of the former Ebbw Vale steelworks ensuring that the benefits are spread across the County Borough	Not Relevant
4	Increase economic activity through facilitating diversification of the economic base and support for the manufacturing sector by encouraging specialisation	Not Relevant
5	Provide a range of employment sites and premises to meet the needs of businesses of all sizes in manufacturing, the technological and service sectors	Not Relevant
6	Stem out migration and attract people to the area to create a more balanced population	Green
7	Provide a range of types and tenures of new homes to meet local housing needs and attract people to the area	Green
8	Improve accessibility to services through the promotion of sustainable modes and transport, particularly, public transport, walking and cycling.	Green
9	Improve education levels and skills through supporting infrastructure development of the Learning Campus, new schools and integrated education services, including life-long learning	Green
10	Create an accessible network of green open spaces and high quality leisure infrastructure to promote participation in sport and active recreation to improve health and well-being	Question Mark
11	Capitalise on the unique landscape and natural heritage, foster sustainable tourism and promote community pride	Not Relevant
12	Protect, enhance and manage the diversity of the biodiversity resource of Blaenau Gwent through the identification of ecological corridors	Yellow
13	Raise the standard of design to improve the quality of the physical and natural environment; and protect and enhance Blaenau Gwent's historic and cultural environment.	Green
14	To minimise further climate change contributions and mitigate its predicted effects on the county Borough	Green
Score		16

APPENDIX 4: LOWER EBBW FACH SITES

Stage 5: Assessment against the LDP Sustainability Objectives

	Objective	Score
1	To promote economic growth and strengthen and diversify the economy	Not Relevant
2	To increase levels of local employment and ensure distribution of opportunities	Not Relevant
3	To enable the development of a strong tourism economy in Blaenau Gwent complementary to the regional offer	Not Relevant
4	To enhance the viability and vitality of town centres	Green
5	To meet identified housing need	Green
6	To improve the quality of Blaenau Gwent's housing stock	Green
7	To secure the delivery and maintenance of quality affordable housing	Green
8	To improve educational attainment and increase skill levels	Not Relevant
9	To improve accessibility to education, leisure, employment, health, homes and community services for all sectors of the community	Yellow
10	To promote community health, social care and well-being	Not Relevant
11	To reduce crime, social disorder and fear of crime	Green
12	Protect and enhance the Welsh culture	Not Relevant
13	To encourage modal shift from private transport to sustainable transport	Green
14	To protect and enhance biodiversity across Blaenau Gwent	Yellow
15	To conserve and enhance the heritage assets of Blaenau Gwent and their settings	Green
16	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development, where this will not result in damage or loss to biodiversity	Green
17	To conserve soil resources and their quality	Green
18	To reduce emissions of greenhouse gases, in particular carbon dioxide	Green
19	To reduce waste generation and maximise reuse and recycling	Green
20	To maintain air quality	Green
21	To maintain current low levels of vulnerability of all development to flooding	Green
22	To promote the use of sustainably sourced products and resources	Green
23	To increase energy efficiency and generation and use of renewable energy across the County Borough	Green
24	To conserve and enhance surface and ground water quality	Yellow
25	Protect the quality and character of the landscape and enhance where necessary	Green
Score		45

Is the site compatible with the Preferred Strategy and Sustainability Objectives?

Yes

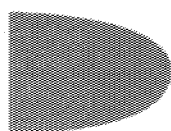


No



Comments

The site performed reasonably well against the Preferred Strategy and Sustainability Appraisal Objectives when compared to other sites proposed for residential use in this area



APPENDIX 4: LOWER EBBW FACH SITES

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes



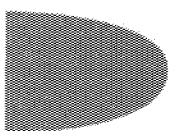
No



Comments

The site is considered sustainable, developable and compatible with the LDP Strategy and is included in the Deposit LDP as a housing allocation.

APPENDIX 4: LOWER EBBW FACH SITES



Date : 28/04/2011

Blaenau Gwent Local Development Plan

Scale : 1:1250

Findings of the Candidate Site Assessment Process

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Regeneration Division



Site Number: D30

Site Name: The Quarry Adjacent to Owm Farm Road

Site Area: 0.64 ha

Current Use: Mechanics Workshop

Proposed Use: Residential

APPENDIX 4: LOWER EBBW FACH SITES

Site Number: **D31**
Site Name: **Tesco, Castle Street**
Hub Area: **Lower Ebbw Fach**
Proposed Use: **Retail (Redevelopment of Tesco Store)**

Stage 1: Initial Planning Assessment

Has the site satisfied the Initial Planning Assessment?

Yes ☒ No ☐

Initial Planning Assessment Conclusions

- The site is previously developed land
- The site is within the existing settlement
- The site is accessible by modes other than the car
- The site is well located in terms of community facilities
- The site is not located in close proximity to an area of international/national importance for biodiversity
- The site is predominantly located in flood zone C2

Justification if the site has not satisfied the Initial Planning Assessment

.....

Stage 2: Expert Assessments

Highways Conclusions

The site is suitable for intended purpose

Is the site acceptable?

Yes ☒ No ☐

Biodiversity Conclusions

The site may provide opportunities for nesting birds and bats within the buildings present. These should be taken into consideration within any proposals for development.

Is the site acceptable?

Yes ☒ No ☐

Countryside and Landscape Conclusions

The site is suitable for intended purpose

Is the site acceptable?

Yes ☒ No ☐

Environmental Health Conclusions

The site is suitable for intended purpose

Is the site acceptable?

Yes ☒ No ☐

APPENDIX 4: LOWER EBBW FACH SITES

Additional Comments

Is the site acceptable for further consideration?

Yes



No



Stage 3: Consultation with Appropriate Bodies

Countryside Council for Wales Comments

No comments received

Environment Agency Wales Comments

No comments received

The Coal Authority Comments

- * Possible/ Known Shallow Mine Workings: No
- * Underground Workings: Yes
- * Recorded Mine entries: No
- * Coal Mining Geology: No
- * Past Surface Mining: No
- * Known Mine Gas Issues: No
- * Previous Coal Mining Related Hazards: No

Welsh Water Comments

No comments received

Glamorgan-Gwent Archaeological Trust Ltd Comments

No comments received

CADW

No comments received

Health and Safety Executive

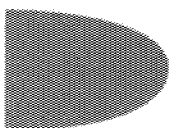
No comments received

Is the site acceptable for further consideration?

Yes



No



APPENDIX 4: LOWER EBBW FACH SITES

Stage 4: Assessment against the LDP Preferred Strategy

	Objective	Score
1	Develop Ebbw Vale as the main service and retail hub for the County Borough	Not Relevant
2	Create a network of vibrant district/local centres (secondary hubs) well linked to the main hub of Ebbw Vale that provide a range of local services and facilities for the local communities	Yellow
3	Support and deliver the regeneration of the former Ebbw Vale steelworks ensuring that the benefits are spread across the County Borough	Not Relevant
4	Increase economic activity through facilitating diversification of the economic base and support for the manufacturing sector by encouraging specialisation	Green
5	Provide a range of employment sites and premises to meet the needs of businesses of all sizes in manufacturing, the technological and service sectors	Not Relevant
6	Stem out migration and attract people to the area to create a more balanced population	Not Relevant
7	Provide a range of types and tenures of new homes to meet local housing needs and attract people to the area	Not Relevant
8	Improve accessibility to services through the promotion of sustainable modes and transport, particularly, public transport, walking and cycling.	Green
9	Improve education levels and skills through supporting infrastructure development of the Learning Campus, new schools and integrated education services, including life-long learning	Not Relevant
10	Create an accessible network of green open spaces and high quality leisure infrastructure to promote participation in sport and active recreation to improve health and well-being	Question Mark
11	Capitalise on the unique landscape and natural heritage, foster sustainable tourism and promote community pride	Not Relevant
12	Protect, enhance and manage the diversity of the biodiversity resource of Blaenau Gwent through the identification of ecological corridors	Green
13	Raise the standard of design to improve the quality of the physical and natural environment; and protect and enhance Blaenau Gwent's historic and cultural environment.	Green
14	To minimise further climate change contributions and mitigate its predicted effects on the county Borough	Green
Score		13

APPENDIX 4: LOWER EBBW FACH SITES

Stage 5: Assessment against the LDP Sustainability Objectives

	Objective	Score
1	To promote economic growth and strengthen and diversify the economy	Green
2	To increase levels of local employment and ensure distribution of opportunities	Green
3	To enable the development of a strong tourism economy in Blaenau Gwent complementary to the regional offer	Not Relevant
4	To enhance the viability and vitality of town centres	Yellow
5	To meet identified housing need	Not Relevant
6	To improve the quality of Blaenau Gwent's housing stock	Not Relevant
7	To secure the delivery and maintenance of quality affordable housing	Not Relevant
8	To improve educational attainment and increase skill levels	Green
9	To improve accessibility to education, leisure, employment, health, homes and community services for all sectors of the community	Green
10	To promote community health, social care and well-being	Green
11	To reduce crime, social disorder and fear of crime	Green
12	Protect and enhance the Welsh culture	Not Relevant
13	To encourage modal shift from private transport to sustainable transport	Green
14	To protect and enhance biodiversity across Blaenau Gwent	Green
15	To conserve and enhance the heritage assets of Blaenau Gwent and their settings	Green
16	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development, where this will not result in damage or loss to biodiversity	Green
17	To conserve soil resources and their quality	Green
18	To reduce emissions of greenhouse gases, in particular carbon dioxide	Yellow
19	To reduce waste generation and maximise reuse and recycling	Yellow
20	To maintain air quality	Yellow
21	To maintain current low levels of vulnerability of all development to flooding	Red
22	To promote the use of sustainably sourced products and resources	Green
23	To increase energy efficiency and generation and use of renewable energy across the County Borough	Green
24	To conserve and enhance surface and ground water quality	Red
25	Protect the quality and character of the landscape and enhance where necessary	Green
Score		32

Is the site compatible with the Preferred Strategy and Sustainability Objectives?

Yes



No



Comments

The site performed reasonably well against the Preferred Strategy and Sustainability Appraisal Objectives when compared to other sites proposed for retail. However the LDP Strategy seeks to protect and enhance the vitality and viability of the existing town centres and there are concerns that the development of this site could undermine this objective being located in an edge of centre location.

APPENDIX 4: LOWER EBBW FACH SITES

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes

☐

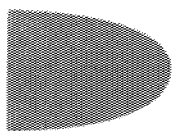
No

☒

Comments

This site has been considered against whether there is a need for new retail sites as set out in the Retail Background Paper. The need assessment reveals that there is a need for additional retailing floorspace within Blaenau Gwent, however due to the high vacancy rates in the town centres, it is considered that the majority of this need will be met through the vacant properties in the town centres. Therefore the site has not been included in the Deposit LDP.

APPENDIX 4: LOWER EBBW FACH SITES



Date : 28/04/2011

Blaenau Gwent Local Development Plan

Scale : 1:2500

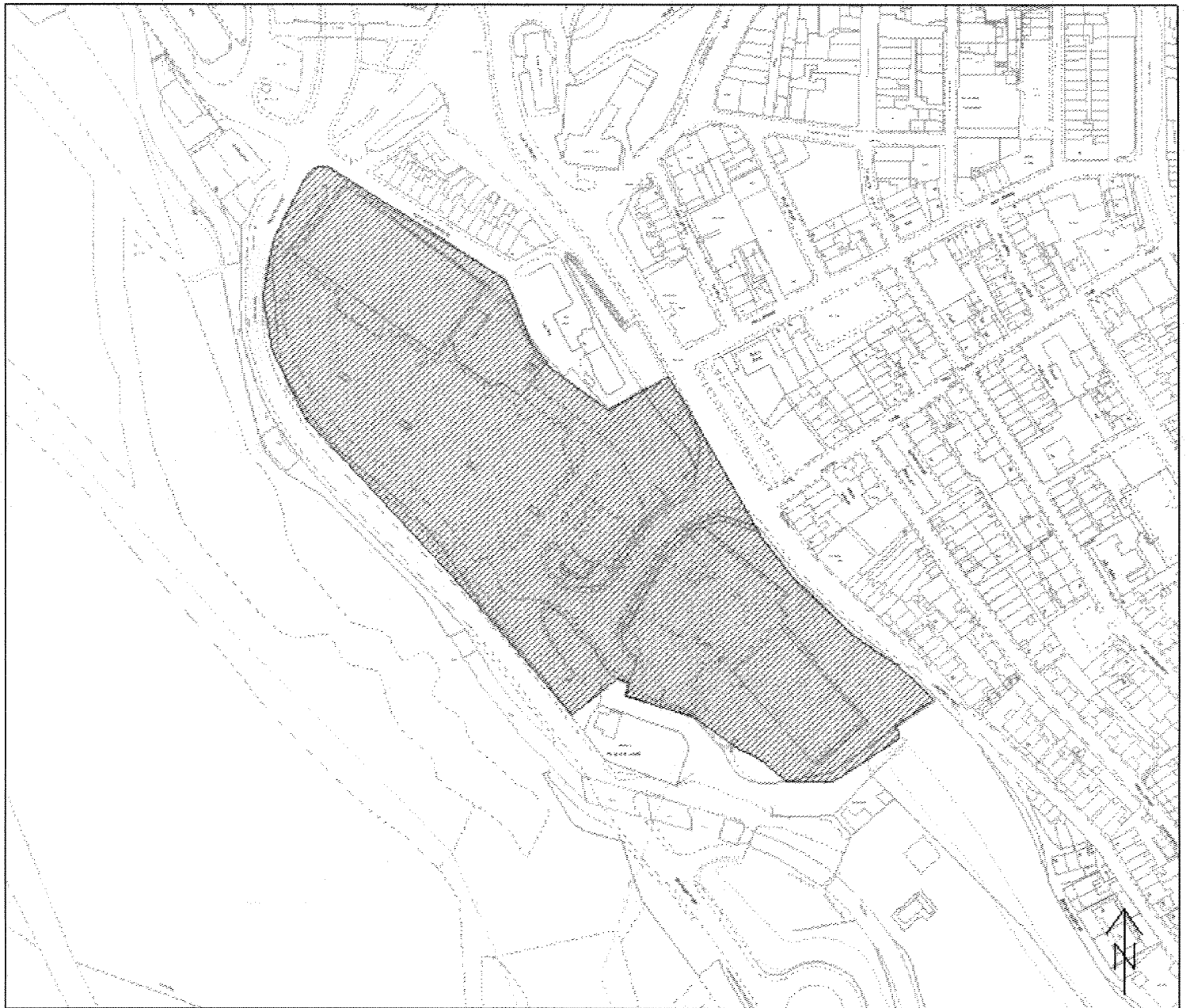
Findings of the Candidate Site Assessment Process



Blaenau Gwent
County Borough Council

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Regeneration Division



Site Number: D31

Site Name: Tesco, Castle Street

Site Area: 2.9 ha

Current Use: Tesco Stores

Proposed Use: Redevelopment of Tesco Store

APPENDIX 4: LOWER EBBW FACH SITES

Site Number: **D32**
Site Name: **Cwmtillery Lakes**
Hub Area: **Lower Ebbw Fach**
Proposed Use: **Leisure and Tourism**

Stage 1: Initial Planning Assessment

Has the site satisfied the Initial Planning Assessment?

Yes ☒ No ☐

Initial Planning Assessment Conclusions

- The site is previously developed land
- The site is well related to the existing settlement
- The site is accessible by modes other than the car from the west
- The site is well located in terms of community facilities from the west
- The site is not located in close proximity to an area of international/national importance for biodiversity
- The site is partially located in flood zone C2

Justification if the site has not satisfied the Initial Planning Assessment

Stage 2: Expert Assessments

Highways Conclusions

- Proposed allocation of site is acceptable from a highway standpoint, subject to highway improvements

Is the site acceptable?

Yes ☒ No ☐

Biodiversity Conclusions

The site comprises of a mosaic of habitat types including grassland, woodland, heathland, standing water and rivers. These habitats together with the species they support give the site a high value for nature conservation, which has been recognised by its designation as a SINC and LNR. The site also plays an important role in the area increasing ecological connectivity to the wider countryside. This site should be managed appropriately based on the biodiversity that is present, following ecological management plan guidelines, which have been produced.

Is the site acceptable?

Yes ☒ No ☐

Countryside and Landscape Conclusions

The site is suitable for intended purpose

Is the site acceptable?

Yes ☒ No ☐

APPENDIX 4: LOWER EBBW FACH SITES

Environmental Health Conclusions

- * There is potential for light and noise pollution
- * There is potential for contaminated land therefore a ground investigation and risk assessment is required

Is the site acceptable for further consideration?

Yes ☒ No ☐

Additional Comments

Is the site acceptable for further consideration?

Yes ☒ No ☐

Stage 3: Consultation with Appropriate Bodies

Countryside Council for Wales Comments

Site encompasses the SINC 'Cwmillery Lakes'

Environment Agency Wales Comments

No comments received

Glamorgan-Gwent Archaeological Trust Ltd Comments

- * Archaeological restraint - 19th century reservoir
- * Archaeological restraints do not prevent allocation of land in LDP: Archaeological requirements will depend on detailed proposals

The Coal Authority Comments

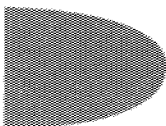
- * Possible/ Known Shallow Mine Workings: Yes
- * Underground Workings: Yes
- * Recorded Mine entries: No
- * Coal Mining Geology: No
- * Past Surface Mining: No
- * Known Mine Gas Issues: No
- * Previous Coal Mining Related Hazards: No

CADW

No comments received

Welsh Water Comments

No comments received



APPENDIX 4: LOWER EBBW FACH SITES

Health and Safety Executive

None of the developments are within a hazardous installation zone. However it is advisable that you check whether any pipelines cross the development sites.

Is the site acceptable for further consideration?

Yes



No



Stage 4: Assessment against the LDP Preferred Strategy

	Objective	Score
1	Develop Ebbw Vale as the main service and retail hub for the County Borough	Not relevant
2	Create a network of vibrant district/local centres (secondary hubs) well linked to the main hub of Ebbw Vale that provide a range of local services and facilities for the local communities	Green
3	Support and deliver the regeneration of the former Ebbw Vale steelworks ensuring that the benefits are spread across the County Borough	Not relevant
4	Increase economic activity through facilitating diversification of the economic base and support for the manufacturing sector by encouraging specialisation	Green
5	Provide a range of employment sites and premises to meet the needs of businesses of all sizes in manufacturing, the technological and service sectors	Not Relevant
6	Stem out migration and attract people to the area to create a more balanced population	Not Relevant
7	Provide a range of types and tenures of new homes to meet local housing needs and attract people to the area	Not Relevant
8	Improve accessibility to services through the promotion of sustainable modes and transport, particularly, public transport, walking and cycling.	Yellow
9	Improve education levels and skills through supporting infrastructure development of the Learning Campus, new schools and integrated education services, including life-long learning	Green
10	Create an accessible network of green open spaces and high quality leisure infrastructure to promote participation in sport and active recreation to improve health and well-being	Green
11	Capitalise on the unique landscape and natural heritage, foster sustainable tourism and promote community pride	Green
12	Protect, enhance and manage the diversity of the biodiversity resource of Blaenau Gwent through the identification of ecological corridors	Yellow
13	Raise the standard of design to improve the quality of the physical and natural environment; and protect and enhance Blaenau Gwent's historic and cultural environment.	Green
14	To minimise further climate change contributions and mitigate its predicted effects on the county Borough	Green
Score		19

APPENDIX 4: LOWER EBBW FACH SITES

Stage 5: Assessment against the LDP Sustainability Objectives

	Objective	Score
1	To promote economic growth and strengthen and diversify the economy	Green
2	To increase levels of local employment and ensure distribution of opportunities	Green
3	To enable the development of a strong tourism economy in Blaenau Gwent complementary to the regional offer	Green
4	To enhance the viability and vitality of town centres	Green
5	To meet identified housing need	Not Relevant
6	To improve the quality of Blaenau Gwent's housing stock	Not Relevant
7	To secure the delivery and maintenance of quality affordable housing	Not Relevant
8	To improve educational attainment and increase skill levels	Green
9	To improve accessibility to education, leisure, employment, health, homes and community services for all sectors of the community	Green
10	To promote community health, social care and well-being	Green
11	To reduce crime, social disorder and fear of crime	Green
12	Protect and enhance the Welsh culture	Not Relevant
13	To encourage modal shift from private transport to sustainable transport	Yellow
14	To protect and enhance biodiversity across Blaenau Gwent	Yellow
15	To conserve and enhance the heritage assets of Blaenau Gwent and their settings	Green
16	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development, where this will not result in damage or loss to biodiversity	Yellow
17	To conserve soil resources and their quality	Yellow
18	To reduce emissions of greenhouse gases, in particular carbon dioxide	Yellow
19	To reduce waste generation and maximise reuse and recycling	Yellow
20	To maintain air quality	Yellow
21	To maintain current low levels of vulnerability of all development to flooding	Yellow
22	To promote the use of sustainably sourced products and resources	Green
23	To increase energy efficiency and generation and use of renewable energy across the County Borough	Green
24	To conserve and enhance surface and ground water quality	Yellow
25	Protect the quality and character of the landscape and enhance where necessary	Yellow
Score		23

Is the site compatible with the Preferred Strategy and Sustainability Objectives?

Yes

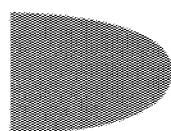


No



Comments

The site performed reasonably well against the Preferred Strategy and Sustainability Appraisal Objectives when compared to other sites proposed for leisure and tourism uses



APPENDIX 4: LOWER EBBW FACH SITES

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes



No



Comments

The site has been identified by the Leisure department as a leisure and tourism project and therefore is included in the Deposit LDP as a leisure and tourism allocation

APPENDIX 4: LOWER EBBW FACH SITES

Date : 28/04/2011

Blaenau Gwent Local Development Plan

Scale : 1:5900

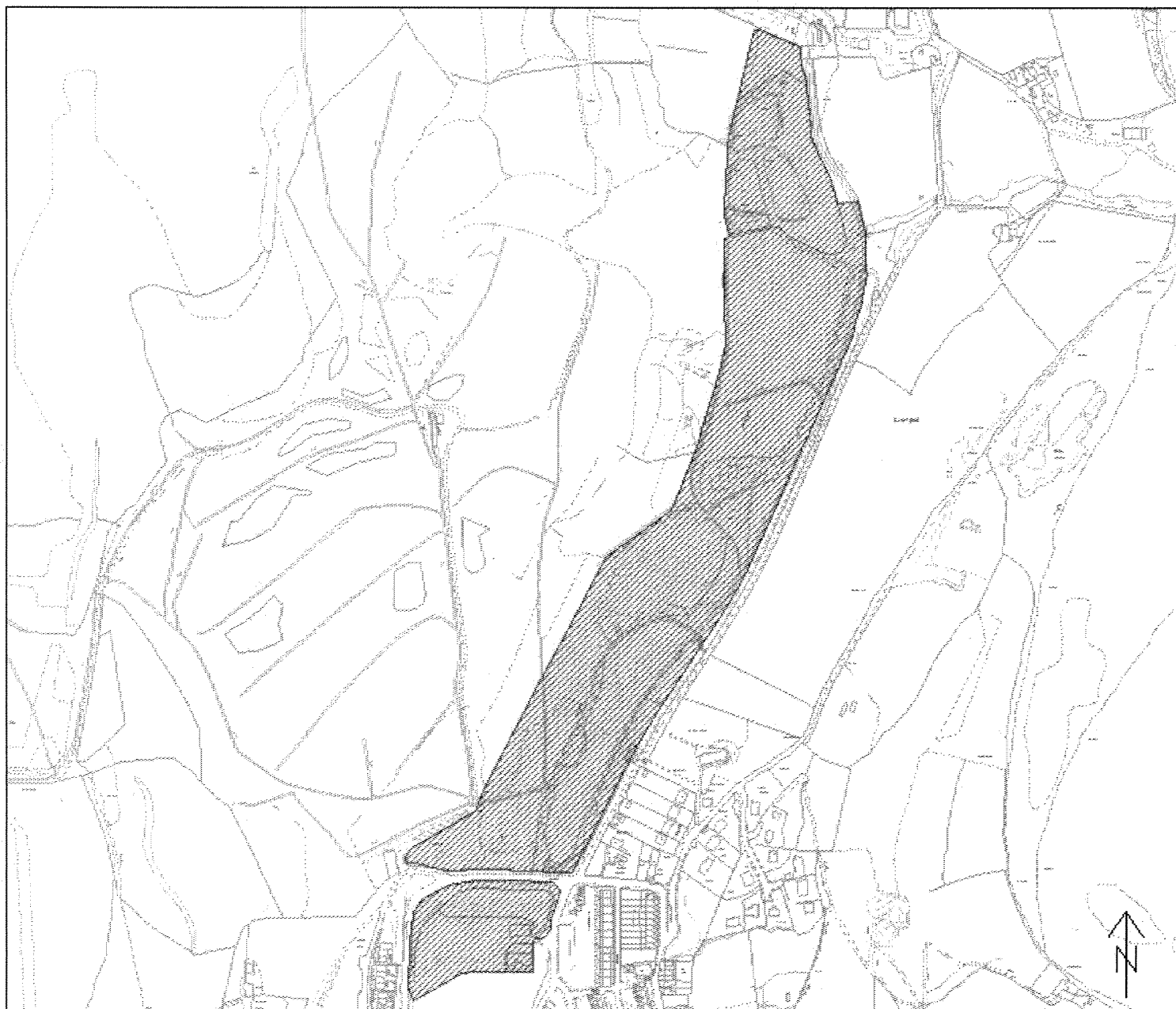
Findings of the Candidate Site Assessment Process



Blaenau Gwent
County Borough Council

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Regeneration Division



Site Number: D32

Site Name: Cwmtillery Lakes

Site Area: 9.8 ha

Current Use: Open greenfield land

Proposed Use: Leisure and Tourism

For further information please contact:

Planning Policy Team
Blaenau Gwent County Borough Council
Business Resource Centre
Tafarnaubach Industrial Estate
Tredegar, Blaenau Gwent
NP22 3AA

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