

Blaenau Gwent County Borough Council
Cyngor Bwrdeisdref Sirol Blaenau Gwent



Alternative Site Register

Cofrestr Safleoedd Gwahanol

Deposit Local Development Plan

Cynllun Adeneuo Datblygu Lleol

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ALTERNATIVE SITE REGISTER



1.0 INTRODUCTION

- 1.1 The Blaenau Gwent Local Development Plan was made available for public consultation for a 6 week period during May and June 2011.
- 1.2 In accordance with the Town and Country Planning (LDP) (Wales) Regulations 2005, the Council must now advertise any site allocation representation (Alternative Sites) as soon as reasonably practicable after the expiry of the consultation period.
- 1.3 The Regulations specify that a site allocation representation includes those that: -
- Add a site;
 - Alter a site; or
 - Delete a site
- previously allocated in the Deposit Draft Local Development Plan.

2.0 CONSULTATION PERIOD

- 2.1 The period for representations to be made in respect of any new or alternative site is 6 weeks. The consultation period commences on the Thursday 21st July 2011. Comments must be made in writing by no later than **noon on Thursday 1st September 2011. Representations received after this time will not be accepted.**
- 2.2 The process is necessary so that the Inspector can be confident that everyone affected has had the opportunity to comment before he/she makes a change to the Plan.

3.0 PURPOSE OF THE ALTERNATIVE SITES CONSULTATION

- 3.1 The purpose of this consultation is: -
- To enable the general public to make representations to sites submitted by the public and other interested organisations during the Deposit Period.
 - To help assess whether any new sites should be included in the Local Development Plan as a result of representations made to the Deposit Draft LDP.
 - To examine whether there are satisfactory reasons why new sites have been brought forward at this stage of the process.
 - To provide an opportunity for the Council to consider any representations made to the Plan.

4.0 WHAT IS AN ALTERNATIVE SITE?

- 4.1 **Alternative sites are those sites proposed by representors during the Deposit Plan Consultation and are not Council proposed sites.**
- 4.2 The Alternative Sites Register outlines the site allocation representations that were received from stakeholders during the Deposit Plan Consultation, which sought to either: -
- Add a new site for a specified land use to the Deposit LDP
 - Alter the boundaries of a site allocated in the Deposit LDP or amend details of the site

ALTERNATIVE SITE REGISTER

- Delete a site allocated in the Deposit LDP
- Amend the settlement boundary of the Deposit LDP

4.3 Representations seeking to amend designations in the Plan, such as Special Landscape Areas and Mineral Safeguarding Areas are not Alternative Sites. Where representations have been made in respect of non-site allocation policies, these will be considered by the independent Planning Inspector through the Examination of the Deposit Local Development Plan.

5.0 CONTENTS OF THE ALTERNATIVE SITES REGISTER

5.1 The Alternative Sites Register is structured into four parts as follows:

PART A: New sites proposed to be included in the Local Development Plan

PART B: Proposed amendments to existing LDP Allocations

PART C: Sites proposed for deletion from the Local Development Plan

PART D: Proposed amendments to the Settlement Boundaries in the Local Development Plan

5.2 *It is important to note that some sites have been subject to multiple representations and appear in more than one part of the Register.*

5.3 **Part A:** New sites are those which have been proposed to be included in the Deposit Plan for a particular use or development.

5.4 **Part B:** Representations seeking to amend the existing LDP Allocations are included in Part B. These representations either seek to put forward an alternative use of a site allocated in the Deposit Plan, (for example the proposal may be that a site allocated for housing in the Plan should rather be allocated for a community facility); or seek to amend the boundary of a site allocation in the Deposit Plan.

5.5 **Part C:** Representations seeking the deletion of a site allocated for a particular use in the Deposit Draft LDP are included in Part C of the register.

5.6 **Part D:** Representations seeking to amend the Settlement Boundaries shown in the Deposit Draft Local Development Plan are included in Part D. Representations essentially either seek to include additional land within the settlement boundary or conversely, to exclude an area of land currently shown within the settlement boundary.

6.0 PLOTTING OF ALTERNATIVE SITES

6.1 The Council has sought to identify the Alternative Sites contained in the Register on the basis of the information submitted by those individuals and organisations that have made representations to the Deposit Draft LDP. In a limited number of cases, the quality of the information provided by those making the representations has

been poor. It should be noted that the Council has sought to identify the site solely on the basis of the information provided.

- 6.2 In some cases, as identified in the schedule of sites, maps to identify sites have not been provided by the representor. Where the Council has not been able to identify the site area then the representation has been identified as an 'Area not Specified'.

7.0 CONSEQUENTIAL AMENDMENTS TO THE LDP

- 7.1 Where a site allocation representation is seeking the allocation of a new site for a particular use or development or is seeking to amend the boundaries of a site allocated in the Plan, there may be consequential amendments required in other areas of the Plan.

- 7.2 For example, a site allocation representation has been submitted seeking the allocation of Ty Pwdr for residential use. The site is identified in the Deposit Draft LDP as being outside the defined settlement boundary and within an area designated as a Special Landscape Area. Were the Inspector to be of the opinion that the site should be allocated for residential use, in addition to changing the housing allocation policy in the Plan, there would in all certainty be consequential amendments required to the Settlement Boundary and Special Landscape Area.

- 7.3 In order to identify the potential consequential amendments that may arise following the consideration of the site allocation representations, it is advisable to check the Deposit Draft LDP document and the accompanying proposals.

8.0 THE REPRESENTATIONS REGISTER

- 8.1 Prior to making a representation on the Alternative Sites Consultation you may wish to view individual representations that were submitted in relation to specific sites. The Representations Register contains copies of all of the representations received during the consultation on the Deposit LDP and will be available to download from the Council's website and to view at the following locations during normal working hours:

- Business Resource Centre, Tafarnaubach, Tredegar
- Civic Centre, Ebbw Vale
- Blaina District Office (Planning Control), Blaina
- Anvil Court, Abertillery

- 8.2 Each individual/group that has submitted a representation during consultation on the Deposit LDP has been assigned a unique representor number. Within this Alternative Site Register (page 5) there is a schedule, which identifies each Alternative Site and the Representor Number of those who made representations to respective sites.

- 8.3 To identify a representation relating to a site allocation representation within this register:

- Find the Alternative Site you are interested in, in the Alternative Sites Schedule. The Alternative Sites are listed by area (i.e. Ebbw Vale, Tredegar, Upper Ebbw Fach and Lower Ebbw Fach)

ALTERNATIVE SITE REGISTER

- Identify the Representer Number(s) of those who made representations in relation to the Alternative Site
- Locate the Representer Number(s) in the Representations Register, which are listed in numerical order and review the relevant representation

8.4 Please outline any comments you have on the Alternative Sites on the Comment Forms that have been provided.

9.0 WHAT HAPPENS NEXT?

9.1 All representations received during the consultation period will be considered at an Examination in Public held by an independent Planning Inspector, who will decide on any amendments that should be made to the Deposit Plan. The Examination is scheduled to take place in April 2012.

9.2 It is important to note that although the Council will inform the Inspector of its views on the issues raised through the consultation, only the Inspector is able to make the changes to the Plan.

10.0 FURTHER INFORMATION

10.1 If you require any further information or advice on the Alternative Sites Consultation or the LDP in general please contact the Planning Policy team on 01495 344740/ 355538/ 355544/ 355501, email planningpolicy@blaenau-gwent.gov.uk, alternatively visit the team at the Business Resource Centre, Tafarnaubach Industrial Estate, Tredegar.

SCHEDULE OF ALTERNATIVE SITES

ALTERNATIVE SITE REGISTER

PART A: NEW SITES PROPOSED TO BE INCLUDED IN THE LOCAL DEVELOPMENT PLAN

Alternative Site Ref	Site Name	Proposed Alternative Use	Representor No and Name	Supporting Sustainability Appraisal Provided
Ebbw Vale Area				
AS (N) 01	Nant-y-Croft (Candidate B35)	Residential	4 - Mrs B Hamm	X
AS (N) 02	Land at Big Lane – Site – site 4	Residential	17 - C2J Architects & Town Planners	✓ - In part
AS (N) 03	Land at Bryn Farm – Site – Site 5	Residential	17 - C2J Architects & Town Planners	✓ - In part
AS (N) 04	Land at Big Lane – Site 6	Residential and Recreational	17 – C2J Architects & Town Planners	✓ - In part
AS (N) 05	Land off Parkhill Crescent (Candidate Site B11)	Residential	87 – Mr Laurence Forse – Harmers Limited acting on behalf of Deri Holdings Ltd	X
Tredegar Area				
AS (N) 06	Land at Ystrad Deri	Residential	23 – Mrs A Tippings – Tredegar Town Council	X
AS (N) 07	Access Road at Tafarnaubach Industrial Estate	Access Road	16 – Councillor J Morgan – Tredegar Town Council	X
			23 – Mrs A Tippings – Tredegar Town Council	X
			81 – Mr N Smith	X
AS (N) 08	Former Gasworks, Park Place	Car Park	16 – Councillor J Morgan – Tredegar Town Council	X
AS (N) 09	Tredegar Comprehensive School (Area Not Specified)	Primary School	76 – Councillor K Hayden	X
AS (N) 10	Ashvale Industrial Estate (Area Not Specified)	Primary School	76 – Councillor K Hayden	X
AS (N) 11	Nine Arches Viaduct	Tourism & Leisure	55 – H.D. Westacott	X
AS (N) 12	Extension to the Sirhowy Valley Cycle Network	Cycle route	62 – Caerphilly County Borough Council	X
Upper Ebbw Fach Area				
AS (N) 13	Land at Brynmawr – Site 1	Residential	17 – C2J Architects & Town Planners	✓ - In part
AS (N) 14	Land at Beaufort Hill – Site 2	Residential	17 – C2J Architects & Town Planners	✓ - In part
AS (N) 15	Land at Bryn Farm– Site 3	Residential	17 – C2J Architects & Town Planners	✓ - In part
AS (N) 16	Land East of Pant View, Coed Cae	Residential	40 – Mr B Morgan	X

ALTERNATIVE SITE REGISTER

Alternative Site Ref	Site Name	Proposed Alternative Use	Representor No and Name	Supporting Sustainability Appraisal Provided
Ebbw Vale Area				
	(Candidate Site C2)			
AS (N) 17	Land at Tanglewood, Blaina (Candidate Site C5)	Residential	41 – DTZ	✓
AS (N) 18	Ffoesmaen Road (Candidate Site C11)	Residential	42 – Mr W Cooksey	X
AS (N) 19	South west of Waun Ebbw Road (Candidate Site C13)	Residential	86 – Mr Laurence Forse – Harmers Limited acting on behalf of Marquis of Abergavenny Estate	X
AS (N) 20	Land north of Winches Row (Candidate Site C15)	Residential	87 – Mr Laurence Forse – Harmers Limited acting on behalf of Deri Holdings Ltd	X
Lower Ebbw Fach Area				
AS (N) 21	Ty Pwdr (Candidate Site D27)	Residential and or Live/Work Development	80 – Ian Roberts Consultancy	✓
AS (N) 22	Blaencyffin Mine	Tourism and Leisure	2 – Mr G Holloway	✓
AS (N) 23	Parc Arrael Griffin	Tourism and Leisure	69 – Mr S Jones	X
			82 – Six Bells Communities First (+171 signed petition)	X
			83 – Mr A Thomas	X
AS (N) 24	Land adjoining Llanhilleth Pit Heads Bath	Tourism and Leisure	1 – Mr P Davidson	X
AS (N) 25	Aberbeeg Railway Station (Area Not Specified)	Railway Station	83 – Mr A Thomas	X

ALTERNATIVE SITE REGISTER

PART B: PROPOSED AMENDMENTS TO EXISTING LDP ALLOCATIONS

Alternative Site Ref	LDP Allocation No	Site Name	Proposed Amendment	Representor No and Name	Supporting Sustainability Appraisal Provided
Ebbw Vale Area					
AS (A) 01	H1.1	Willowtown School	Amend boundary to exclude community building	37 – Mr & Mrs D James	Not Relevant
				43 – Mr & Mrs GJ Webb	Not Relevant
				32- Miss P Jones	Not Relevant
AS (A) 02	H1.1	Willowtown School	Delete proposed residential use and allocate for a car park use	60 – Unite the Union	X
AS (A) 03	T5.1	Online improvements between the PDR & A465 (Area not Specified)	Realignment of the road	44 – Miss L Roberts	Not Relevant
AS (A) 04	ENV3.2	Bryn Serth (SINC)	Amend the boundary of the SINC	19 – DPP	Not Relevant
AS (A) 05	ENV1.2	Tredegar and Ebbw Vale Green Wedge (Area Not Specified)	Amend the Green Wedge	10 – CCW	Not Relevant
Tredegar Area					
AS (A) 06	H1.2	Cartref Aneurin Bevan	Delete proposed residential use and allocate for a community facility use	61 – Nantybwhc Senior Citizens Association	X
AS (A) 07	H1.4	Jesmondene Stadium	Amend boundary to exclude area outside of stadium	16 – Councillor J Morgan – Tredegar Town Council	X
AS (A) 08	M4.1	Trefil Quarry (Area Not Specified)	Amend boundary to minimise natural heritage interests	10 – CCW	Not Relevant
Upper Ebbw Fach Area					
AS (A) 09	H1.8	Crawshay House	Delete proposed	15 – Mr N Morris	X

ALTERNATIVE SITE REGISTER

Alternative Site Ref	LDP Allocation No	Site Name	Proposed Amendment	Representor No and Name	Supporting Sustainability Appraisal Provided
			residential use and allocate for a hotel use		
AS (A) 10	MU3	NMC Factory & Bus Depot	Amend boundary to include the former Kwik Save	28 – Savills	✓
AS (A) 11	MU3	NMC Factory & Bus Depot	Delete residential use	15 – Mr N Morris	X
AS (A) 12		Blaina Local Town Centre	Extend town centre boundary	47 – Nantyglo & Blaina Town Council	Not Relevant
Lower Ebbw Fach Area					
AS (A) 13	H1.14	Six Bells Colliery Site	Amend housing allocation boundary to include the former Aberbeeg Junior School	49 – Pontypool Park Estate	Not Relevant
AS (A) 14	H1.14	Six Bells Colliery Site	Delete proposed residential use and allocate for a primary school use	52 – A Goodenough (+10 signed petition)	X
				56 – Mrs L Evans (+101 signed petition)	X
AS (A) 15	H1.14	Six Bells Colliery	Delete proposed residential use and allocate for a tourism and leisure use	53 – Mr P Adamson	X
AS (A) 16	M4.2	Tir Pentwys Tip	Delete proposed Preferred Area and allocate as an amenity or tourism and leisure	2 – Mr Gavin Holloway	X
AS (A) 17	ENV3.132	Greenmeadow Farm (SINC)	Amend the boundary of the SINC	80 – Ian Roberts Consultancy	Not Relevant

ALTERNATIVE SITE REGISTER

PART C: SITES PROPOSED FOR DELETION FROM THE LOCAL DEVELOPMENT PLAN

Alternative Site Ref	LDP Allocation No	Site Name	Representor No and Name
Ebbw Vale Area			
AS (D) 01	H1.1	Willowtown School	60 – Unite the Union
Tredegar Area			
AS (D) 02	H1.4	Jesmondene Stadium	16 – Councillor J Morgan – Tredegar Town Council
			27 – Mr G Williams (+ 19 signed petition)
			70 – Ms E Griffiths (+3 signed petition)
AS (D) 03	H1.5	Business Resource Centre	84 – Mr S East
AS (D) 04	H1.6	Land adjacent to Chartist Way	35 – Mr B Phipps
AS (D) 05	M4.1	Trefil Quarry	16 – Councillor J Morgan – Tredegar Town Council
			23 – Mrs A Tippings – Tredegar Town Council
AS (D) 06	TM1.5	Parc Bryn Bach (including a hotel)	85 – Ms H Milne
AS (D) 07	ENV4.2	Parc Bryn Bach	23 – Mrs A Tippings – Tredegar Town Council
			85 – Ms H Milne
AS (D) 08	ENV5.2	Dukestown Cemetery	73 – Mr Skinner et al
Upper Ebbw Fach Area			
AS (D) 09	H1.9	Infants School and Old Griffin Yard	54 – Mrs M Stephens
AS (D) 10	ENV3.104	Land to the east of Pant View (SINC)	40 – Mr B Morgan
Lower Ebbw Fach			
AS (D) 11	H1.14	Six Bells Colliery Site	52 - A Goodenough (+10 signed petition)
			53 - Mr P Adamson
			56 - Mrs L Evans (+101 signed petition)
			69 - Mr S Jones
			82 - Six Bells Communities First (+171 signed petition)
AS (D) 12	H1.15	Warm Turn	83 - Mr A Thomas
			52 - A Goodenough (+10 signed petition)
			56 - Mrs L Evans (+101 signed petition)
			69 - Mr S Jones
			82 - Six Bells Communities First (+171 signed petition)
AS (D) 13	H1.20	Land at Farm Road, Swffryd	83 - Mr A Thomas
			74 - Mr A Crandon
AS (D) 14	ED1.2	Lower Plateau Six Bells Colliery Site	18 - Environment Agency
			52 - A Goodenough (+10 signed petition)

ALTERNATIVE SITE REGISTER

Alternative Site Ref	LDP Allocation No	Site Name	Representor No and Name
			56 - Mrs L Evans (+101 signed petition)
AS (D) 15	M4.2	Tirpentwys Tip Preferred Area	2 - Mr G Holloway
			5 - Mrs B Williams
			6 - Mrs N Kerr
			7 - Mrs O Clatworthy
			8 - Mr & Mrs H Clatworthy
			30 - Mr G Francombe
			31 - Ms J Lewis
AS (D) 16	ENV4.4	Llanhilleth Pit Heads Baths	1 - Mr P Davidson
			13 - Ms G Joseph

ALTERNATIVE SITE REGISTER

PART D: PROPOSED AMENDMENTS TO SETTLEMENT BOUNDARIES

Alternative Site Ref	Site Name	Proposed Alternative use	Representor No and Name	Supporting Sustainability Appraisal Provided
Ebbw Vale Area				
AS (SB) 01	Little Lane	Include in settlement boundary	17 - C2J Architects & Town Planners	Not Relevant
Tredegar Area				
AS (SB) 02	Land adjacent to Tafarn Ty Uchaf	Include in settlement boundary	65 - Mr M Roberts	Not Relevant
Lower Ebbw Fach Area				
AS (SB) 03	Holly Tree, West Bank	Include in settlement boundary	59 - Mr M Richards	X
AS (SB) 04	Land adjacent to the former Remploy site, Aberbeeg	Include in settlement boundary	49 - Pontypool Park Estate	Not Relevant

**PART A: NEW SITES PROPOSED TO BE
INCLUDED IN THE LOCAL DEVELOPMENT PLAN**

ALTERNATIVE SITE REGISTER

Date : 08/07/2011

Blaenau Gwent Local Development Plan Alternative Sites Register



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Blaenau Gwent

County Borough Council

Regeneration Division

Scale : 1:1550

NEW SITES

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Alternative Site Ref: AS (N) 01

Site Name: Nant-y-Croft (Candidate Site B35)

Proposed Alternative Use: Residential

Area: Ebbw Vale

Date : 14/07/2011

Blaenau Gwent Local Development Plan Alternative Sites Register



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Alternative Site Ref: AS (N) 02

Site Name: Land at Big Lane - Site 4

Proposed Alternative Use: Residential

Area: Ebbw Vale

Date : 08/07/2011

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Alternative Site Ref: AS (N) 03

Site Name: Land at Bryn Farm - Site 5

Proposed Alternative Use: Residential

Area: Ebbw Vale

Date : 12/07/2011

Blaenau Gwent Local Development Plan Alternative Sites Register



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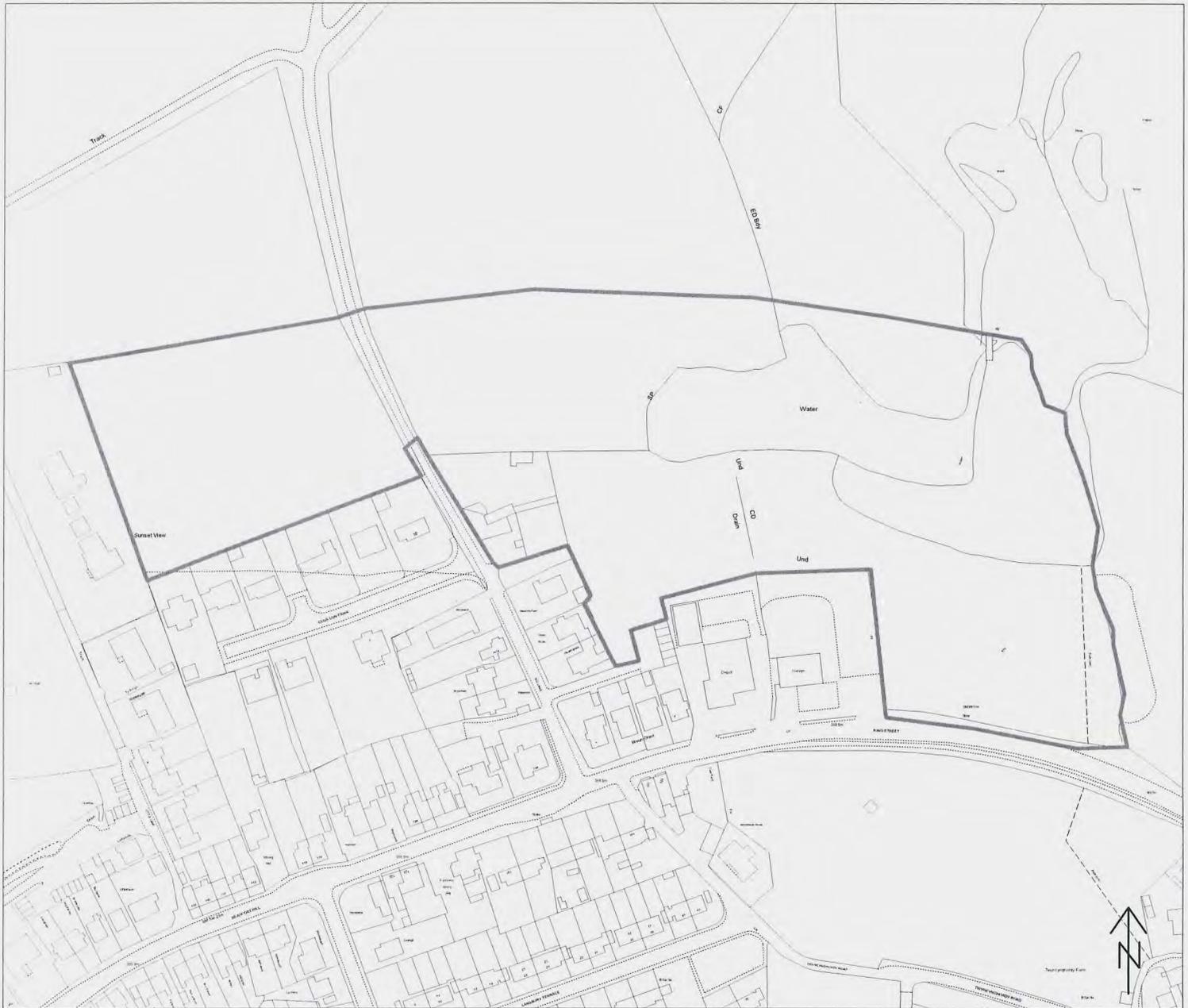
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Alternative Site Ref: AS (N) 04

Site Name: Land at Big Lane - Site 6

Proposed Alternative Use: Residential and Recreational

Area: Ebbw Vale

Date : 08/07/2011

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Alternative Site Ref: AS (N) 05

Site Name: Land off Parkhill Crescent (Candidate Site B11)

Proposed Alternative Use: Residential

Area: Ebbw Vale

Date : 08/07/2011

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Alternative Site Ref: AS (N) 06

Site Name: Land at Ystrad Deri

Proposed Alternative Use: Residential

Area: Tredegar

Date : 08/07/2011

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Alternative Site Ref: AS (N) 07

Site Name: Access Road at Tafarnaubach Industrial Estate

Proposed Alternative Use: Access Road

Area: Tredegar

Date : 08/07/2011

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Alternative Site Ref: AS (N) 08

Site Name: Former Gas Works, Park Place

Proposed Alternative Use: Car Park

Area: Tredegar

Date : 14/07/2011

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Alternative Site Ref: AS (N) 11

Site Name: Nine Arches Viaduct

Proposed Alternative Use: Tourism and Leisure

Area: Tredegar

Date : 14/07/2011

**Blaenau Gwent Local Development Plan
Alternative Sites Register**



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Alternative Site Ref: AS (N) 12

Site Name: Extension to the Sirhowy Valley Cycle Network

Proposed Alternative Use: Cycle Route

Area: Tredegar

Date : 14/07/2011

**Blaenau Gwent Local Development Plan
Alternative Sites Register**



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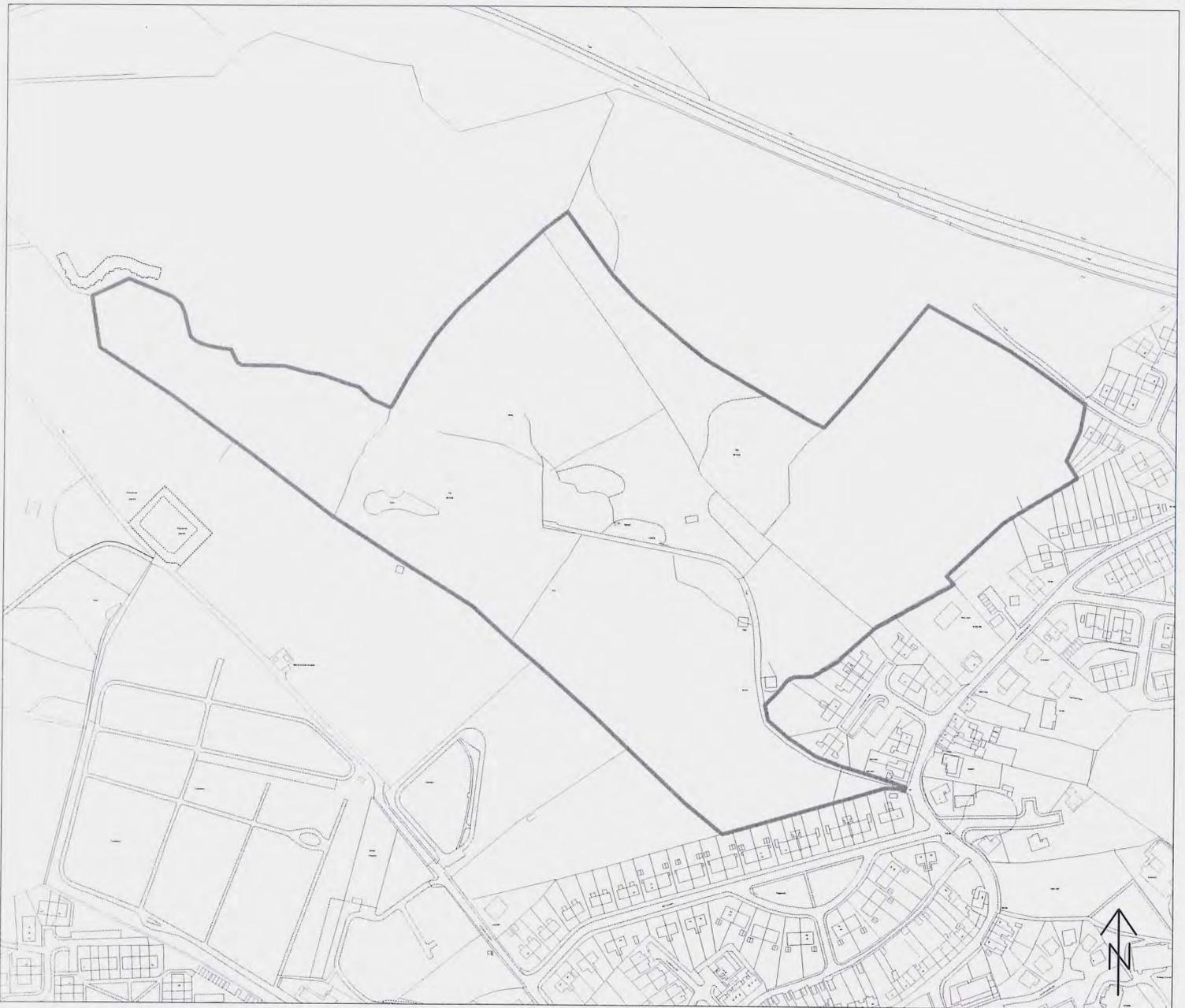
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Alternative Site Ref: AS (N) 13

Site Name: Land at Brynmawr - Site 1

Proposed Alternative Use: Residential

Area: Upper Ebbw Fach

Date : 14/07/2011

Blaenau Gwent Local Development Plan Alternative Sites Register



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Alternative Site Ref: AS (N) 14

Site Name: Land at Beaufort Hill - Site 2

Proposed Alternative Use: Residential

Area: Upper Ebbw Fach

Date : 14/07/2011

Blaenau Gwent Local Development Plan Alternative Sites Register



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Scale : 1:2500

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Alternative Site Ref: AS (N) 15

Site Name: Land at Bryn Farm - Site 3

Proposed Alternative Use: Residential

Area: Upper Ebbw Fach

Date : 14/07/2011

**Blaenau Gwent Local Development Plan
Alternative Sites Register**



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NEW SITES

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Alternative Site Ref: AS (N) 17

Site Name: Land at Tanglewood, Blaina (Candidate Site C5)

Proposed Alternative Use: Residential

Area: Upper Ebbw Fach

Date : 14/07/2011

Blaenau Gwent Local Development Plan Alternative Sites Register



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Scale : 1:2700

NEW SITES

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Alternative Site Ref: AS (N) 18

Site Name: Ffoesmaen Road (Candidate Site C11)

Proposed Alternative Use: Residential

Area: Upper Ebbw Fach

Date : 14/07/2011

Blaenau Gwent Local Development Plan Alternative Sites Register



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Scale : 1:1750

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Regeneration Division



Alternative Site Ref: AS (N) 19

Site Name: South-West of Waun Ebbw Road (Candidate Site C13)

Proposed Alternative Use: Residential

Area: Upper Ebbw Fach

Date : 14/07/2011

**Blaenau Gwent Local Development Plan
Alternative Sites Register**



Cyngor Bwrdeistref Sirol

Blaenau Gwent

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Regeneration Division

Scale : 1:3000

NEW SITES

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Alternative Site Ref: AS (N) 20

Site Name: Land North of Winches Row (Candidate Site C15)

Proposed Alternative Use: Residential

Area: Upper Ebbw Fach

Date : 14/07/2011

Blaenau Gwent Local Development Plan Alternative Sites Register



Cyngor Bwrdeistref Sirol
Blaenau Gwent

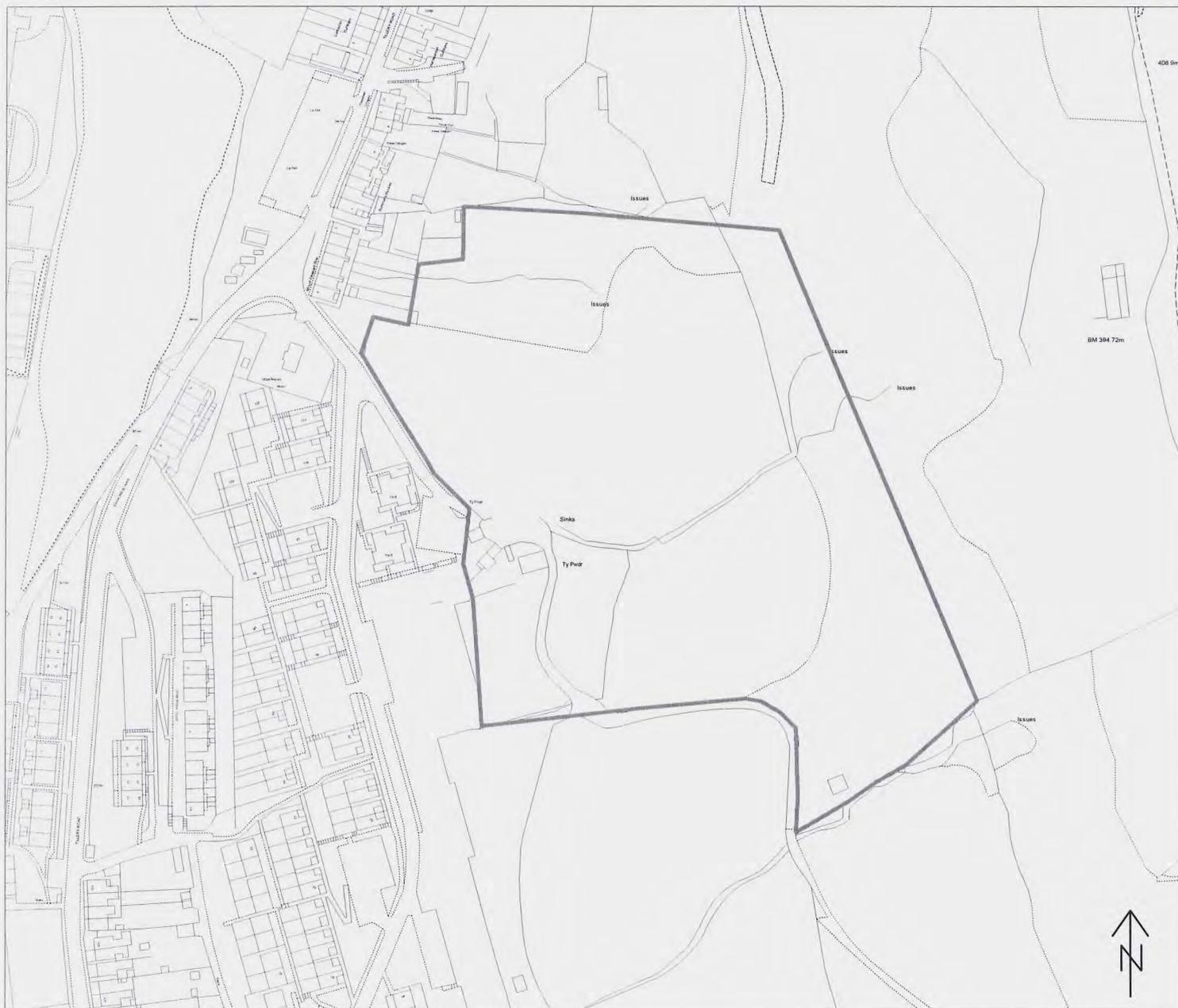
County Borough Council

Regeneration Division

Scale : 1:2500

NEW SITES

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Alternative Site Ref: AS (N) 21

Site Name: Ty Pwdr (Candidate Site D27)

Proposed Alternative Use: Residential

Area: Lower Ebbw Fach

Date : 14/07/2011

Blaenau Gwent Local Development Plan Alternative Sites Register



Cyngor Bwrdeistref Sirol

Blaenau Gwent

County Borough Council

Regeneration Division

Scale : 1:1250

NEW SITES

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Alternative Site Ref: AS (N) 22

Site Name: Blaencyffin Mine

Proposed Alternative Use: Tourism and Leisure

Area: Lower Ebbw Fach

Date : 14/07/2011

**Blaenau Gwent Local Development Plan
Alternative Sites Register**



Dyngor Bwrdeistref Sirol

Blaenau Gwent

County Borough Council

Regeneration Division

Scale : 1:5000

NEW SITES

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Alternative Site Ref: AS (N) 23

Site Name: Parc Arrael Griffin

Proposed Alternative Use: Tourism and Leisure

Area: Lower Ebbw Fach

Date : 14/07/2011

Blaenau Gwent Local Development Plan Alternative Sites Register



Cyngor Bwrdeistref Sirol
Blaenau Gwent

County Borough Council

Regeneration Division

Scale : 1:2500

NEW SITES

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Alternative Site Ref: AS (N) 24

Site Name: Land adjoining Llanhilleth Pit Head Baths

Proposed Alternative Use: Tourism and Leisure

Area: Lower Ebbw Fach

**PART B: PROPOSED AMENDMENTS TO EXISTING
LDP ALLOCATIONS**



ALTERNATIVE SITE REGISTER



Date : 14/07/2011

Blaenau Gwent Local Development Plan

Alternative Site Register

Scale : 1:1000

Amendments to Existing LDP Allocations



Cyngor Bwrdeistref Sirol
Blaenau Gwent

County Borough Council

Regeneration Division

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Alternative Site Ref: AS (A) 01

LDP Allocation: H1.1 Willowtown School

Proposed Amendment: Amend boundary to exclude community building

Area: Ebbw Vale

Date : 12/07/2011

Blaenau Gwent Local Development Plan

Alternative Site Register



Cyngor Bwrdeistref Sirol

Blaenau Gwent

County Borough Council

Regeneration Division

Scale : 1:1000

Amendments to Existing LDP Allocations

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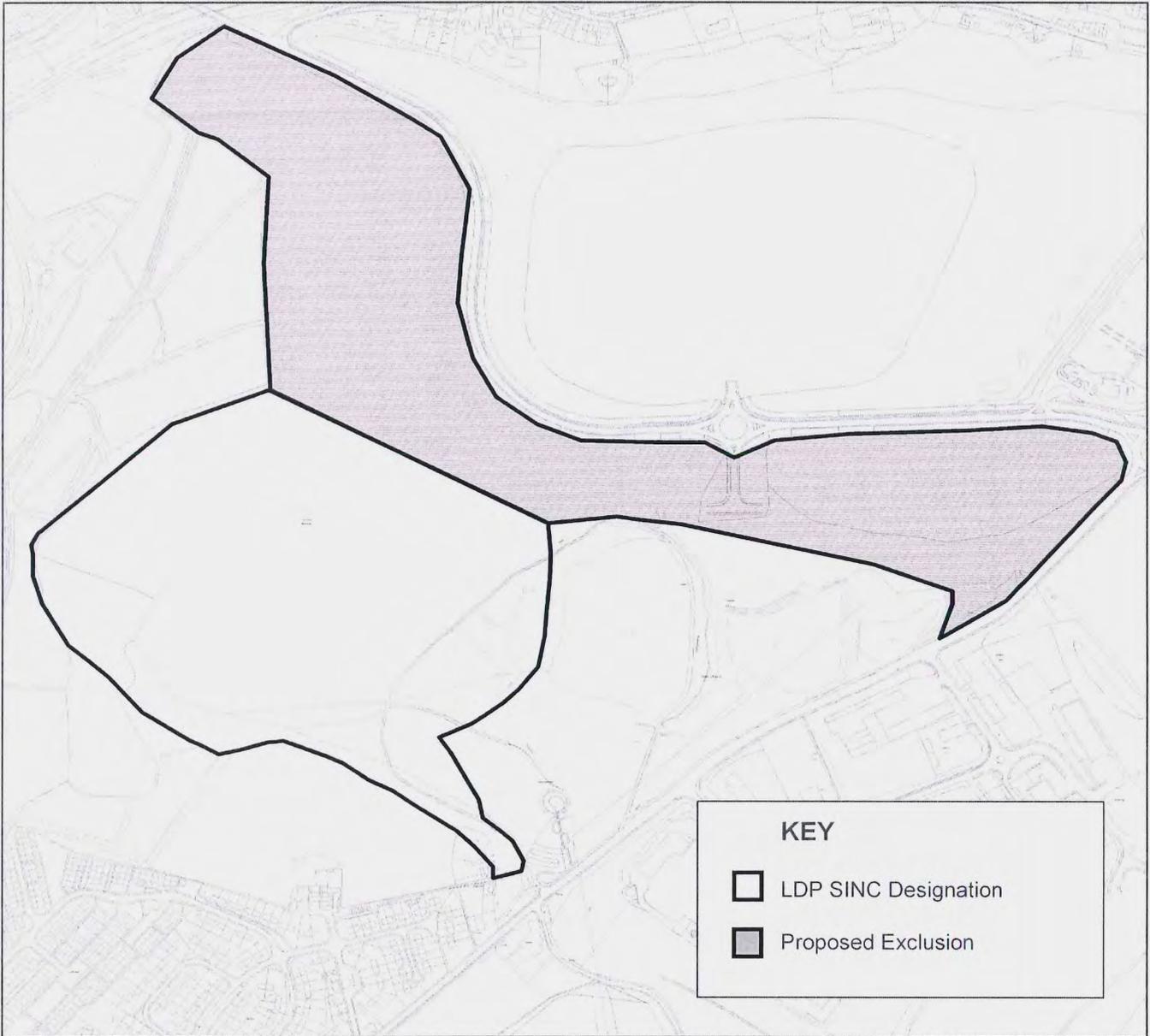
Alternative Site Ref: AS (A) 02

LDP Allocation: H1.1 Willoughton School

Proposed Amendment: Delete proposed residential use and allocate for a car park

Area: Ebbw Vale

Date: 13/07/2011	Blaenau Gwent Local Development Plan Alternative Site Register	 Cynghor Bwrdeistref Serth Blaenau Gwent County Borough Council
Scale: 1:7000	Amendments to Existing LDP Allocations	Regeneration Division
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KEY	
	LDP SINC Designation
	Proposed Exclusion

Alternative Site Ref:	AS (A) 04
LDP Allocation:	ENV3.2 Bryn Serth SINC
Proposed Ammendment:	Amend the Boundary of the SINC
Area:	Ebbw Vale

Date : 08/07/2011

Blaenau Gwent Local Development Plan

Alternative Site Register



Dynor Bwrdeistref Sirol

Blaenau Gwent

County Borough Council

Regeneration Division

Scale : 1:900

Amendments to Existing LDP Allocations

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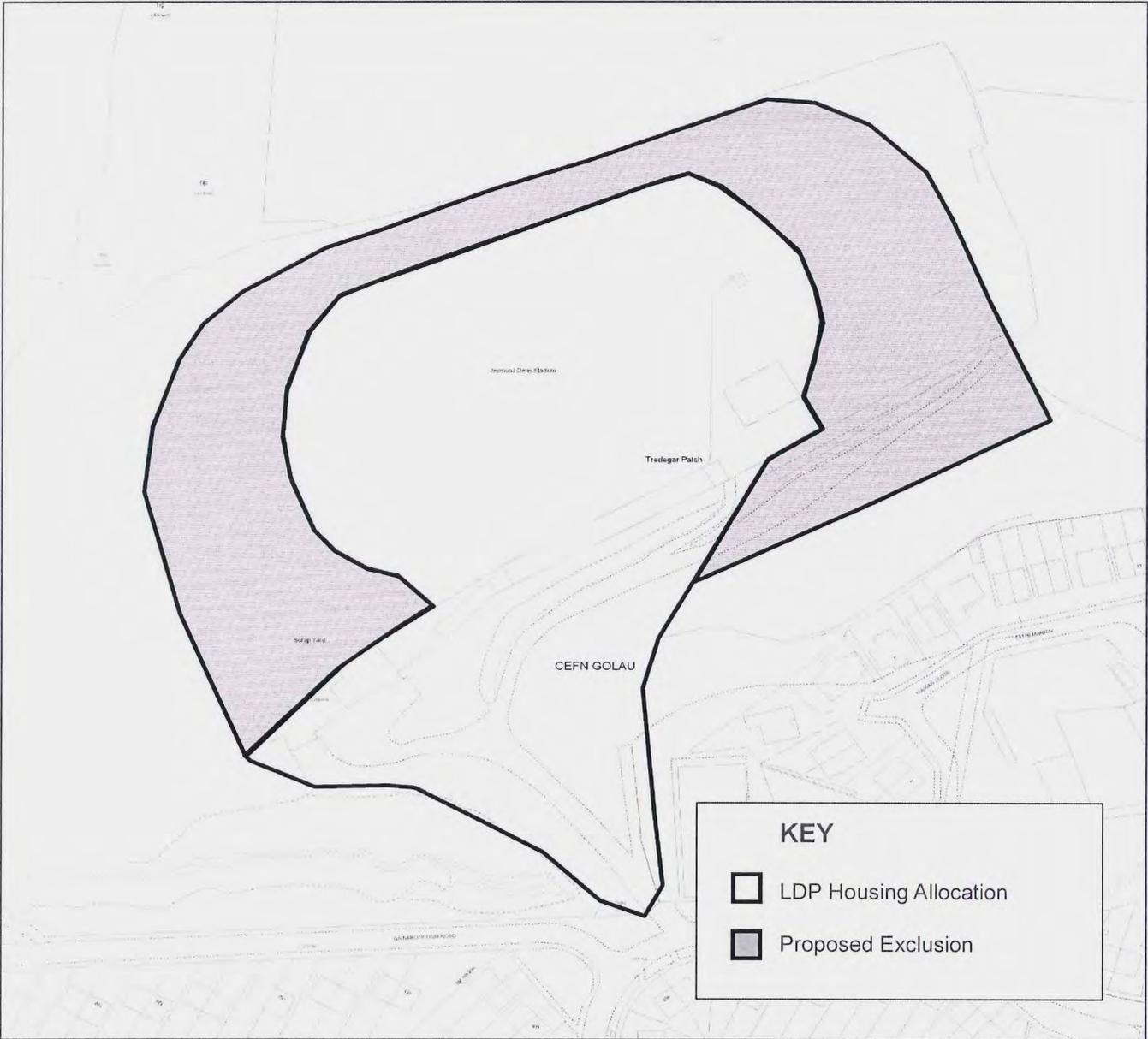
Alternative Site Ref: AS (A) 06

LDP Allocation: H1.2 Cartref Aneurin Bevan

Proposed Amendment: Delete proposed residential use and allocate for a community facility use

Area: Tredegar

Date: 13/07/2011	Blaenau Gwent Local Development Plan Alternative Site Register	 Cynghor Bwrdeistref Sirol Blaenau Gwent County Borough Council
Scale: 1:7800	Amendments to Existing LDP Allocations	Regeneration Division
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Alternative Site Ref:	AS (A) 07
LDP Allocation:	H1.4 Jesmondene Stadium
Proposed Ammendment:	Amend Boundary to exclude area outside of Stadium
Area:	Tredegar

Date : 12/07/2011

Blaenau Gwent Local Development Plan

Alternative Site Register



Cyngor Bwrdeistref Sirol

Blaenau Gwent

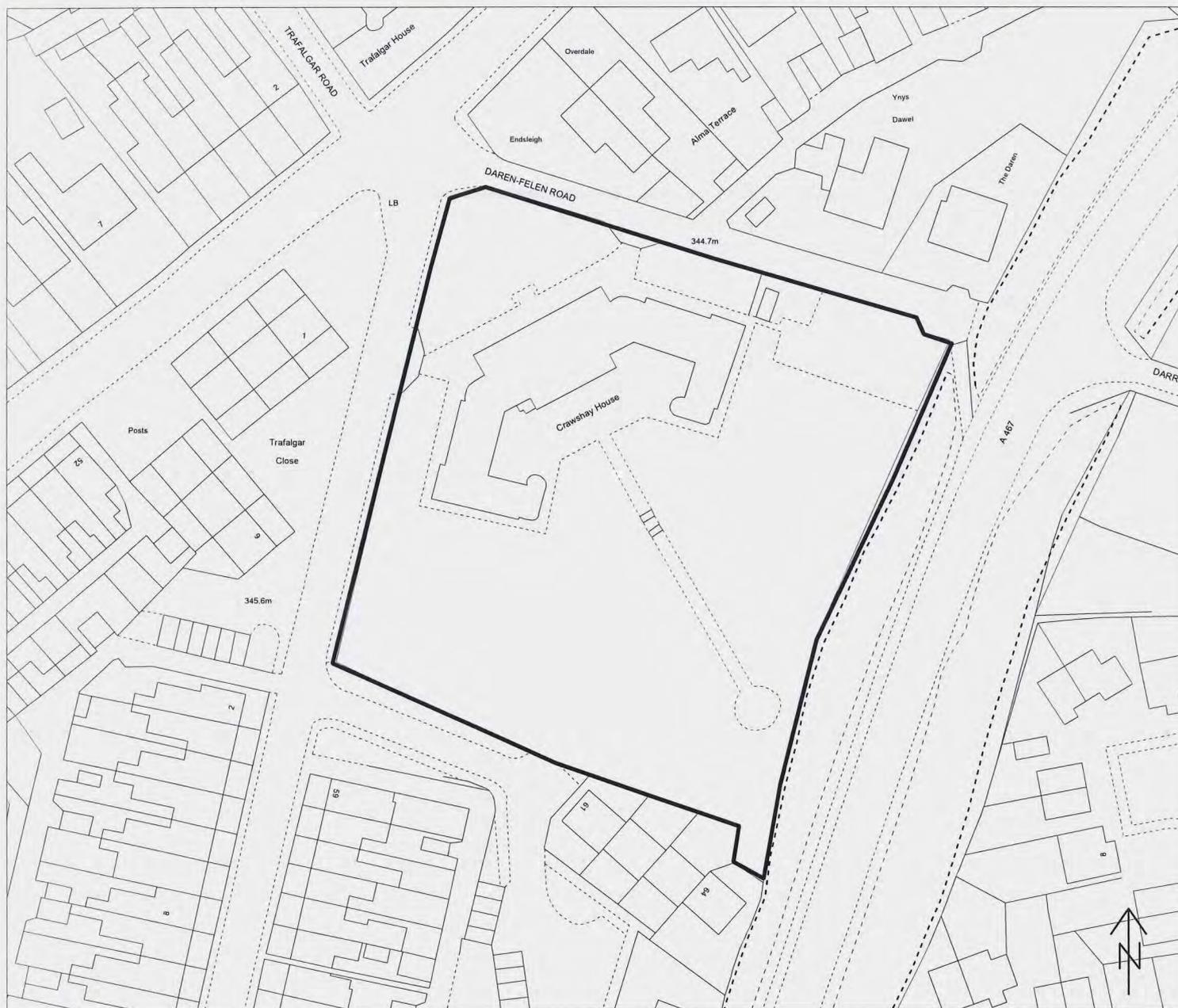
County Borough Council

Regeneration Division

Scale : 1:1000

Amendments to Existing LDP Allocations

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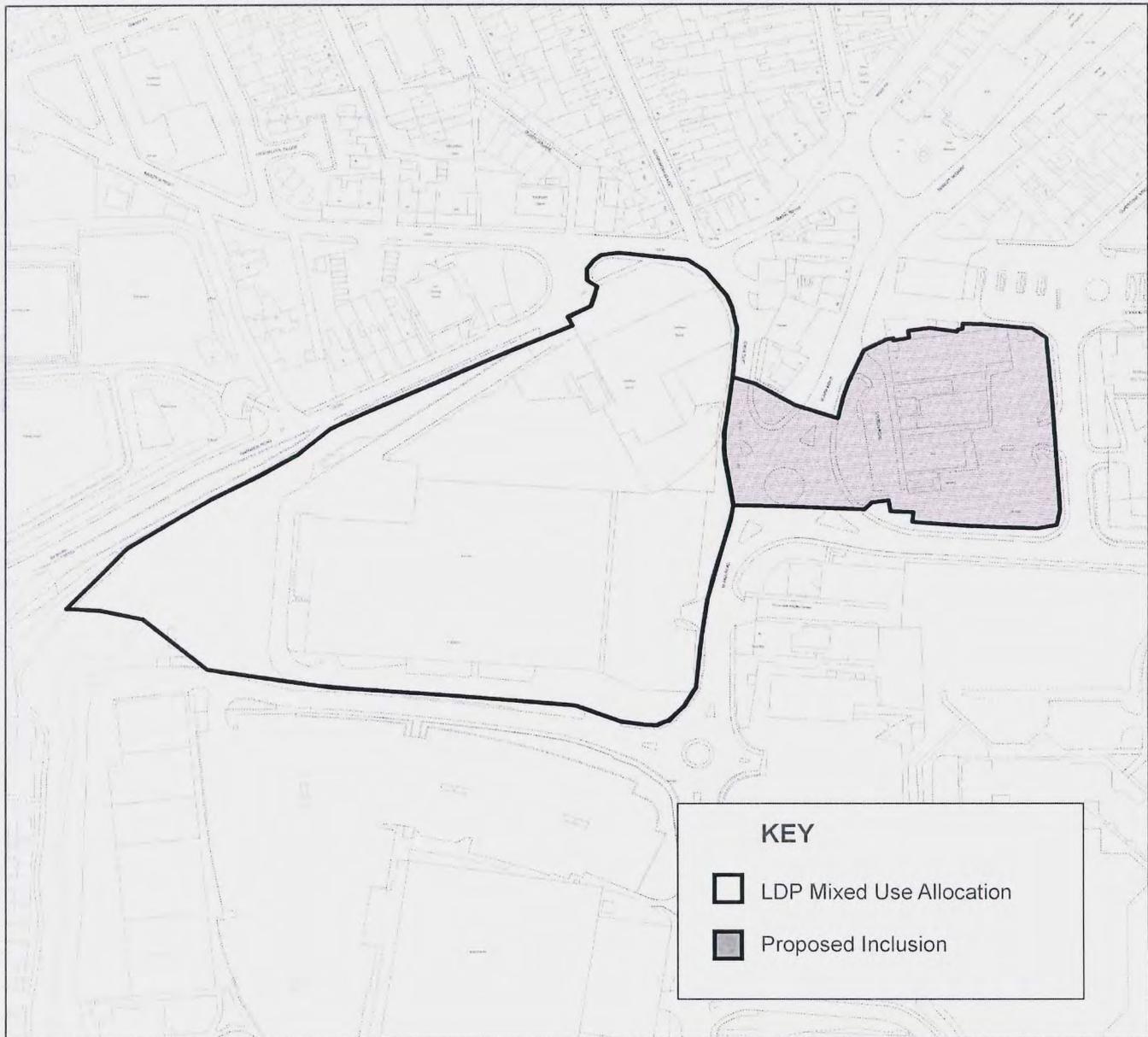
Alternative Site Ref: AS (A) 09

LDP Allocation: H1.8 Crawshay House

Proposed Amendment: Delete proposed residential use and allocate for a Hotel use

Area: Upper Ebbw Fach

Date: 13/07/2011	Blaenau Gwent Local Development Plan Alternative Site Register	 Cyngor Bwrdeistref Siro Blaenau Gwent County Borough Council
Scale: 1:1250	Amendments to Existing LDP Allocations	Regeneration Division
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Alternative Site Ref:	AS (A) 10
LDP Allocation:	MU3-NMC Factory and Bus Depot
Proposed Ammendment:	Amend boundary to include the former Kwik Save Store
Area:	Upper Ebbw Fach

Date : 13/07/2011

Blaenau Gwent Local Development Plan

Alternative Site Register



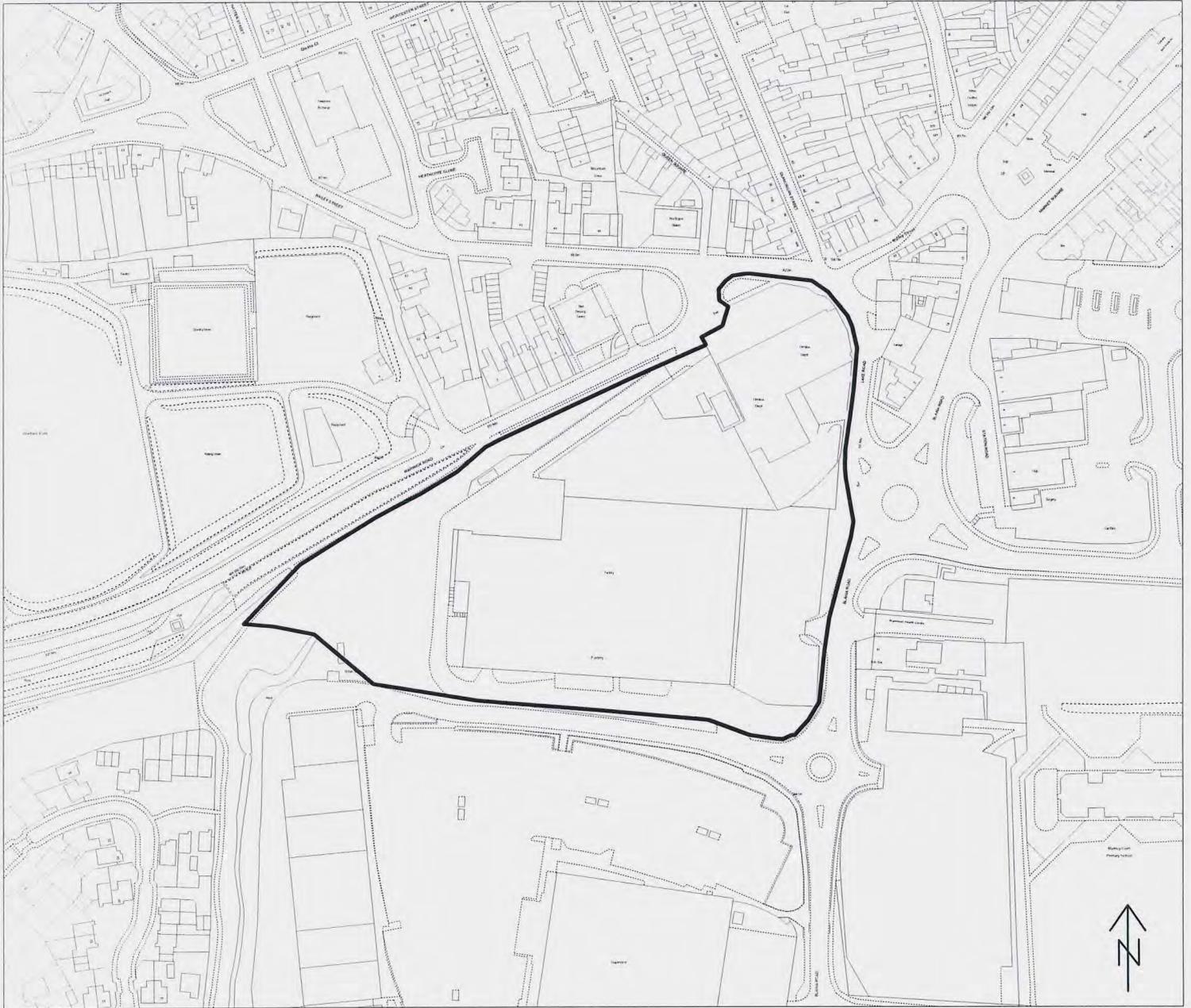
Cyngor Bwrdeistref Sirol
Blaenau Gwent
County Borough Council

Scale : 1:2500

Amendments to Existing LDP Allocations

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Regeneration Division



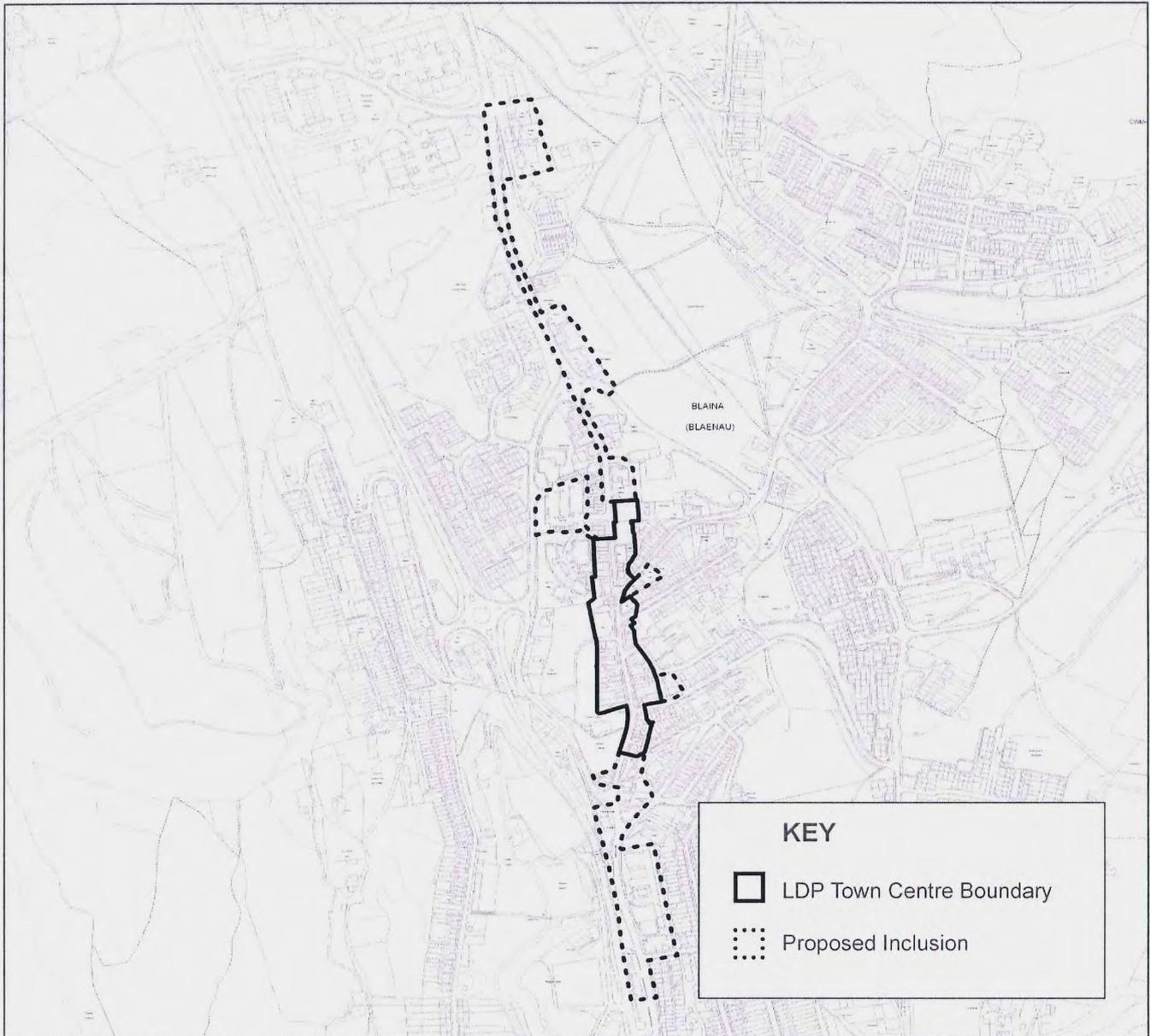
Alternative Site Ref: AS (A) 11

LDP Allocation: MU3 - NMC Factory and Bus Depot

Proposed Amendment: Delete proposed residential use

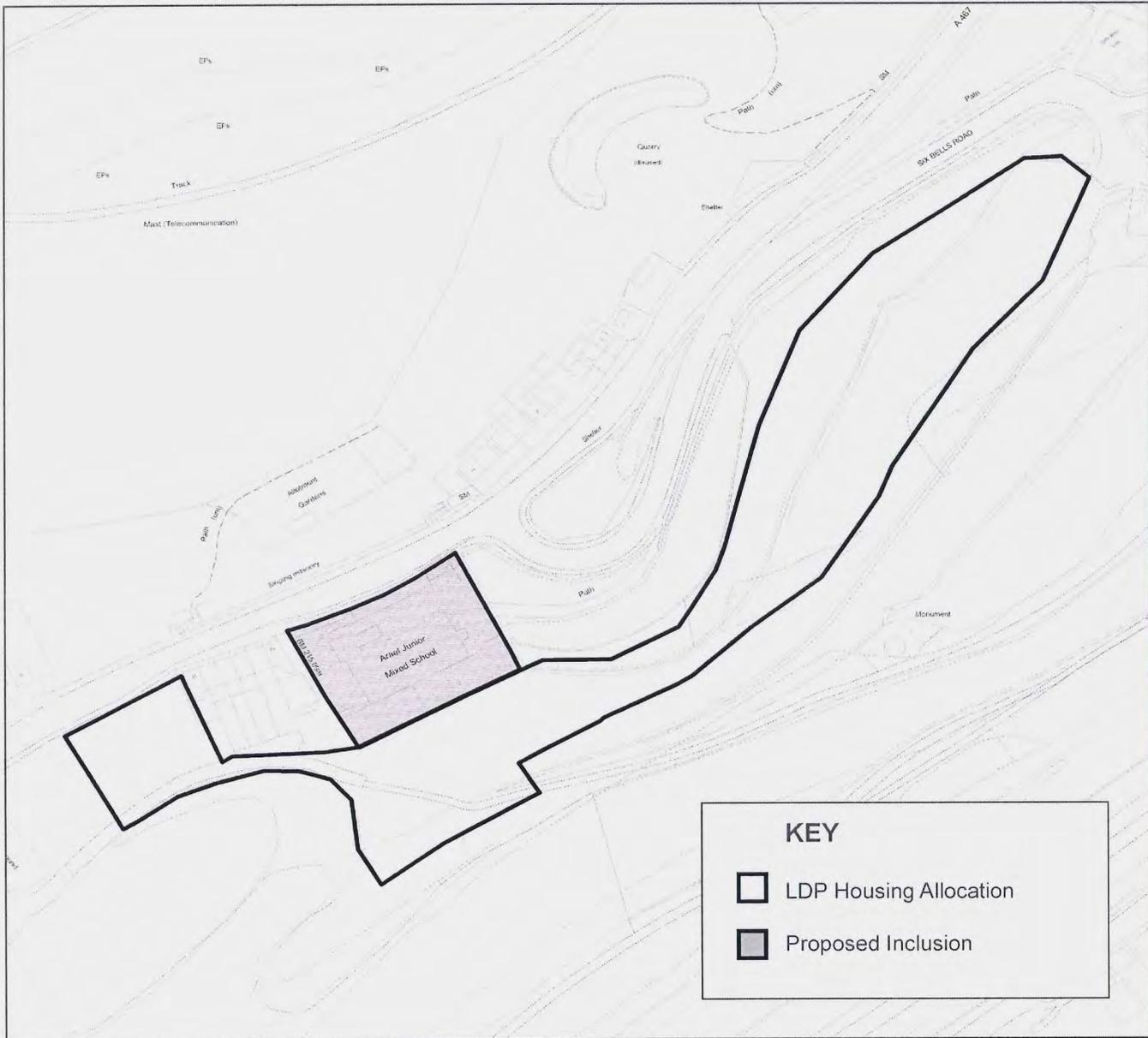
Area: Upper Ebbw Fach

Date: 13/07/2011	Blaenau Gwent Local Development Plan Alternative Site Register	 Cynghor Bwrdeistref Sirol Blaenau Gwent County Borough Council
Scale: 1:7800	Amendments to Existing LDP Allocations	Regeneration Division
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Alternative Site Ref:	AS (A) 12
LDP Allocation:	Blaina Local Town Centre
Proposed Ammendment:	To extend the Town Centre Boundary
Area:	Lower Ebbw Fach

Date: 13/07/2011	Blaenau Gwent Local Development Plan Alternative Site Register	 Cyngor Bwrdeistref Sirol Blaenau Gwent County Borough Council
Scale: 1:2000	Amendments to Existing LDP Allocations	Regeneration Division
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Alternative Site Ref:	AS (A) 13
LDP Allocation:	H1.14 Six Bells Colliery Site
Proposed Ammendment:	Amend Housing Allocation Boundary to include the former Aberbeeg Junior School
Area:	Lower Ebbw Fach

Date : 12/07/2011

Blaenau Gwent Local Development Plan

Alternative Site Register



Cyngor Bwrdeistref Sirol
Blaenau Gwent

County Borough Council

Regeneration Division

Scale : 1:2500

Amendments to Existing LDP Allocations

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Alternative Site Ref: AS (A) 14

LDP Allocation: H1.14 Six Bells Colliery Site

Proposed Amendment: Delete proposed residential use and allocate for a primary school use

Area: Lower Ebbw Fach

Date : 12/07/2011

Blaenau Gwent Local Development Plan

Alternative Site Register



Cyngor Bwrdeistref Sirol

Blaenau Gwent

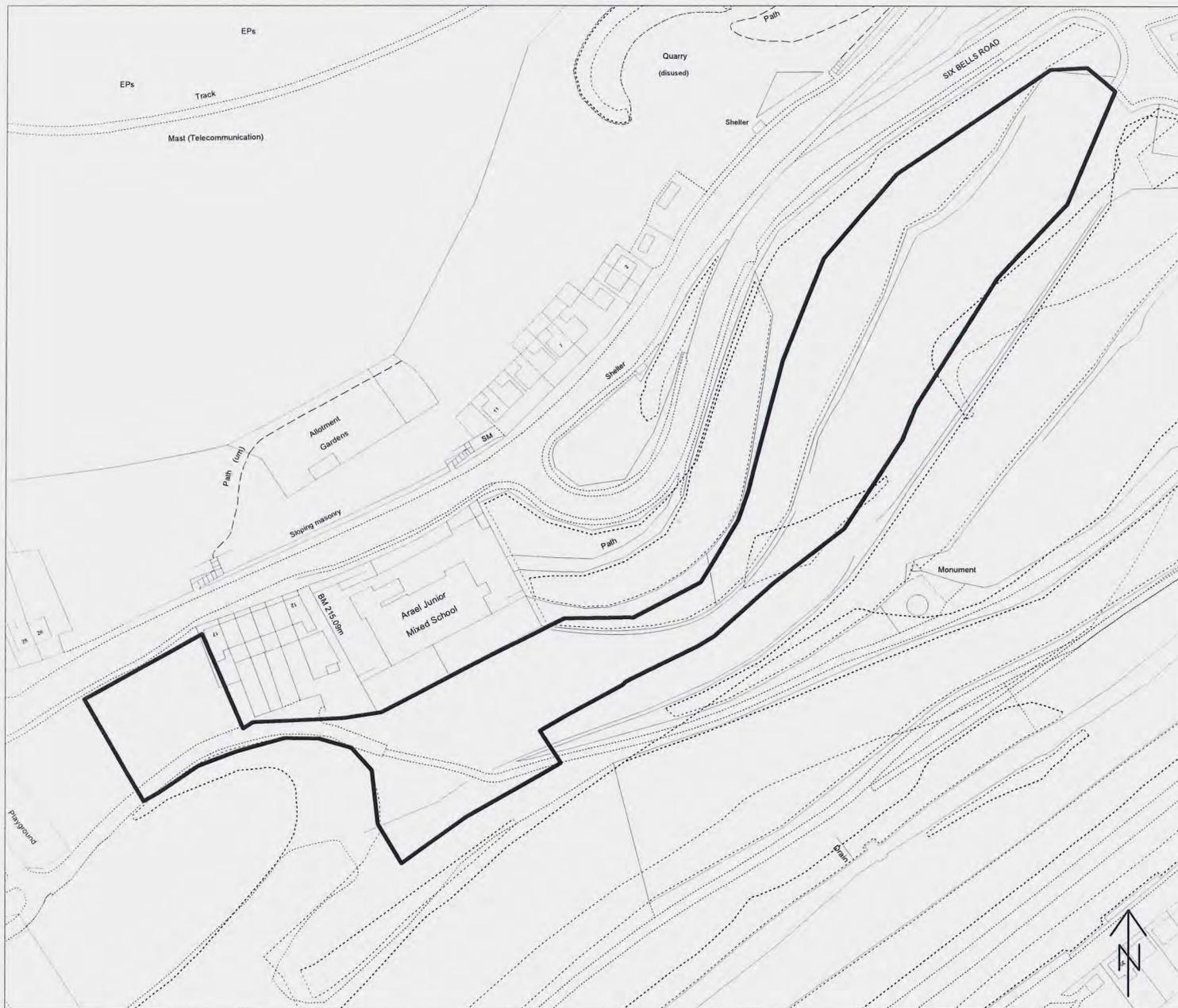
County Borough Council

Regeneration Division

Scale : 1:2000

Amendments to Existing LDP Allocations

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Alternative Site Ref: AS (A) 15

LDP Allocation: H1.14 Six Bells Colliery Site

Proposed Amendment: Delete proposed residential use and allocate for a tourism and leisure use

Area: Lower Ebbw Fach

Date : 14/07/2011

Blaenau Gwent Local Development Plan

Alternative Site Register



Cyngor Bwrdeistref Siroi

Blaenau Gwent

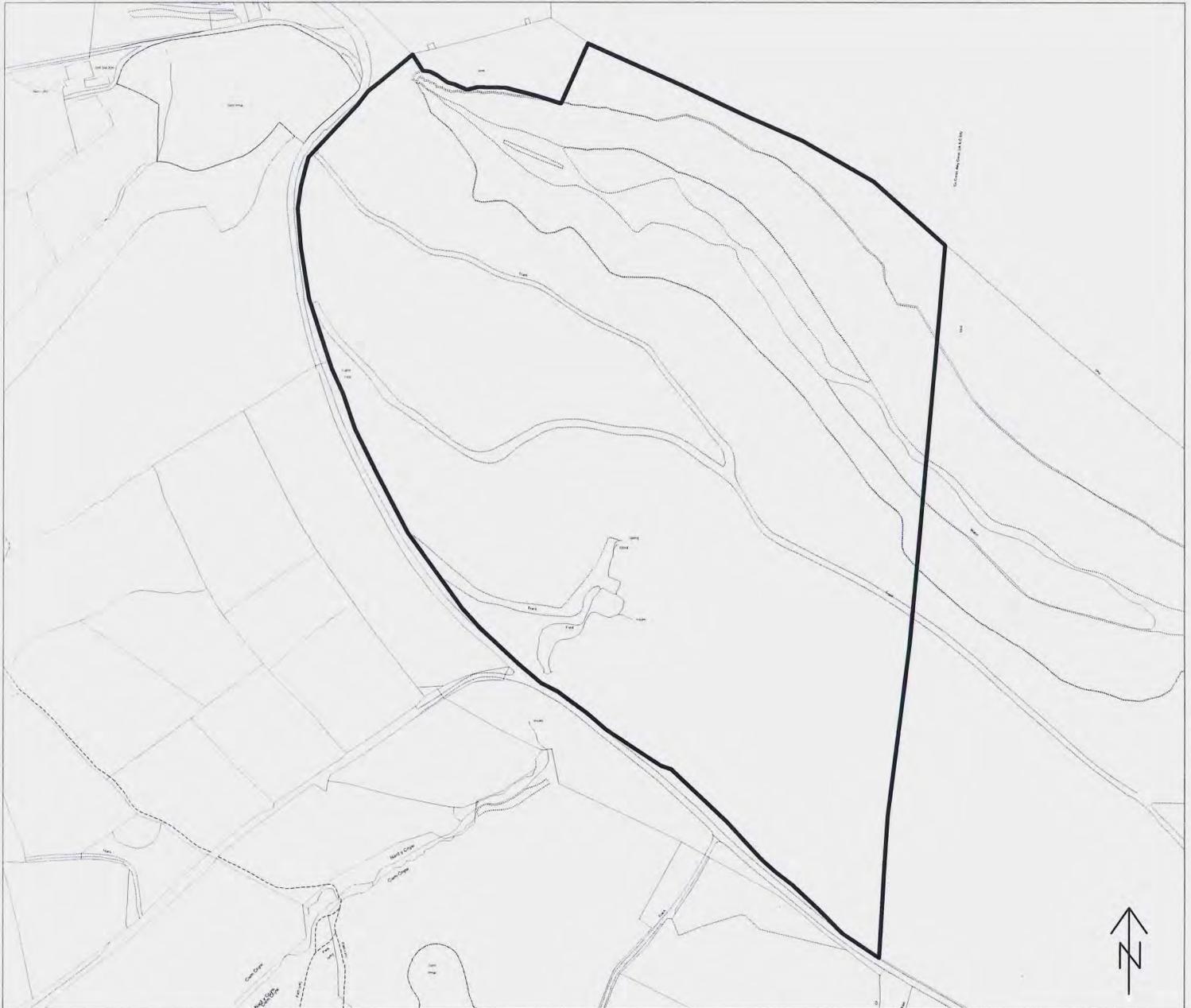
County Borough Council

Regeneration Division

Scale : 1:4500

Amendments to Existing LDP Allocations

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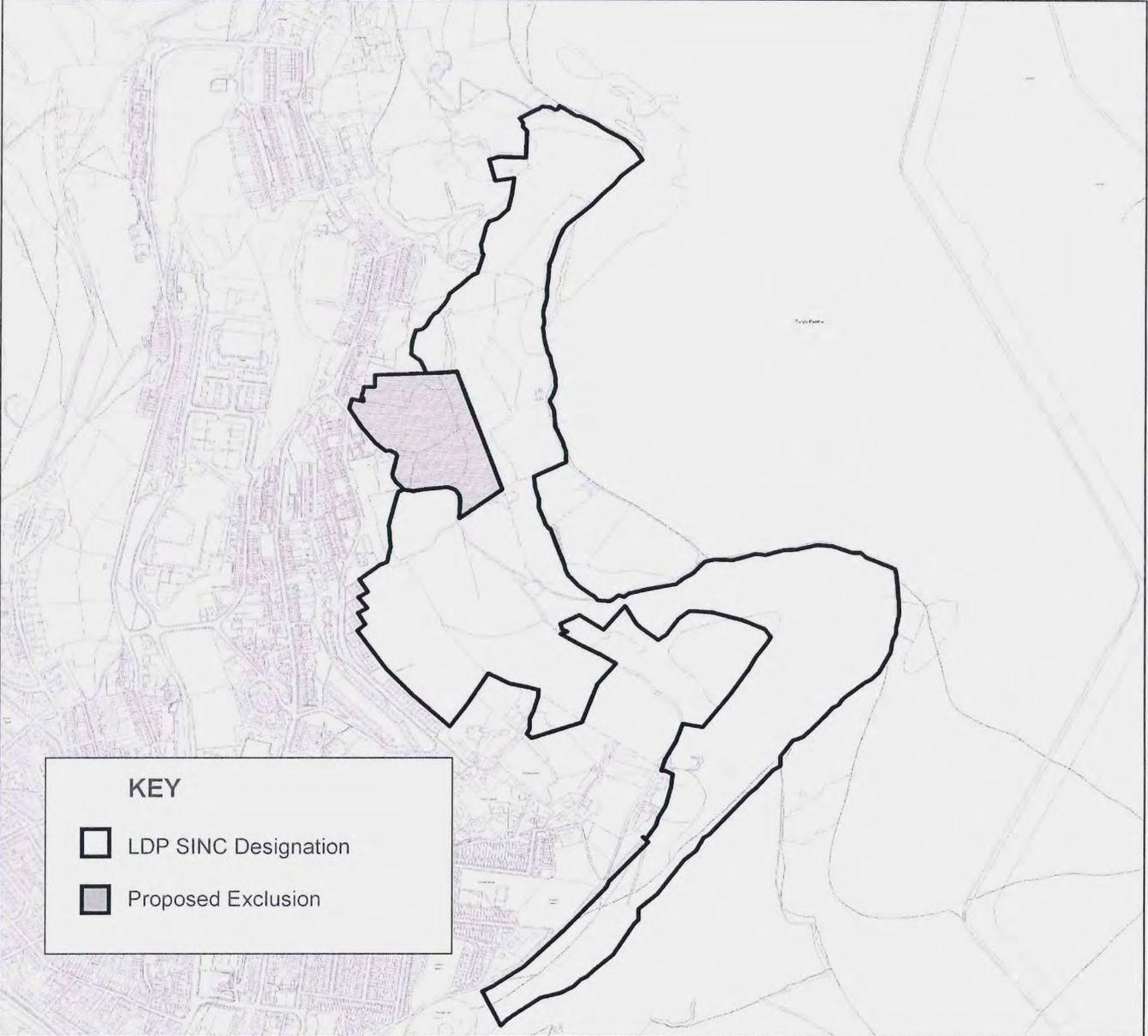
Alternative Site Ref: AS (A) 16

LDP Allocation: M4.2 - Tir Pentwys Tip

Proposed Amendment: Delete proposed Preferred Area and allocate for amenity or tourism and leisure

Area: Lower Ebbw Fach

Date: 13/07/2011	Blaenau Gwent Local Development Plan Alternative Site Register	 Cyngor Bwrdeistref Sirol Blaenau Gwent County Borough Council
Scale: 1:11000	Amendments to Existing LDP Allocations	Regeneration Division
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KEY	
□	LDP SINC Designation
■	Proposed Exclusion

Alternative Site Ref:	AS (A) 17
LDP Allocation:	ENV3.132 Greenmeadow Farm Sinc
Proposed Ammendment:	Amend the boundary of the SINC
Area:	Lower Ebbw Fach

**PART C: SITES PROPOSED FOR DELETION FROM
THE LOCAL DEVELOPMENT PLAN**



ALTERNATIVE SITE REGISTER



Date : 08/07/2011

Blaenau Gwent Local Development Plan

Alternative Site Register



Dyngor Bwrdeistref Sirol

Blaenau Gwent

County Borough Council

Regeneration Division

Scale : 1:1000

Deletions of LDP Allocations

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Alternative Site Ref: AS (D) 01

LDP Allocation: H1.1 - Willowtown School

Representation made to DELETE the site for Housing

Area: Ebbw Vale

Date : 08/07/2011

Blaenau Gwent Local Development Plan

Alternative Site Register



Dyngor Bwrdeistref Sirol

Blaenau Gwent

County Borough Council

Scale : 1:2700

Deletions of LDP Allocations

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Regeneration Division



Alternative Site Ref: AS (D) 02

LDP Allocation: H1.4 - Jesmondene Stadium

Representation made to DELETE the site for Housing

Area: Tredegar

Date : 14/07/2011

Blaenau Gwent Local Development Plan

Alternative Site Register

Scale : 1:2500

Deletions of LDP Allocations



Cyngor Bwrdeistref Sirol
Blaenau Gwent

County Borough Council

Regeneration Division

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Alternative Site Ref: AS (D) 03

LDP Allocation: H1.5 - Business Resource Centre

Representation made to DELETE the site for Housing

Area: Tredegar

Date : 08/07/2011

Blaenau Gwent Local Development Plan

Alternative Site Register

Scale : 1:2700

Deletions of LDP Allocations



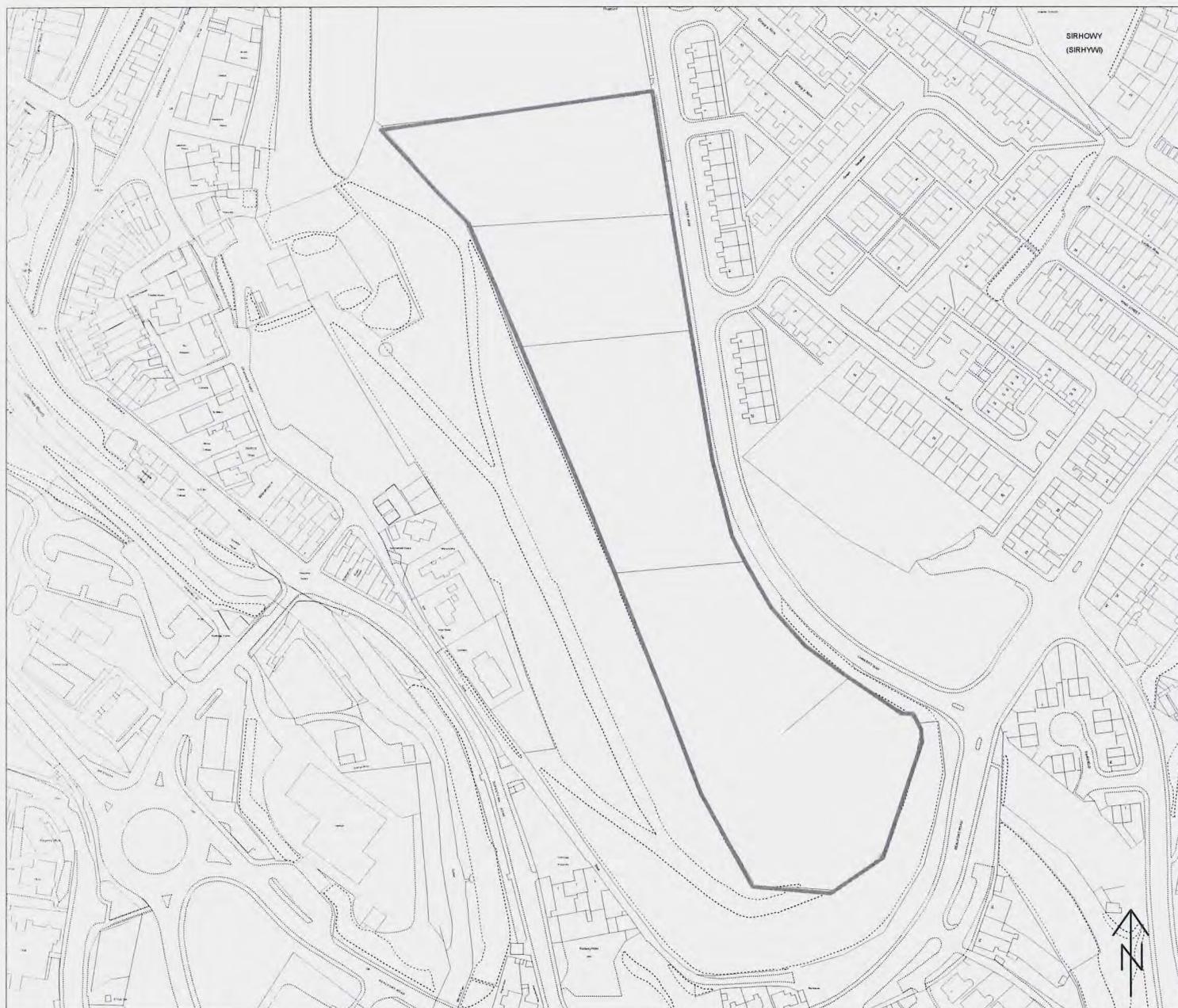
Cyngor Bwrdeistref Siroi

Blaenau Gwent

County Borough Council

Regeneration Division

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Alternative Site Ref: AS (D) 04

LDP Allocation: H1.6 - Land Adjacent to Chartist Way

Representation made to DELETE the site for Housing

Area: Tredegar

Date: 13/07/2011	Blaenau Gwent Local Development Plan Alternative Site Register	 Blaenau Gwent <small>County Borough Council</small>
Scale: 1:12000	Deletions of LDP Allocations	Regeneration Division
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Alternative Site Ref:	AS (D) 05
LDP Allocation:	M4.1 Trefil Quarry
Representation made to DELETE the site as a Preferred Area	
Area:	Tredegar

Date : 14/07/2011

Blaenau Gwent Local Development Plan

Alternative Site Register



Cyngor Bwrdeistref Sirol

Blaenau Gwent

County Borough Council

Scale : 1:12000

Deletions of LDP Allocations

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Regeneration Division



Alternative Site Ref: AS (D) 06

LDP Allocation: TM1.5 Parc Bryn Bach (including a hotel)

Representation made to DELETE the site for a Hotel

Area: Tredegar

Date : 14/07/2011

Blaenau Gwent Local Development Plan

Alternative Site Register

Scale : 1:5000

Deletions of LDP Allocations



Cyngor Bwrdeistref Sirol

Blaenau Gwent

County Borough Council

Regeneration Division

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Alternative Site Ref: AS (D) 07

LDP Allocation: ENV4.2 - Parc Bryn Bach

Representation made to DELETE the site for Land Reclamation

Area: Tredegar

Date : 13/07/2011

Blaenau Gwent Local Development Plan

Alternative Site Register



Cyngor Bwrdeistref Sirol

Blaenau Gwent

County Borough Council

Regeneration Division

Scale : 1:2500

Deletions of LDP Allocations

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Alternative Site Ref: AS (D) 08

LDP Allocation: ENV5.2 - Dukestown Cemetery

Representation made to DELETE the site allocated for a cemetery extension

Area: Tredegar

Date : 12/07/2011

Blaenau Gwent Local Development Plan

Alternative Site Register



Cyngor Bwrdeistref Sirol

Blaenau Gwent

County Borough Council

Regeneration Division

Scale : 1:1250

Deletions of LDP Allocations

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Alternative Site Ref: AS (D) 09

LDP Allocation: H1.9 - Infants School and Old Griffon Yard

Representation made to DELETE the site for Housing

Area: Upper Ebbw Fach

Date : 13/07/2011

Blaenau Gwent Local Development Plan

Alternative Site Register



Cyngor Bwrdeistref Sirol

Blaenau Gwent

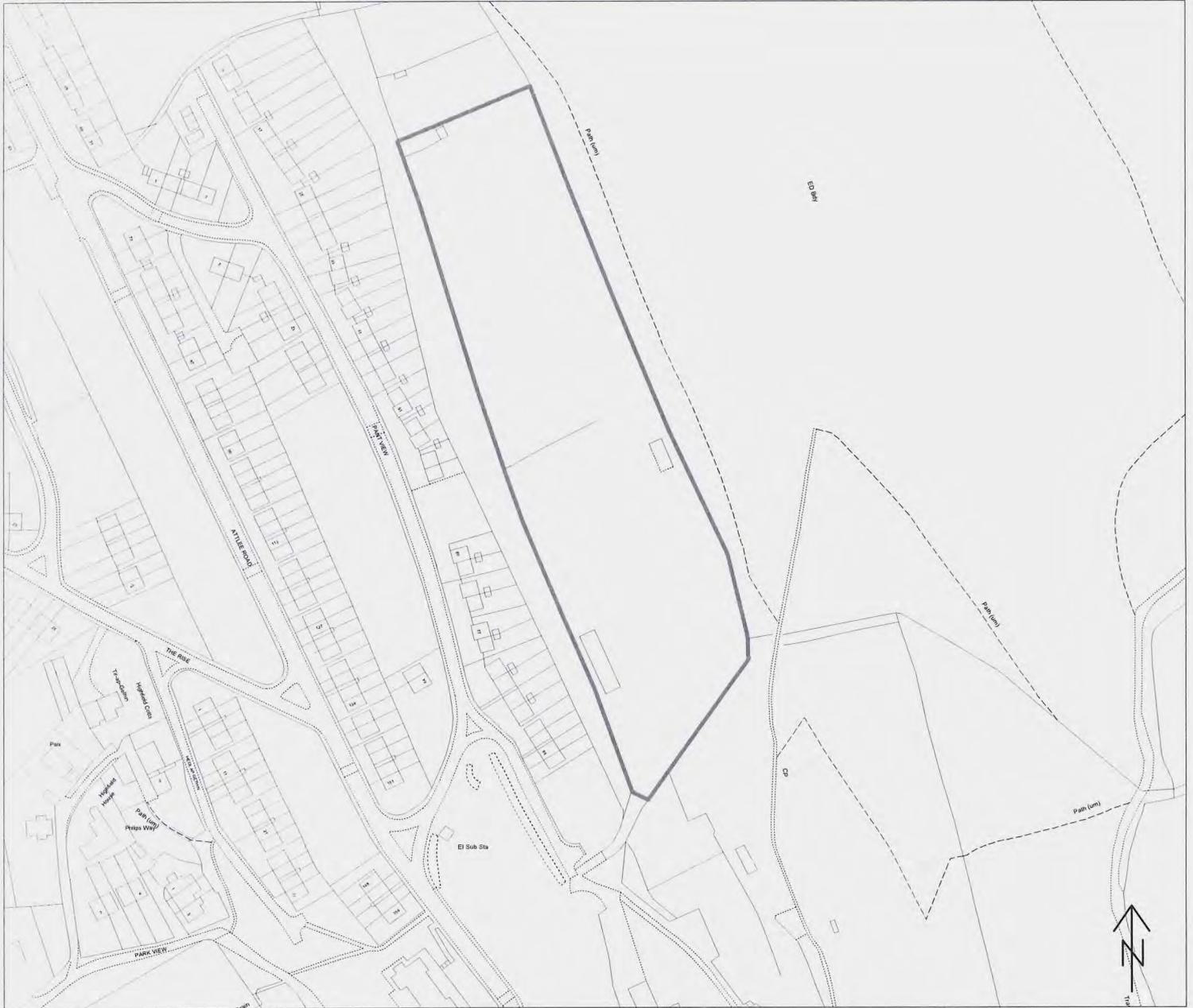
County Borough Council

Regeneration Division

Scale : 1:2500

Deletions of LDP Allocations

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Alternative Site Ref: AS (D) 10

LDP Allocation: ENV3.104 Land to the east of Pant View

Representation made to DELETE the site as a SINC

Area: Upper Ebbw Fach

Date : 13/07/2011

Blaenau Gwent Local Development Plan

Alternative Site Register



Cyngor Bwrdeistref Sirol

Blaenau Gwent

County Borough Council

Regeneration Division

Scale : 1:2500

Deletions of LDP Allocations

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Alternative Site Ref: AS (D) 11

LDP Allocation: H1.14 - Six Bells Colliery Site

Representation made to DELETE the site for Housing

Area: Lower Ebbw Fach

Date : 14/07/2011

Blaenau Gwent Local Development Plan

Alternative Site Register



Cyngor Bwrdeistref Sirol

Blaenau Gwent

County Borough Council

Scale : 1:2500

Deletions of LDP Allocations

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Regeneration Division



Alternative Site Ref: AS (D) 12

LDP Allocation: H1.15 - Warm Turn

Representation made to DELETE the site for Housing

Area: Lower Ebbw Fach

Date : 13/07/2011

Blaenau Gwent Local Development Plan

Alternative Site Register



Cyngor Bwrdeistref Sirol

Blaenau Gwent

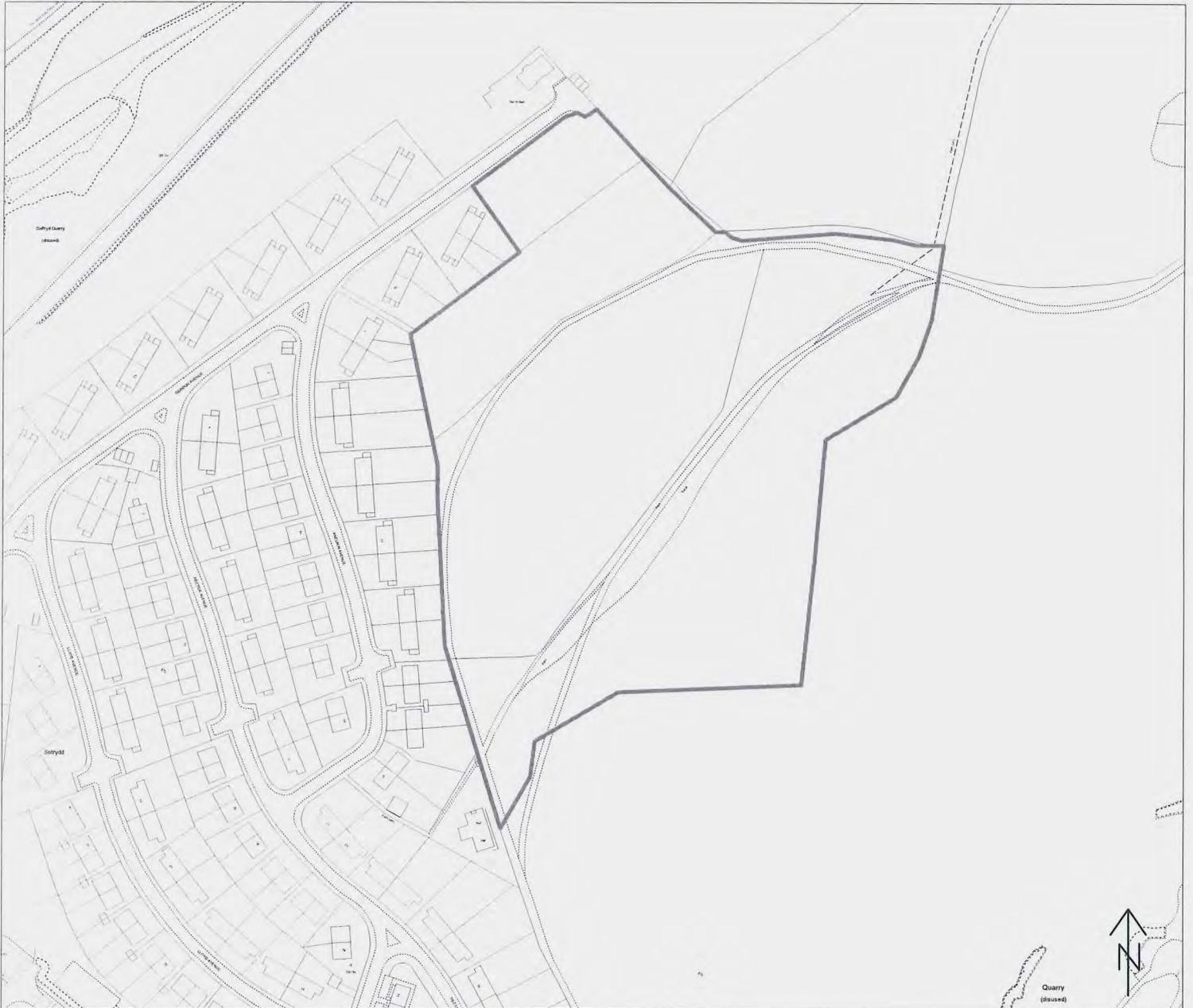
County Borough Council

Scale : 1:2500

Deletions of LDP Allocations

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Regeneration Division



Alternative Site Ref: AS (D) 13

LDP Allocation: H1.20 - Land at Farm Road, Swffryd

Representation made to DELETE the site for Housing

Area: Lower Ebbw Fach

Date : 14/07/2011

Blaenau Gwent Local Development Plan

Alternative Site Register



Dyngor Bwrdeistref Sirol

Blaenau Gwent

County Borough Council

Regeneration Division

Scale : 1:2500

Deletions of LDP Allocations

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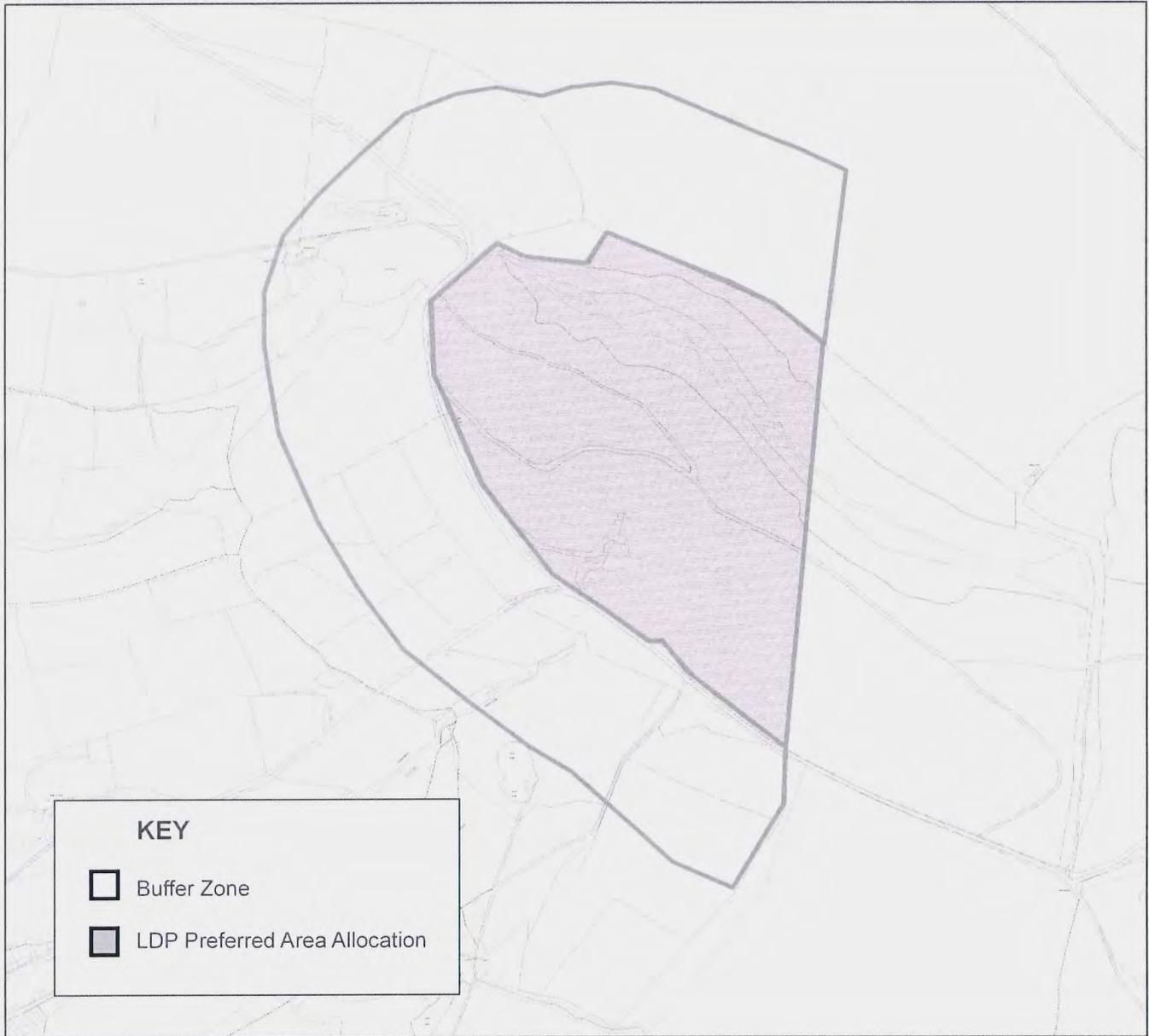
Alternative Site Ref: AS (D) 14

LDP Allocation: ED1.2 - Lower Plateau Six Bells Colliery Site

Representation made to DELETE the site for a School

Area: Lower Ebbw Fach

Date: 13/07/2011	Blaenau Gwent Local Development Plan Alternative Site Register	 Blaenau Gwent <small>County Borough Council</small>
Scale: 1:8000	Deletions of LDP Allocations	Regeneration Division
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KEY	
	Buffer Zone
	LDP Preferred Area Allocation

Alternative Site Ref:	AS (D) 15
LDP Allocation:	M4.2 Tir Pentwys Tip
Representation made to DELETE the site for a Preferred Area	
Area:	Lower Ebbw Fach

Date : 14/07/2011

Blaenau Gwent Local Development Plan

Alternative Site Register



Cyngor Bwrdeistref Sirol

Blaenau Gwent

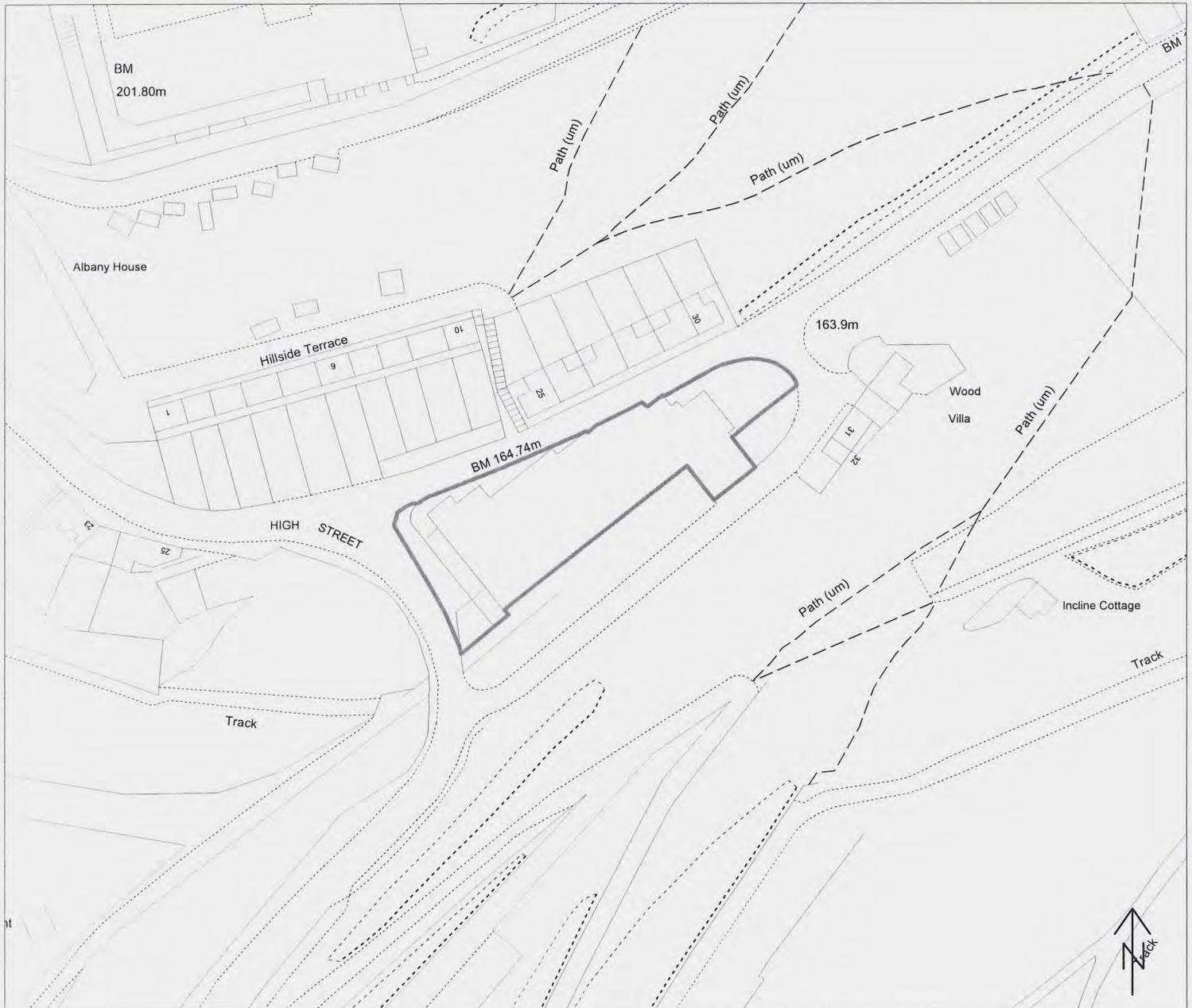
County Borough Council

Regeneration Division

Scale : 1:1250

Deletions of LDP Allocations

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Alternative Site Ref: AS (D) 16

LDP Allocation: ENV4.4 Llanhilleth Pit Head Baths

Representation made to DELETE the site for Land Reclamation

Area: Lower Ebbw Fach

Date : 08/07/2011

Blaenau Gwent Local Development Plan

Alternative Site Register



Dyngor Bwrdeistref Sirol

Blaenau Gwent

County Borough Council

Scale : 1:1000

Deletions of LDP Allocations

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Regeneration Division



Alternative Site Ref: AS (D) 01

LDP Allocation: H1.1 - Willowtown School

Representation made to DELETE the site for Housing

Area: Ebbw Vale

Date : 08/07/2011

Blaenau Gwent Local Development Plan

Alternative Site Register



Dyngor Bwrdeistref Sirol

Blaenau Gwent

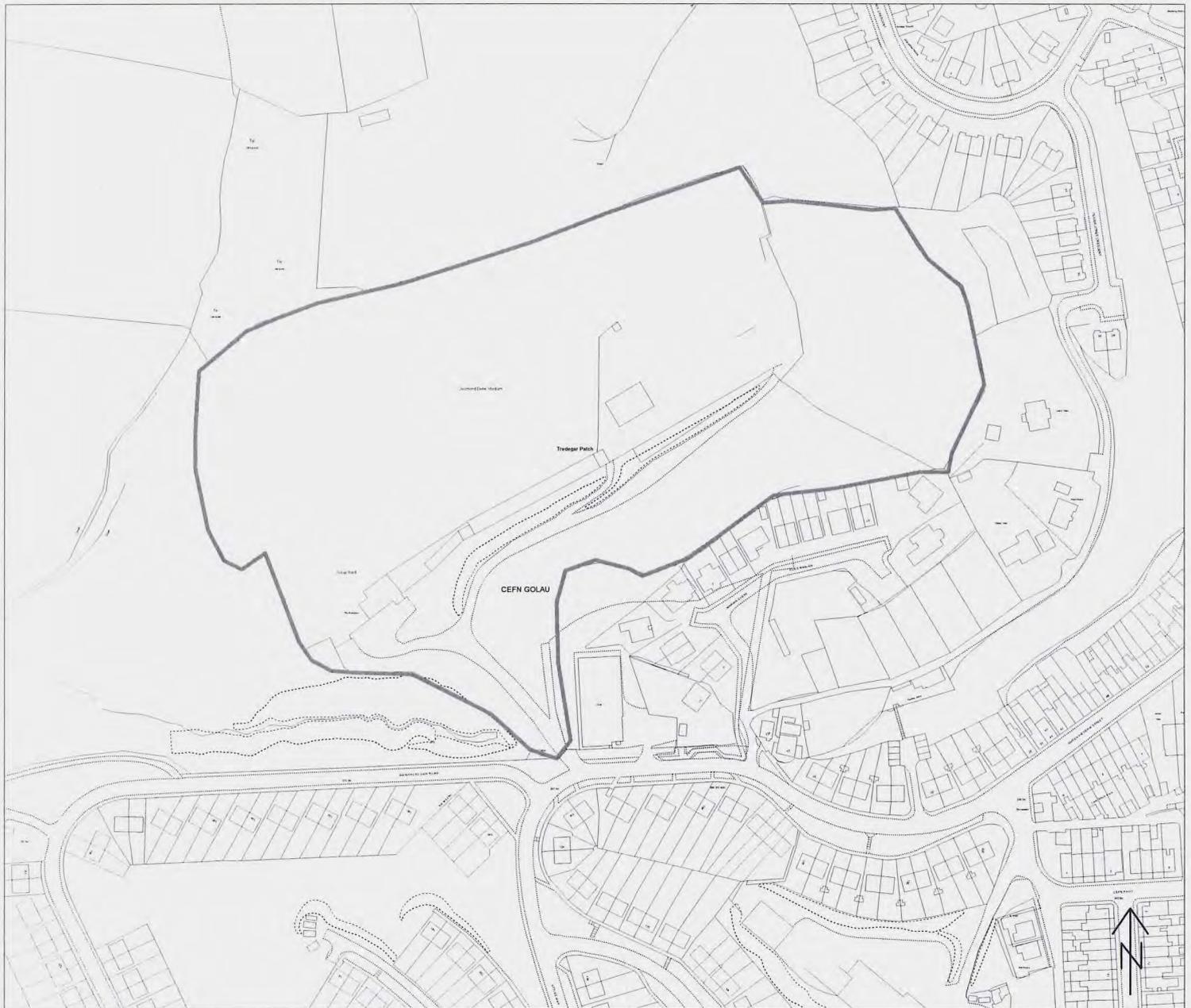
County Borough Council

Scale : 1:2700

Deletions of LDP Allocations

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Regeneration Division



Alternative Site Ref: AS (D) 02

LDP Allocation: H1.4 - Jesmondene Stadium

Representation made to DELETE the site for Housing

Area: Tredegar

Date : 14/07/2011

Blaenau Gwent Local Development Plan

Alternative Site Register

Scale : 1:2500

Deletions of LDP Allocations



Cyngor Bwrdeistref Sirol
Blaenau Gwent

County Borough Council

Regeneration Division

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Alternative Site Ref: AS (D) 03

LDP Allocation: H1.5 - Business Resource Centre

Representation made to DELETE the site for Housing

Area: Tredegar

Date : 08/07/2011

Blaenau Gwent Local Development Plan

Alternative Site Register

Scale : 1:2700

Deletions of LDP Allocations



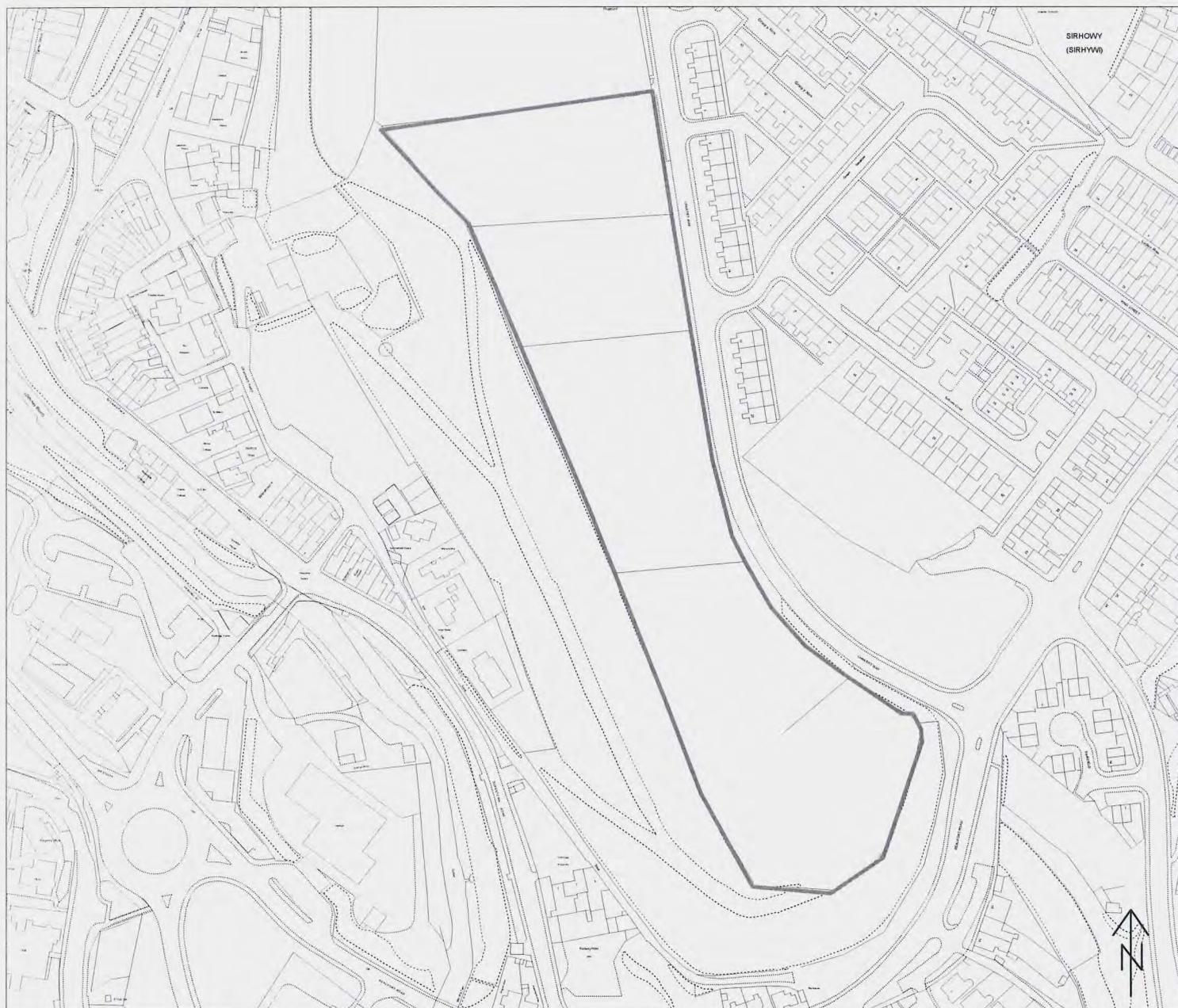
Cyngor Bwrdeistref Siroi

Blaenau Gwent

County Borough Council

Regeneration Division

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Alternative Site Ref: AS (D) 04

LDP Allocation: H1.6 - Land Adjacent to Chartist Way

Representation made to DELETE the site for Housing

Area: Tredegar

Date: 13/07/2011	Blaenau Gwent Local Development Plan Alternative Site Register	 Blaenau Gwent <small>County Borough Council</small>
Scale: 1:12000	Deletions of LDP Allocations	Regeneration Division
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Alternative Site Ref:	AS (D) 05
LDP Allocation:	M4.1 Trefil Quarry
Representation made to DELETE the site as a Preferred Area	
Area:	Tredegar

Date : 14/07/2011

Blaenau Gwent Local Development Plan

Alternative Site Register



Cyngor Bwrdeistref Sirol

Blaenau Gwent

County Borough Council

Scale : 1:12000

Deletions of LDP Allocations

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Regeneration Division



Alternative Site Ref: AS (D) 06

LDP Allocation: TM1.5 Parc Bryn Bach (including a hotel)

Representation made to DELETE the site for a Hotel

Area: Tredegar

Date : 14/07/2011

Blaenau Gwent Local Development Plan

Alternative Site Register

Scale : 1:5000

Deletions of LDP Allocations



Cyngor Bwrdeistref Sirol

Blaenau Gwent

County Borough Council

Regeneration Division

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Alternative Site Ref: AS (D) 07

LDP Allocation: ENV4.2 - Parc Bryn Bach

Representation made to DELETE the site for Land Reclamation

Area: Tredegar

Date : 13/07/2011

Blaenau Gwent Local Development Plan

Alternative Site Register



Cyngor Bwrdeistref Sirol

Blaenau Gwent

County Borough Council

Regeneration Division

Scale : 1:2500

Deletions of LDP Allocations

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Alternative Site Ref: AS (D) 08

LDP Allocation: ENV5.2 - Dukestown Cemetery

Representation made to DELETE the site allocated for a cemetery extension

Area: Tredegar

Date : 12/07/2011

Blaenau Gwent Local Development Plan

Alternative Site Register



Cyngor Bwrdeistref Sirol

Blaenau Gwent

County Borough Council

Regeneration Division

Scale : 1:1250

Deletions of LDP Allocations

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Alternative Site Ref: AS (D) 09

LDP Allocation: H1.9 - Infants School and Old Griffon Yard

Representation made to DELETE the site for Housing

Area: Upper Ebbw Fach

Date : 13/07/2011

Blaenau Gwent Local Development Plan

Alternative Site Register



Cyngor Bwrdeistref Sirol

Blaenau Gwent

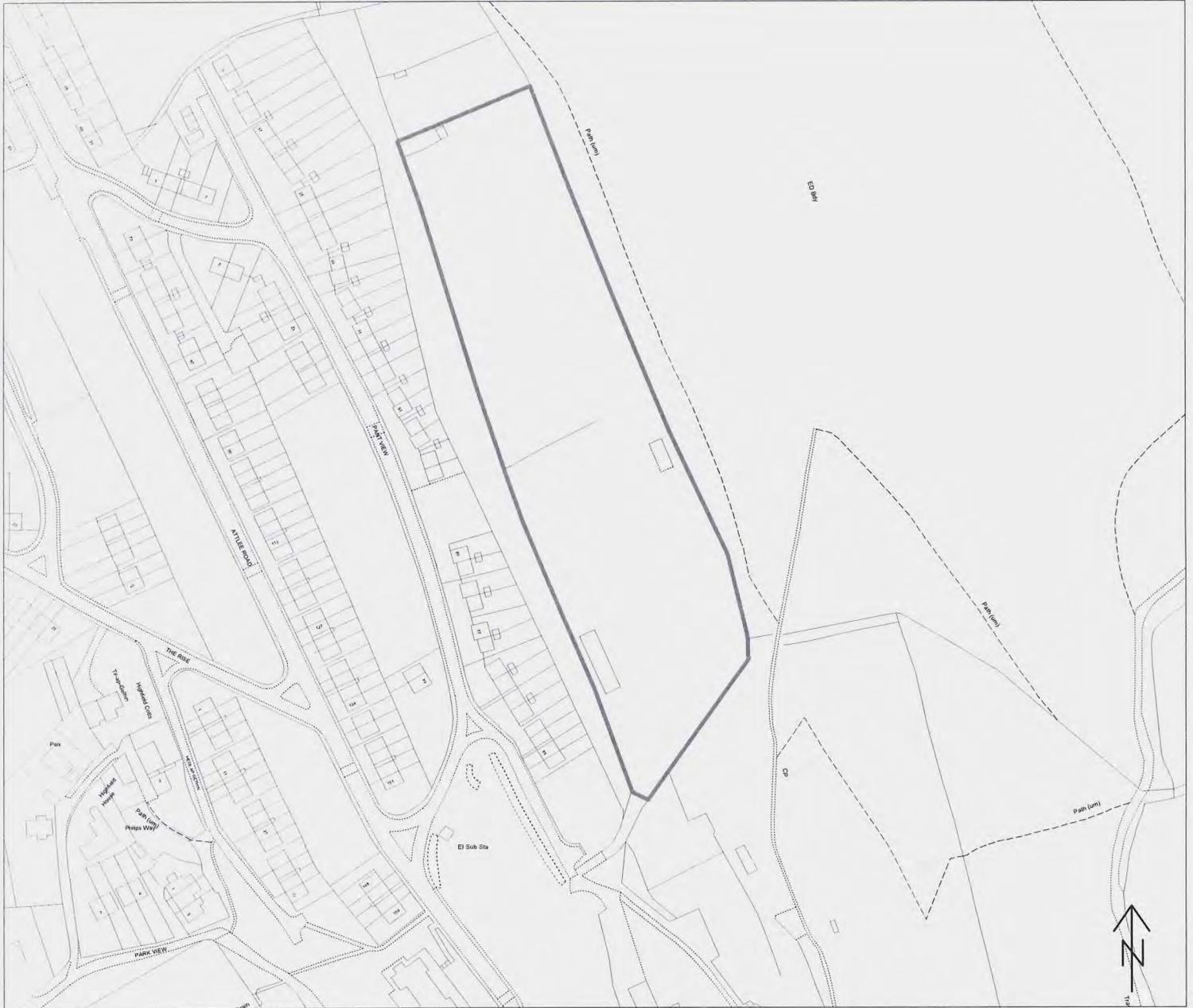
County Borough Council

Regeneration Division

Scale : 1:2500

Deletions of LDP Allocations

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Alternative Site Ref: AS (D) 10

LDP Allocation: ENV3.104 Land to the east of Pant View

Representation made to DELETE the site as a SINC

Area: Upper Ebbw Fach

Date : 13/07/2011

Blaenau Gwent Local Development Plan

Alternative Site Register



Cyngor Bwrdeistref Sirol

Blaenau Gwent

County Borough Council

Regeneration Division

Scale : 1:2500

Deletions of LDP Allocations

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Alternative Site Ref: AS (D) 11

LDP Allocation: H1.14 - Six Bells Colliery Site

Representation made to DELETE the site for Housing

Area: Lower Ebbw Fach

Date : 14/07/2011

Blaenau Gwent Local Development Plan

Alternative Site Register



Cyngor Bwrdeistref Sirol

Blaenau Gwent

County Borough Council

Scale : 1:2500

Deletions of LDP Allocations

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Regeneration Division



Alternative Site Ref: AS (D) 12

LDP Allocation: H1.15 - Warm Turn

Representation made to DELETE the site for Housing

Area: Lower Ebbw Fach

Date : 13/07/2011

Blaenau Gwent Local Development Plan

Alternative Site Register



Cyngor Bwrdeistref Sirol

Blaenau Gwent

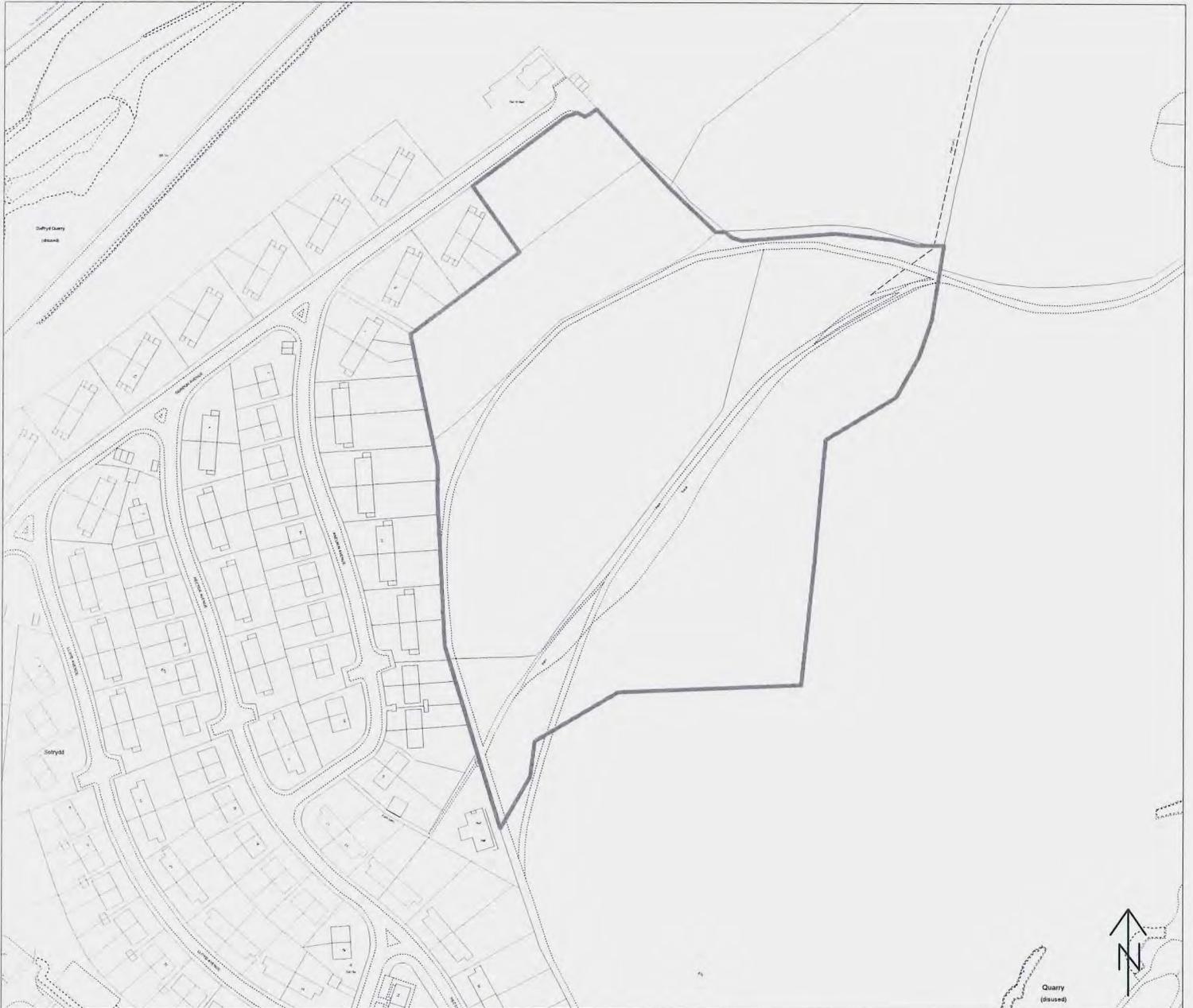
County Borough Council

Scale : 1:2500

Deletions of LDP Allocations

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Regeneration Division



Alternative Site Ref: AS (D) 13

LDP Allocation: H1.20 - Land at Farm Road, Swffryd

Representation made to DELETE the site for Housing

Area: Lower Ebbw Fach

Date : 14/07/2011

Blaenau Gwent Local Development Plan

Alternative Site Register



Dyngor Bwrdeistref Sirol

Blaenau Gwent

County Borough Council

Regeneration Division

Scale : 1:2500

Deletions of LDP Allocations

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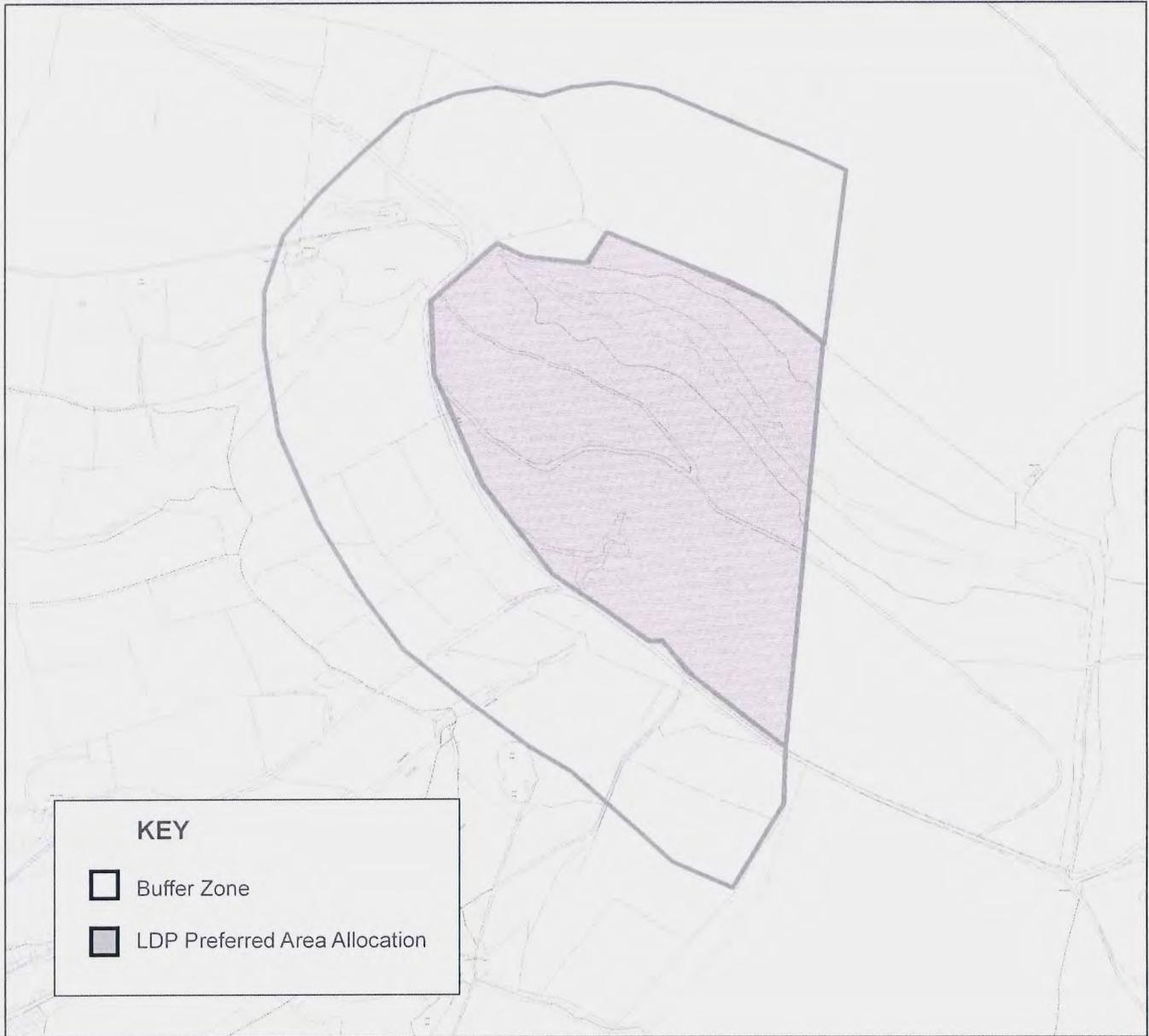
Alternative Site Ref: AS (D) 14

LDP Allocation: ED1.2 - Lower Plateau Six Bells Colliery Site

Representation made to DELETE the site for a School

Area: Lower Ebbw Fach

Date: 13/07/2011	Blaenau Gwent Local Development Plan Alternative Site Register	 Blaenau Gwent <small>County Borough Council</small>
Scale: 1:8000	Deletions of LDP Allocations	Regeneration Division
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KEY	
	Buffer Zone
	LDP Preferred Area Allocation

Alternative Site Ref:	AS (D) 15
LDP Allocation:	M4.2 Tir Pentwys Tip
Representation made to DELETE the site for a Preferred Area	
Area:	Lower Ebbw Fach

Date : 14/07/2011

Blaenau Gwent Local Development Plan

Alternative Site Register



Cyngor Bwrdeistref Siro

Blaenau Gwent

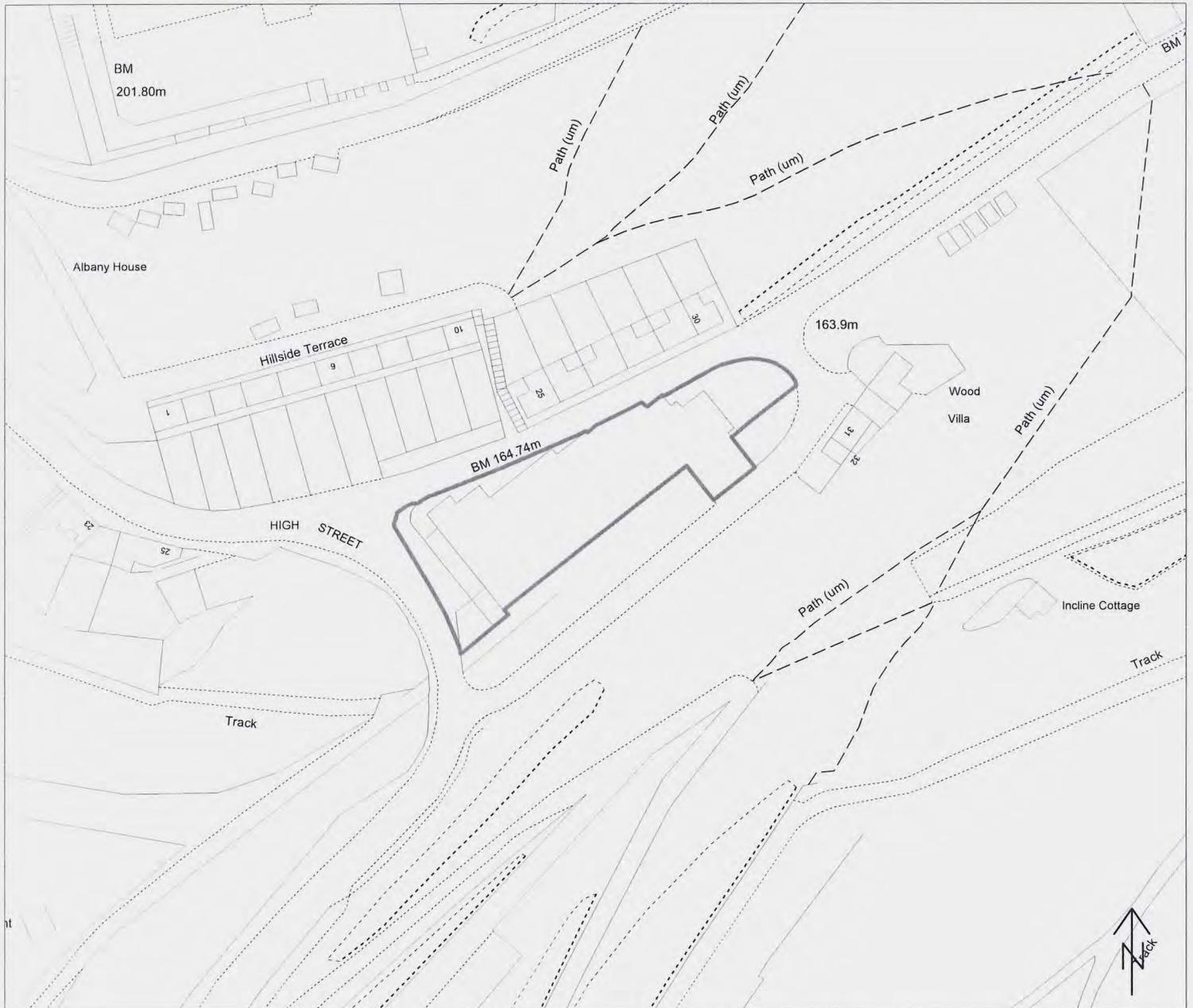
County Borough Council

Scale : 1:1250

Deletions of LDP Allocations

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Regeneration Division



Alternative Site Ref: AS (D) 16

LDP Allocation: ENV4.4 Llanhilleth Pit Head Baths

Representation made to DELETE the site for Land Reclamation

Area: Lower Ebbw Fach

**PART D: PROPOSED AMENDMENTS TO
SETTLEMENT BOUNDARIES**



ALTERNATIVE SITE REGISTER

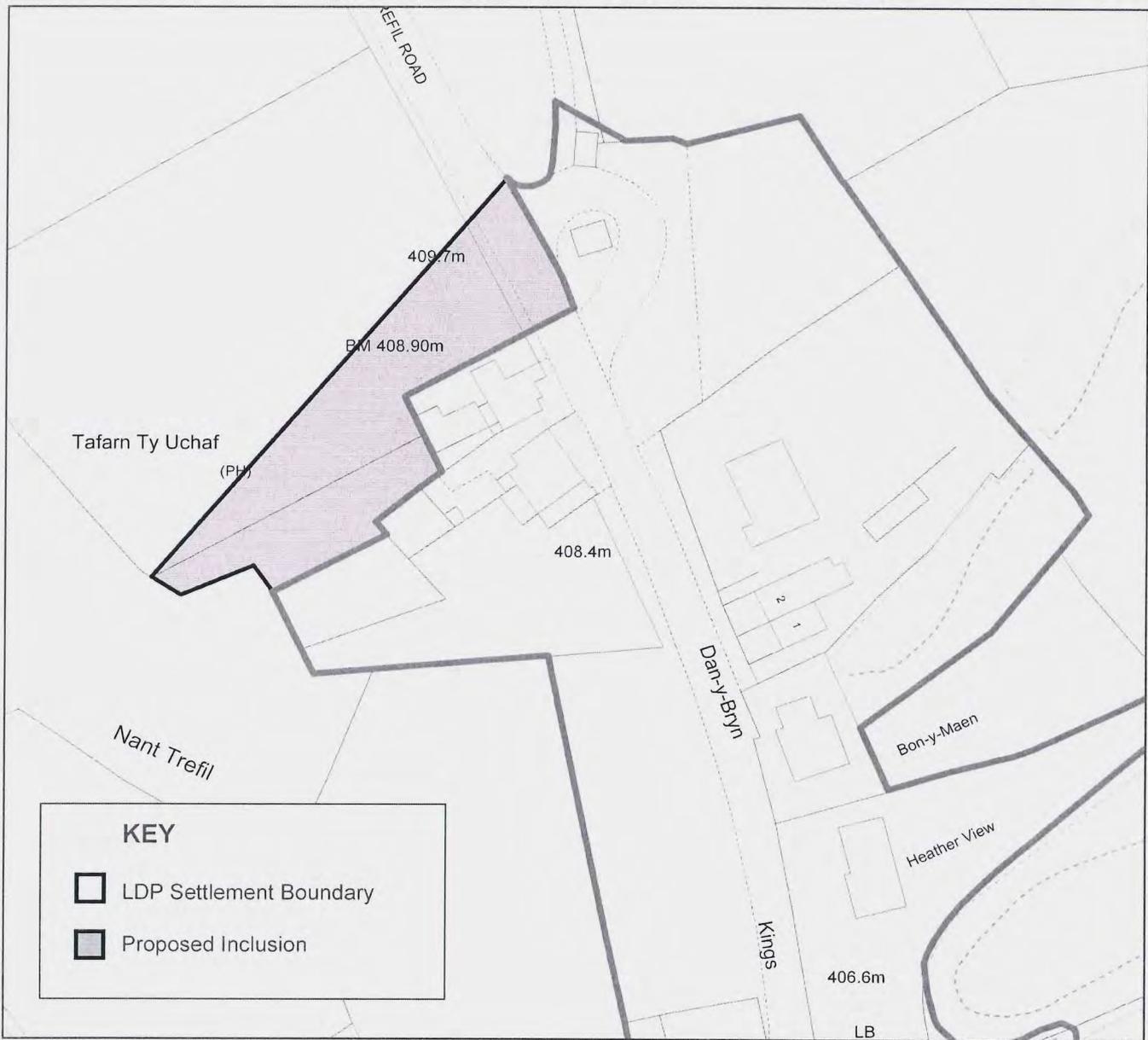


Date: 13/07/2011	Blaenau Gwent Local Development Plan Alternative Site Register	 Cyngor Bwrdeistref Siro Blaenau Gwent County Borough Council Regeneration Division
Scale: 1:1250	Amendments to Settlement Boundary	
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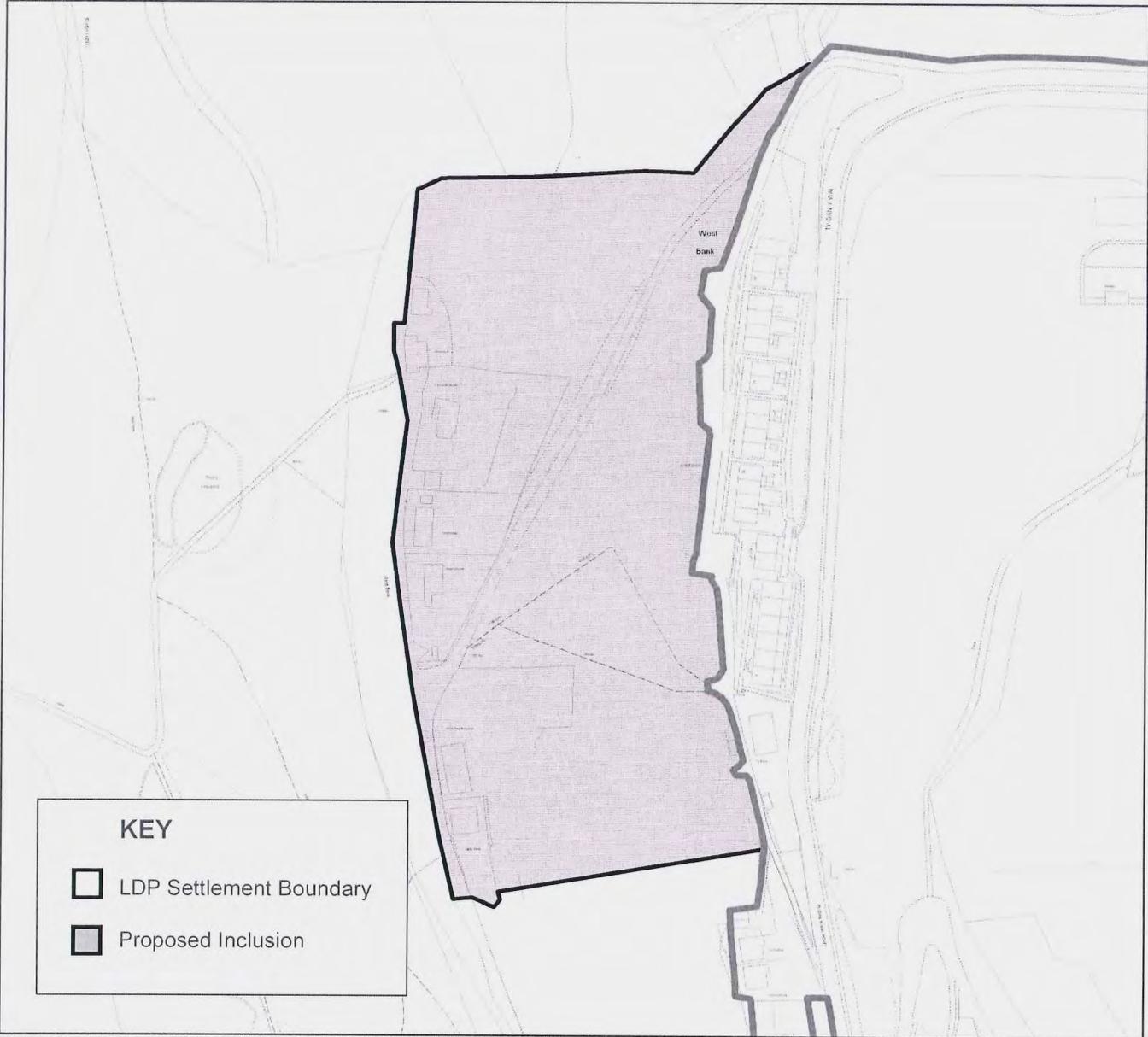
Alternative Site Ref:	AS (SB) 01
Site Name:	Little Lane
Include in Settlement Boundary	
Area:	Ebbw Vale

Date: 13/07/2011	Blaenau Gwent Local Development Plan Alternative Site Register	 Cyngor Bwrdeistref Sirof Blaenau Gwent County Borough Council
Scale: 1:1000	Amendments to Settlement Boundary	Regeneration Division
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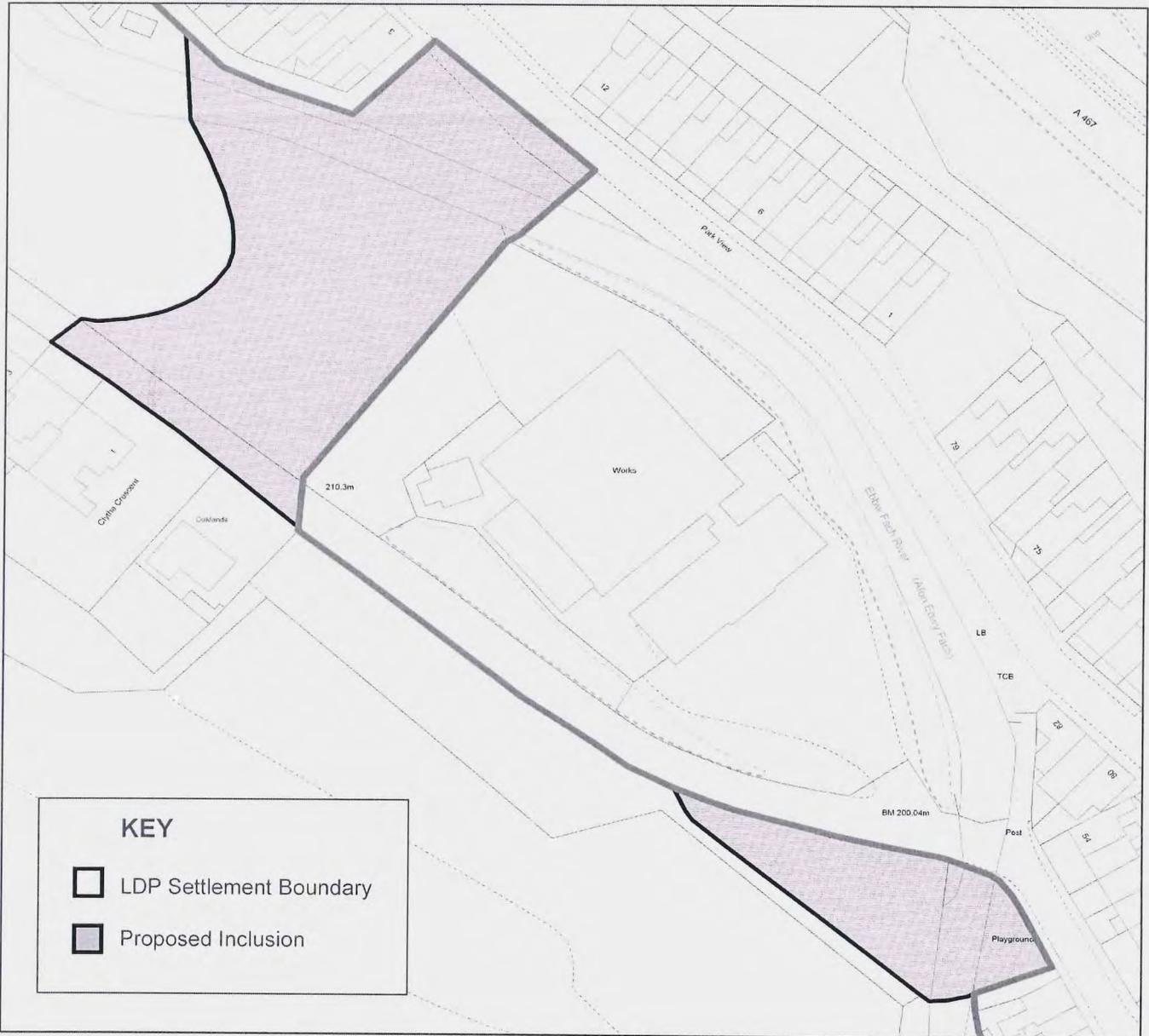
Alternative Site Ref:	AS (SB) 02
Site Name:	Land adjacent to Tafarn Ty Uchaf, Tredegar
Include in Settlement Boundary	
Area:	Tredegar

Date: 13/07/2011	Blaenau Gwent Local Development Plan Alternative Site Register	 Cyngor Bwrdeistref Siro Blaenau Gwent County Borough Council
Scale: 1:2500	Amendments to Settlement Boundary	Regeneration Division
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Alternative Site Ref:	AS (SB) 03
Site Name:	Holly Tree, West Bank
Include in Settlement Boundary	
Area:	Lower Ebbw Fach

Date: 13/07/2011	Blaenau Gwent Local Development Plan Alternative Site Register	 Cyngor Blaenau Gwent Blaenau Gwent County Borough Council
Scale: 1:1000	Amendments to Settlement Boundary	Regeneration Division
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Alternative Site Ref:	AS (SB) 04
Site Name:	Land Adjacent to the former Remploy Site, Aberbeeg
Settlement Boundary Amendment	
Area:	Lower Ebbw Fach

For further information please contact:

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

Tel. 01495 354740/355538/355544/355501
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or visit www.blaenau-gwent.gov.uk