

Blaenau Gwent County Borough Council
Cyngor Bwrdeisdref Sirol Blaenau Gwent
Local Development Plan Examination
Ymchwiliad Cynllun Datblygu Lleol

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Day 2: WEDNESDAY 27 JUNE 2012 1.15 – 4.00
 Session 4: HOUSING SITES

MATTERS ARISING FROM THE HEARING SESSION

Page number	PO Ref Number	Policy/ para/ figure reference	Suggested change/ action	Council response (agree/ disagree/ alternative)
	MA4.1	H1.1	Review SD34 to consider access issues associated with development of this site and adjacent new school.	Agree. SD34 to be amended to address access issue as identified in note attached at Appendix 4.
	MA4.2	H1.20	When was public access to open space stopped?	The playing pitch has not formally been used for this purpose for a long time – it has not been possible to identify a specific date.
	MA4.3	H1.4 AS (A) 07	Council to review if site should go back on list of housing allocations	Agree to review the Councils position. Refer to note attached at appendix 1 and plan attached

Page number	PO Ref Number	Policy/ para/ figure reference	Suggested change/ action	Council response (agree/ disagree/ alternative)
				at appendix 2.
	MA4.4	AS (N)18	Reconsider this site or variations of this site.	Agree to review the Councils position. Refer to note attached at appendix 1 and plan attached at appendix 3.

Session 4: Matters Arising Changes

PO Ref No.	Policy / paragraph.	Amendment								
MA4.4	H1	<p>Delete policy H1.20 Land at Farm Road, Swffryd from Policy H1 and the proposals map; and amend urban boundary to exclude the site as shown at Appendix 3.</p> <p>This change will result in amendments to the housing figures and percentages throughout the Plan.</p> <table border="1"> <thead> <tr> <th>Policy Number</th> <th>Site Name</th> <th>Area (Ha)</th> <th>Units</th> </tr> </thead> <tbody> <tr> <td>H1.20</td> <td>Land at Farm Road Swffryd</td> <td>3.72</td> <td>130</td> </tr> </tbody> </table>	Policy Number	Site Name	Area (Ha)	Units	H1.20	Land at Farm Road Swffryd	3.72	130
Policy Number	Site Name	Area (Ha)	Units							
H1.20	Land at Farm Road Swffryd	3.72	130							

Appendix 1

MA4.3

H1.4 Jesmondene Stadium

The Council acknowledge that the site is previously developed land with its former use being a scrap yard and that the site performed well when assessed against the LDP strategy and sustainability appraisal objectives when compared to other sites assessed for residential use in the same area (see Appendix 1 Tredegar Table of ES4.9). However, there is an unresolved land instability issue which raises uncertainty over the viability of the site.

In light of this, the Council consider that the site should not be allocated for housing in the Plan. However, it is suggested that the site should be included in the settlement boundary to acknowledge the development potential of the site if the land instability issues can be resolved.

AS (A) 07 – Amend the boundary to exclude the area outside the stadium

As reflected above, the Council consider that the settlement boundary should be amended to include the boundary of the previous allocation H1.4 as the boundary follows a logical site boundary. To only allocate the former dog racing stadium (AS (A) 07) would not follow a defensible line which is contrary to the approach taken with all LDP allocations and the settlement boundary.

MA4.4

The Council has undertaken a review of AS (N) 17, AS (N) 18 and AS (N) 21 and allocation H1.20 (Land at Farm Road, Swffryd as demonstrated in Tables 1 and 2 below.

Table 1 - Upper Ebbw Fach Area Sites

Ref No.	Name	LDP Objectives	SEA/SA	Total	Contribution
Proposed sites for LDP Deposit Plan					
C6	Garnfach School (based on mixed use allocation)	23	57	80	12
C22 & C32	NMC Factory Blaina Road (Mixed use allocation)	29	49	78	60
C25	Brynmawr Infants School & Old Griffin yard	20	57	77	37
C8	Hafod Dawel Site	20	57	54	44
C23	Crawshay House	20	53	73	25
C26	Land at Pant View, Coed Cae	20	53	73	26
C39	Land to the east of Blaina Road	19	53	72	21
C12	Land to the North of Winchestown	20	49	69	15
			Total		240
C14	Land West of	20	45	65	16

	Recreation Ground						
C24	Land rear of Waunheulog	16		43		59	42
C15 AS (N) 20	Land North of Winches Row	14		41		55	110
AS (N) 18	Ffoesmaen Road	14	16	33	37	47	53
AS (N) 14	Land at Beaufort Hill – Site 2	14		39		53	
AS (N) 16	Land east of Pant View Houses, Coed Cae	14		35		49	
AS (N) 13	Land at Brynmawr – Site 1	14		33		47	
AS (N) 15	Land at Bryn Farm – Site 3	14		29		43	
C3	Land to the south of Rising Sun Industrial Estate	10		33		43	81
C13 AS (N) 19	Land to the South-West of Waun Ebbw Road	14		35		49	50
C5 AS (N) 17	Southlands, Blaina	10	12	25	27	35	39

Table 2 – Lower Ebbw Fach Sites

Ref No.	Name	LDP Objectives		SEA/SA		Total		Contribution
Proposed Sites for Deposit LDP								
D13a	Six Bells Colliery Site	23		49		72		60
D23	Warm Turn	16		49		65		32
D25	Roseheyworth Comprehensive	16		45		61		33
D21	Former Mount Pleasant Court, Brynithel	16		45		61		18
D30	Quarry Adj to Cwm Farm Road	16		45		61		22
				Total				165
D20	Hillcrest View	16		41		57		22
D24	Farm Road, Swffryd	14		33		47		
AS (N) 21	Ty Pwdr	10	14	29	31	39	45	

The scores for alternative sites AS (N) 17, AS (N) 18 and AS (N) 21 have been reviewed. Tables 1 and 2 calculate the total score awarded to each site following the stage 4 and 5 assessment and subsequent review. The figures highlighted in bold show the new score awarded to the site following the review. It should also be drawn to the Inspector's attention that when these tables were included as Appendix 1 of ES4.9 there were several typographical errors. The Council have amended these errors in Tables 1 and 2 above and as such these tables should supersede Appendix 1.

The scores for sites AS (N) 17 and AS (N) 18 against the biodiversity objectives (objective 12 in stage 4 and objective 14 in stage 5) have been amended from a red to a yellow to reflect that the site is not designated as a SINC. The score for objective 25 for site AS (N) 18 has also been amended from a red to a yellow to reflect there are some constraints present on the site.

The score for AS (N) 21 against objectives 13 in the stage 4 assessment and objective 15 in the stage 5 assessment has been amended to reflect that there are no archaeological features on the Ty Pwdr site therefore the score has been amended from a yellow to a green.

The Council have also reviewed housing allocation H1.20 – Land at Farm Road, Swffryd. When comparing this site to other sites in the Lower Ebbw Fach, the site performs significantly less favourably due to the biodiversity and landscape value of the site. It is therefore suggested to the Inspector that allocation H1.20 is deleted from the Plan.

As a result there are no housing allocations on SINC's or on land outside settlement boundary with the exception of H1.19 – Quarry adjacent to Cwm Farm Road, Six Bells.

Date : 12/07/2012

Scale : 1:2000

Appendix 2

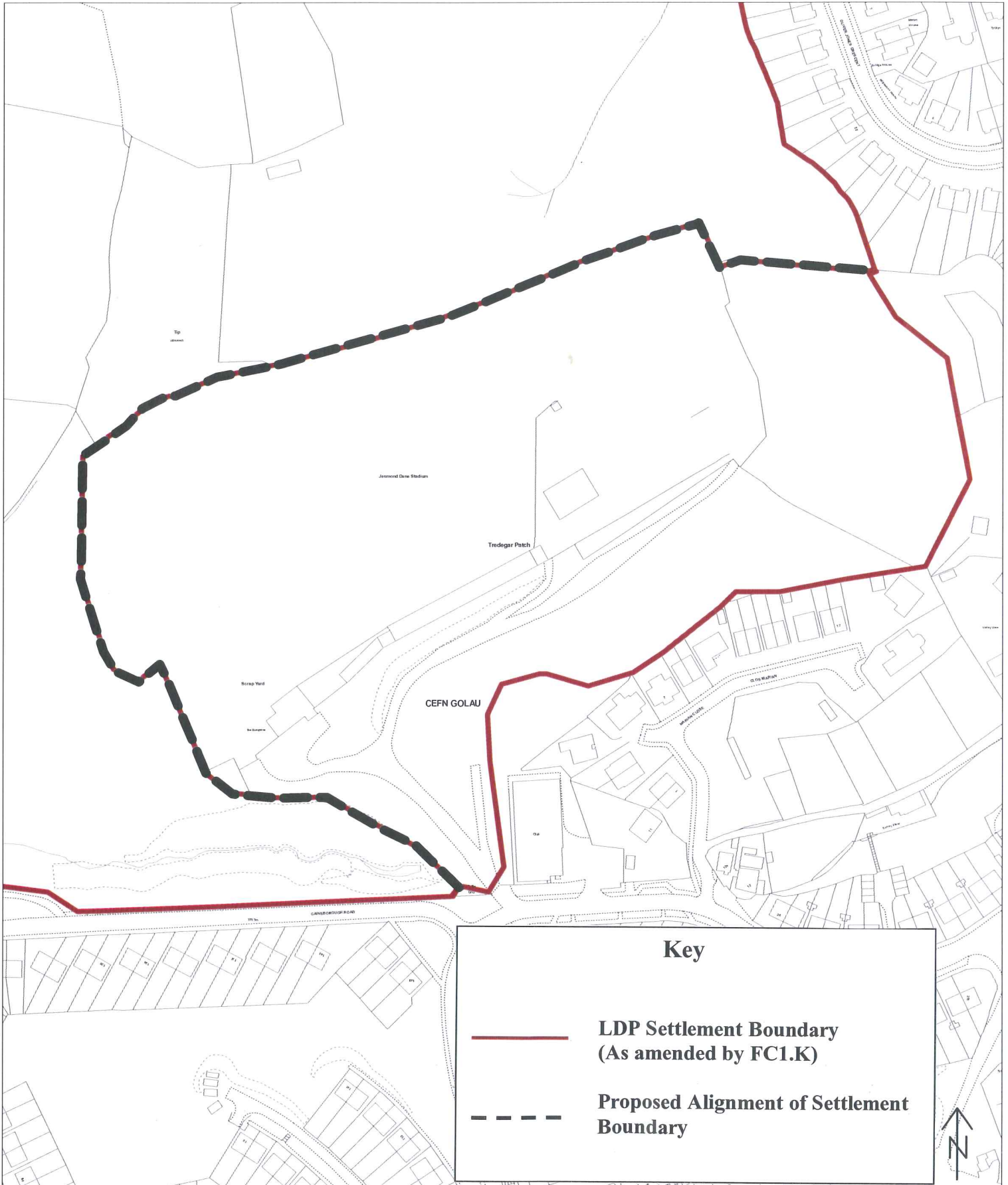


Dyngor Bwrdeistref Sirol
Blaenau Gwent
County Borough Council

Change
Proposed:

Include in Settlement Boundary.

Regeneration Division



Key



**LDP Settlement Boundary
(As amended by FC1.K)**



**Proposed Alignment of Settlement
Boundary**



Date : 10/07/2012

Scale : 1:1650

Appendix 3

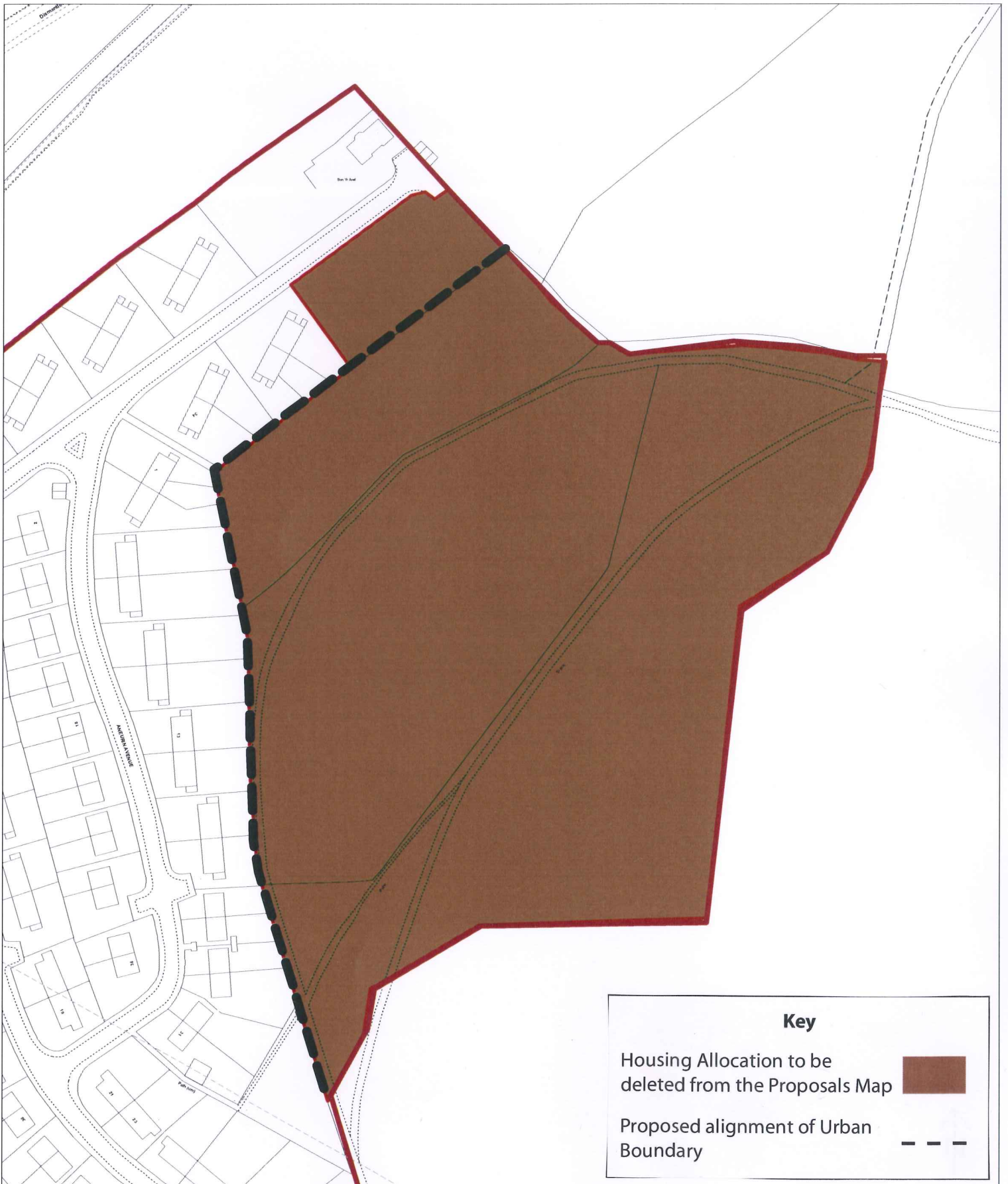
Ref: H1.20 Land at Farm Road Swffryd

Change Proposed: Delete Housing Site and amend Urban Boundary to exclude the site.



Dyngor Bwrdeistref Sirol
Blaenau Gwent
County Borough Council

Regeneration Division



5.0 HOUSING

H1 Housing Allocations

Ebbw Vale

H1.1 Willowtown School, Ebbw Vale

0.63 ha 22 Units Brownfield

The site is in the residential area of Willowtown north west of Ebbw Vale Town Centre. It is a triangular area of land which is surrounded by residential properties to the east and north west. The replacement school is to the south-west of the site. The site is cleared with the exception of two buildings, one on the northern corner and another small building in the south west of the site. The larger building is an example of an early 20th century school and is currently used for community purposes. The community building, surrounding wall and railings should be retained where possible.

There is the potential for the site including the building to support protected species such as bats and breeding birds. Therefore it is recommended that a full ecological assessment including bat survey is undertaken and a plan produced detailing constraints, proposed mitigation enhancements.

~~The site can be accessed from the existing access.~~ **Whilst the existing highway network serving this location of Ebbw Vale is satisfactory from a highway capacity standpoint, the immediate site highway and access configuration must be improved in terms of pedestrian safety, traffic flow, carriageway safety and accommodate the needs of the existing school generated traffic.**

In order to achieve a pedestrian friendly environment and allow for better free flow of vehicles, it will be a highway requirement that parts of the site be used to accommodate carriageway and junction improvements. These highway infrastructure works will include:

- **The existing road alignment (forward visibility splays etc.) must be upgraded by the removal of existing boundary wall structures. These carriageway upgrades would also include the revoking of the exiting one way traffic order, and the provision of a wider carriageway 6.1m) to accommodate two way traffic around the site. (Brynheulog Street).**
- **The construction of new footways - minimum 2m width serving all the existing carriageways adjacent to the site. (Brynheulog Street and Hughes Avenue)**
- **The realignment (increased radii) and improvement of visibility splays at the junction of Garfield Terrace/Brynheulog Street.**
- **Off street parking provisions to be provided along Hughes Avenue to alleviate the existing on street parking conditions.**

In addition to the above, any proposed development of this site must satisfy the Councils off street parking requirements to ensure that the existing on street parking conditions are not exacerbated.