

Blaenau Gwent County Borough Council Cyngor Bwrdeisdref Sirol Blaenau Gwent



Findings of the Candidate Site Assessment Process

Appendix 3: Upper Ebbw Fach Sites

Site Name: Land at Upper Coed Cae, Nantyglo Hub Area: **Upper Ebbw Fach** Proposed Use: Residential Stage 1: Initial Planning Assessment Has the site satisfied the Initial Planning Assessment? \square 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 Stage 2: Expert Assessments **Highways Conclusions** There is a relatively good highway network and access to the site can be constructed However, given the maximum cul-de-sac length, it may not be possible to develop whole site Highways only partially agree that the site is suitable for development as there is an issue of who owns the land up to the public highway Is the site acceptable? ☑ In Part П Yes No **Biodiversity Conclusions** Site immediately adjacent to Mulfran, Mynydd Coity, Mynydd James and Gwastad SINCs. Site Forms part of a green wedge and semi natural open space between these SINCs and the adjacent Forms an integral part of a wider ecological complex of fields, upland habitat and protected species. Presence of UK and LBAP habitats - dwarf scrub heath and rush pasture Presence of protected species – palmate newt and wood bitter vetch within 250m Site supports habitats likely to support protected species - woodland (bats/breeding birds) and dwarf scrub heath (reptiles) Is the site acceptable? M Yes No Countryside and Landscape Conclusions Within SLA (UDP designation) Site lies within 100m of a site of Special Historic Interest

Site Number: C1

Is the site acceptable?								
Yes		No						
	al Haalth Canalusian							
	tal Health Conclusion		und investigation and risk assessment is required					
There is potent	iar for faria contamination	Tillerelore a gro	und investigation and risk assessment is required					
Is the site ac	ceptable?							
Yes	abla	No						
	kananing sa sa kananing sa mananing mananing sa kananing sa kananing sa kananing sa sa kananing sa sa sa sa sa							
Additional C								
_	fly tipping on site	then undertaking	the Settlement Boundary Review process					
· Fait Of the	site could be looked at w	men undertaking	the Settlement Boundary Neview process					
		d data a del mismo gendata e es consideratorio de la discolación de considera distribuidad de la defensión de considera de la del considera del consid						
Is the site ac	ceptable for further o	onsideration?						
Yes	☑ In Part	No						
Stage 6: Fina	lisation of sites for D	eposit LDP						
le the cite in	cluded in the Denocit	I DD2						
	Is the site included in the Deposit LDP? Yes □ No ☑							
Yes		No						
Comments								
The site is not included in the Deposit Plan as an allocation. However, part of the site has been considered								
			s process concludes that part of the site should be					
included in the urban boundary. See Table 4 and Appendix 5 for further details								



Date: 28/04/2011

Blaenau Gwent Local Development Plan

Scale: 1:2500

Findings of the Candidate Site Assessment Process



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Regeneration Division



Site Number: C1

Site Name: Land at Upper Coed Cae, Nantyglo

Site Area: 2.71 ha

Current Use: Commercial and Storage Land

Proposed Use: Residential

Site Name: Land East of Pant View Houses, Coed Cae Hub Area: **Upper Ebbw Fach** Proposed Use: Residential Stage 1: Initial Planning Assessment Has the site satisfied the Initial Planning Assessment? $\overline{\mathbf{Q}}$ 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 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 site is in a dense residential area, so the development of new housing may put added strain on the site area in terms of traffic congestion The proximity of candidate site C1 also needs to be taken into account The existing access is inadequate in design and construction to accommodate vehicular access to the site Is the site acceptable? $\sqrt{}$ No Yes **Biodiversity Conclusions** The site is designated as a SINC. Site Forms part of a green wedge and semi natural open space between these SINCs and the adjacent settlement Forms an integral part of a wider ecological complex of fields, upland habitat and protected species. Presence of UK and LBAP habitats – dwarf scrub heath and unimproved acid grassland Presence of protected species - bluebell and skylark on site, palmate newt within 250m Site supports diversity of other habitats - dense scrub, semi improved acid grassland Presence of wildlife corridors (i.e. dry stone walling) and trees Is the site acceptable? M Yes No **Countryside and Landscape Conclusions** Within SLA (UDP designation) Site lies within 100m of a site of Special Historic Interest

Site Number: C2



Is the site acceptable?								
Yes		No						
Environmental Health Conclusions The site is suitable for intended purpose								
Is the site ac	ceptable?							
Yes		No						
Additional C The site slo		uphill towards the eas	t					
Is the site ac	ceptable for fu	ırther consideration	? ☑					
Stage 6: Fina	alisation of site	es for Deposit LDP						
Is the site included in the Deposit LDP? Yes □ No ☑								
 The development 	pment of new ho		train on the site area	in terms of traffic congestion nodate vehicular access to the				

The site is Greenfield land of high ecological and landscape value and is designated as a SINC



Date: 28/04/2011

Blaenau Gwent Local Development Plan

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Findings of the Candidate Site Assessment Process

Dyname Burnton and Stora Blaenau Gwent Dourty Borrough Council

Regeneration Division

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Site Number: C2

Site Name: Land East of Pant-View Houses, Coed Cae

Site Area: 1.78 ha

Current Use: Rough Grazing for 2 Pet Ponies

Proposed Use: Residential

Site Name: South of Rising Sun Industrial Estate **Upper Ebbw Fach** Hub Area: Proposed Use: Residential Stage 1: Initial Planning Assessment Has the site satisfied the Initial Planning Assessment? ablaYes No **Initial Planning Assessment Conclusions** The site is Greenfield land (as defined in Figure 4.1 of PPW 2011) The site is within the existing settlement The site is not 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** An access point will need to be constructed off High Street or Caer Odin is the site acceptable? M Yes No **Biodiversity Conclusions** The site forms a valuable green wedge and semi natural open space between the industrial estate and housing estate. It is well used by the community for informal recreation (i.e. dog walking and part includes a football pitch) Presence of protected species - bat and palmate newt within 250m. Presence of habitat likely to support protected species - woodland (bats, breeding birds) and along western boundary to A467 and across large proportion of site Wet ditches running across the site and along the western boundary Is the site acceptable? V Yes No Countryside and Landscape Conclusions Trees on site which should be retained Is the site acceptable? ☑ In Part П Yes No

Site Number: C3



Environ	mental Health Co	onclusions		
There requi	•	taminated land ther	efore a ground inv	estigation and risk assessment is
• Ther	e is also potential fo	r noise pollution		
Is the si	ite acceptable?			
Yes		No		
Additio	nal Comments		<u></u>	
				which could prove costly to resolve
1	supports a stand of icated	Japanese knotweed	which would proh	ibit development until the species is
Is the si	ite acceptable fo	· further conside	ration?	
Yes	\square	No		
Comme				suitable for development it was
considere stage 3.	on could not be med that further work	nade at this stage and studies should	whether the site d be undertaken ti	was suitable for development. It was nerefore the site was carried forward to
Stage 3	: Consultation wi	th Appropriate B	odies	
, -	vside Council for nents received	Wales Comment	S	

Environment Agency Wales Comments

- There are watercourses on site which should be protected from development by a 5 metre buffer zone
- The site lies on a minor aquifer. At a minimum, a preliminary risk assessment should be undertaken to establish the risk to controlled waters.
- Previous industrial use (commercial and storage)

Glamorgan-Gwent Archaeological Trust Ltd Comments

- Archaeological Restraint: Restraint Infrastructure area of the Blaina Iron Works, includes brickworks a coal mine and limekilns.
- Archaeological restraints do not prevent allocation of land in LDP; however, archaeological desk-based assessment plus possible evaluation on specific sites will be required prior to the determination of the planning application.



The Coal Au	thority Comments
Possible/k	nown shallow mine workings: Yes
■ Undergrou	und workings: Yes
 Recorded 	mine entries: Yes
 Coal minir 	ng geology issues: No
 Past surfa 	ce mining: No
Known min	ne gas issues: No
 Previous of 	coal mining related hazards: No
Welsh Water	r Comments
 Sewerage by public s 	: Parts of the public sewerage network suffer from hydraulic overloading. The site is crossed sewer(s). Protective measures or a diversion of these assets may be required
 Sewerage 	Treatment: No problems
Water sup watermain	ply: Require off site mainlaying from a point of adequacy on larger diameter/ pressure s
CADIM	
CADW	
No comments	received
Is the site ac	ceptable for further consideration? ✓



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.	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	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



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	Not
	opportunities	Relevant
3	To enable the development of a strong tourism economy in Blaenau	Not
	Gwent complementary to the regional offer	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	Green
	and community services for all sectors of the community	
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	Yellow
14	To protect and enhance biodiversity across Blaenau Gwent	Red
15	To conserve and enhance the heritage assets of Blaenau Gwent and their	Green
	settings	
16	To make the best use of previously developed land and existing buildings	Red
	to minimise pressure for greenfield development, where this will not result	
	in damage or loss to biodiversity	
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	Green
	flooding	
22	To promote the use of sustainably sourced products and resources	Green
23	To increase energy efficiency and generation and use of renewable	Green
	energy across the County Borough	
24	To conserve and enhance surface and ground water quality	Yellow
25	Protect the quality and character of the landscape and enhance where	Yellow
	necessary	
	Score	33

Is the site compatible with the Preferred Strategy and Sustainability Objectives?								
Yes		No						
Comments								
The site is not considered compatible with the Preferred Strategy and Sustainability Objectives when								
	ther sites proposed							



Stage 6: Finalisation of sites for Deposit LDP

conditions at this site

Is the s	site included in the I	Deposit LDP? No	☑		
	ents is not included in the D site forms a valuable g				adustrial estate and
1	sing estate.	reen wedge and sen	ii naturai open	space between the in	dustrial estate and
	site is well used by the				
• The	viability of this site is q	uestionable due to th	e high costs as	sociated with resolving	ng the ground



Date: 28/04/2011

Biaenau Gwent Local Development Plan

Scale: 1:2500

Findings of the Candidate Site Assessment Process



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Site Number: C3

Site Name: South of Rising Sun Ind Est

Site Area: 2.71 ha

Current Use: Commercial and Storage Land

Proposed Use: Residential

Upper Ebbw Fach Hub Area: Proposed Use: Residential Stage 1: Initial Planning Assessment Has the site satisfied the Initial Planning Assessment? \square Yes No **Initial Planning Assessment Conclusions** The site is Greenfield land (as defined in Figure 4.1 of PPW 2011) 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** The site can be accessed via the existing highway network subject to localised highway improvements Is the site acceptable? Yes $\overline{\mathbf{V}}$ No **Biodiversity Conclusions** Site is of High Biodiversity value and lies in close proximity to Mulfran, Mynydd Coity, Mynydd James and Gwastad SINCs. Site forms part of a wider ecological network of fields, woodland, streams, upland habitats and is an important green buffer and semi natural open space between the built up areas of Garn Fach and the wider countryside Site supports a mosaic of important UK and LBAP habitats such as unimproved species rich acid grassland, dwarf scrub heath and pond Presence of protected species otter within 500m and habitats suitable for supporting protected species such as bat, breeding bird and amphibians such as great crested newt. Presence of mature trees on site Presence of UK and LBAP priority species - reed bunting Is the site acceptable? V Yes No **Countryside and Landscape Conclusions** The majority of the site lies within SLA (UDP designation) Site lies within 100m of a site of Special Historic Interest Highly visible from the surrounding area

Site Number: C4
Site Name: Cro

Croesyceiling Farm



Is the site acc Yes	eptable? □	No						
The site is a fo	Environmental Health Conclusions The site is a former disused quarry therefore there is potential for contaminated land and so a ground investigation and risk assessment is required							
Is the site acc	eptable?							
Yes	\square	No						
Additional Co	mments							
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?							
 The site is of James and The site form an important the wider continuous 	of High Biodivers Gwastad SINCs ms part of a wide at green buffer ar buntryside	s. er ecological network (ose proximity to Mulfran, Mynydd Coity, Mynydd of fields, woodland, streams, upland habitats and is space between the built up areas of Garn Fach and					

Date: 04/05/2011

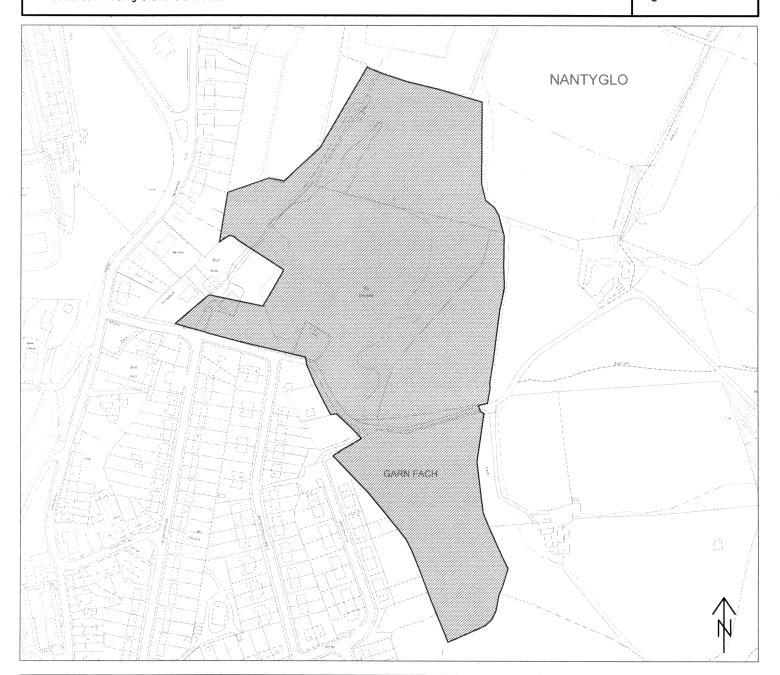
Blaenau Gwent Local Development Plan

Scale: 1:2900

Findings of the Candidate Site Assessment Process



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Site Number:

Site Name:

Croesyceiliog Farm

C4

Site Area: 5.45 ha

Current Use: Agricultural

Proposed Use: Residential

Site Name: Southlands, Blaina Hub Area: Upper Ebbw Fach Proposed Use: Residential Stage 1: Initial Planning Assessment Has the site satisfied the Initial Planning Assessment? $\overline{\mathbf{V}}$ Yes No **Initial Planning Assessment Conclusions** The site is Greenfield land (as defined in Figure 4.1 of PPW 2011) 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** The site has generally good highway infrastructure. Whilst there are no objections in principle to the proposal any development will require loop design to satisfy highway design criteria. Given the topography of the site, this needs to be investigated further. Is the site acceptable? $\overline{\mathbf{V}}$ П Yes No **Biodiversity Conclusions** Presence of rush pasture and dwarf scrub heath, UK and LBAP priority habitats Site comprises semi-natural open space and lies immediately adjacent to broadleaved woodland and forms part of a wider ecological complex of Mulfran, Mynydd Coity, Mynydd James and Gwastad fields, streams, woodland, upland habitat and scattered mature trees Loss of this site would result in a loss of open space, habitat and fragmentation of this complex. Mature trees on site which may be worthy of a Tree Preservation Order Is the site acceptable? Yes V No Countryside and Landscape Conclusions This site is an extension to the existing Tanglewood residential development – visual impacts are significant at present - developing this site would make the visual impact worse Within the SLA (UDP designation) Is the site acceptable? V Yes No

Site Number: C5



Env	 Environmental Health Conclusions There is potential for contaminated land (former tip) therefore a ground investigation and risk assessment is required 						
ls t	he site acceptable?						
Yes		No					
Ad	ditional Comments						
ls t	he site acceptable for f	urther consideration	1?				
Yes		No					
Sta	ge 3: Consultation with	Appropriate Bodie	S				
	untryside Council for Viconments received	/ales Comments					
Env	vironment Agency Wale The site lies on a minor aq						
	morgan-Gwent Archae naeological Restraint: None	_	omments				
The	Coal Authority Comm	ente					
*	Possible/known shallow m						
9	Underground workings: Ye Recorded mine entries: No						
0	Coal mining geology issue						
•	Past surface mining: No						
0	Known mine gas issues: N						
•	Previous coal mining relate	ed nazards: No					
Wa	Ish Water Comments						
	Sewerage: No problems ar	e envisaged with the pu	ublic sewerage system for domestic foul discharge				
0	001101100011111111111111111111111111111						
6		uld require off-site main	-laying from a point of adequacy on larger				
	diameter/pressure water-ma a water requisition scheme		ter-mains are required, these can be provided under tential developers.				
	DW comments received						



ls	the	site	acceptable	for	further	consideration?
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Yes	$\overline{\mathbf{A}}$	No	
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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.	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	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



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	Yellow
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	25

Is the site com	patible with the	Preferred St	rategy and Sustainability Objectives?
Yes		No	\square

Comments

The site is not considered compatible with the Preferred Strategy and Sustainability Objectives when compared to other sites for residential use in this area



Stage 6: Finalisation of sites for Deposit LDP

Is the sit Yes	e included in th	e Deposit LDP? No		
This s significantDevelopment	s not included in the site is an extension cant at present – d	leveloping this site would	od residentia make the vis	al development – visual impacts are





Date: 28/04/2011

Blaenau Gwent Local Development Plan

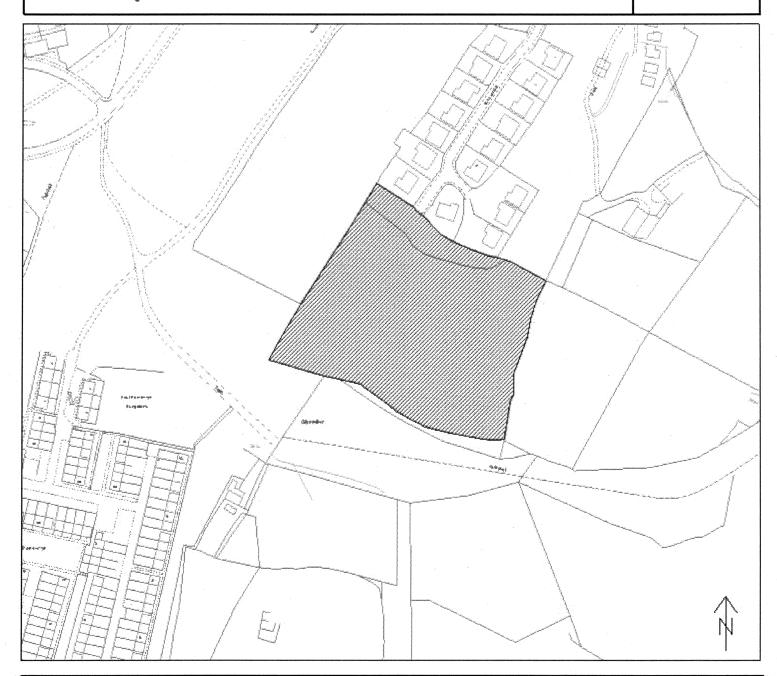
Scale: 1:2500

Findings of the Candidate Site Assessment Process

Dyper Bornsane Strat
Blaenau Gwent
Doorty Bornage Council

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Regeneration Division



Site Number: C5

Site Name: Southlands, Blaina

Site Area: 1.75 ha

Current Use: Agricultural Land

Proposed Use: Residential

Site Number: C6 Site Name: **Former Garnfach School Site** Hub Area: **Upper Ebbw Fach** Proposed Use: Mixed Use (Community Facility and Residential) Stage 1: Initial Planning Assessment Has the site satisfied the Initial Planning Assessment? \checkmark 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 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** Apart from the existing access needing improvement, the site and surrounding area has a good highway infrastructure Is the site acceptable? M Yes No **Biodiversity Conclusions** Presence of protected species - otter within 500m Site supports habitat suitable for protected species - bats and breeding birds Is the site acceptable? $\overline{\mathbf{A}}$ Yes No **Countryside and Landscape Conclusions** Trees present on site Is the site acceptable? M Yes No **Environmental Health Conclusions** The site is suitable for intended purpose Is the site acceptable? M 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.
 Glamorgan-Gwent Archaeological Trust Ltd Comments Archaeological Restraint – minor restraint. Late 19th/early 20th century school buildings Archaeological restraints do not prevent allocation of land in LDP. Buildings should be recorded prior to demolition
The Coal Authority Comments Possible/known shallow mine workings: No Underground workings: Yes Recorded mine entries: No Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No
 Welsh Water Comments Sewerage: The site is crossed by public sewer(s) Sewerage Treatment: No problems Water supply: This site would require off-site main-laying from a point of adequacy on larger diameter/pressure water-mains.
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	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	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



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	Green
	opportunities	
3	To enable the development of a strong tourism economy in Blaenau	Not
	Gwent complementary to the regional offer	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	Green
9	To improve accessibility to education, leisure, employment, health, homes	Green
	and community services for all sectors of the community	
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	Green
	settings	
16	To make the best use of previously developed land and existing buildings	Green
	to minimise pressure for greenfield development, where this will not result	
	in damage or loss to biodiversity	
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	Question Mark
20	To maintain air quality	Yellow
21	To maintain current low levels of vulnerability of all development to	Green
- '	flooding	
22	To promote the use of sustainably sourced products and resources	Green
23	To increase energy efficiency and generation and use of renewable	Green
	energy across the County Borough	
24	To conserve and enhance surface and ground water quality	Green
25	Protect the quality and character of the landscape and enhance where	Green
	necessary	
	Score	57

Is the sit	te compatible	with the Prefe	rred Strategy and	Sustainability Objectives?
Yes		No		
Comme	nts			
The site p	erformed reasor	nably well agains	t the Preferred Strate	egy and Sustainability Objectives when
compared	I to other resider	itial sites propose	ed in this area	



Stage 6: Finalisation of sites for Deposit LDP

Is the si	te included in the	e Deposit LDP?			
Yes	\square	No			
Commer The site is included a	s considered sustai	nable, developable and cation. However, part of	I compatible with f the site is requi	the LDP Strategy red for a communit	therefore the site is y scheme.

Date: 28/04/2011

Blaenau Gwent Local Development Plan

Scale: 1:1250

Findings of the Candidate Site Assessment Process

Dynger Bernesare' Strat
Blaenau Gwent
Daurty Bernagh Council

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Regeneration Division



Site Number: C6

Site Name: Former Garnfach School Site

Site Area: 0.81 ha

Current Use: Empty School and Bungalow (still occupied)

Proposed Use: Mixed Use (Community Facility & Residential)

Site Number: C8 Site Name: Hafod Dawel Site, Hospital Road, Nantyglo **Upper Ebbw Fach** Hub Area: Proposed Use: (1) Residential (2) Community Facility Stage 1: Initial Planning Assessment Has the site satisfied the Initial Planning Assessment? $\overline{\mathbf{Q}}$ 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 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 (junction of Hospital Road/Queen Street) will have to be upgraded slightly to meet current highway standards Is the site acceptable? M Yes No **Biodiversity Conclusions** Presence of protected species - otter within 500m Presence of mature trees – potential habitat for protected species – bats, breeding birds. Also, mature trees provide a valuable wildlife corridor along the eastern boundary Is the site acceptable? V Yes No **Countryside and Landscape Conclusions** The site is suitable for intended purpose Is the site acceptable? V Yes No **Environmental Health Conclusions** The site is suitable for intended purpose Is the site acceptable? V Yes П No

Additional Comments Planning permission was granted on site for a housing -with care development, to provide 44 flats in 2009
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.
 Glamorgan-Gwent Archaeological Trust Ltd Comments Archaeological Restraint – minor restraint. Late 19th/early 20th century school buildings Archaeological restraints do not prevent allocation of land in LDP. Buildings should be recorded prior to demolition
The Coal Authority Comments Possible/known shallow mine workings: No Underground workings: Yes Recorded mine entries: No Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No
Welsh Water Comments Sewerage: The site is crossed by public sewer(s) Sewerage Treatment: No problems Water supply: This site would require off-site main-laying from a point of adequacy on larger diameter/pressure water-mains.
CADW No comments received
Is the site acceptable for further consideration? Yes ☑ No □



Proposed Use: (1) Residential

Stage 4: Assessment against the LDP Preferred Strategy

	Objective	Score
1	Develop Ebbw Vale as the main service and retail hub for the County	Not
	Borough	Relevant
2	Create a network of vibrant district/local centres (secondary hubs) well	Not
	linked to the main hub of Ebbw Vale that provide a range of local services	Relevant
	and facilities for the local communities	
3	Support and deliver the regeneration of the former Ebbw Vale steelworks	Not
4	ensuring that the benefits are spread across the County Borough Increase economic activity through facilitating diversification of the	Relevant
4	economic base and support for the manufacturing sector by encouraging	Not Relevant
	specialisation	Relevant
5	Provide a range of employment sites and premises to meet the needs of	Not
	businesses of all sizes in manufacturing, the technological and service	Relevant
	sectors	
6	Stem out migration and attract people to the area to create a more	Green
	balanced population	
7	Provide a range of types and tenures of new homes to meet local housing	Green
	needs and attract people to the area	
8	Improve accessibility to services through the promotion of sustainable	Green
9	modes and transport, particularly, public transport, walking and cycling. Improve education levels and skills through supporting infrastructure	0
9	development of the Learning Campus, new schools and integrated	Green
	education services, including life-long learning	
10	Create an accessible network of green open spaces and high quality	Question
	leisure infrastructure to promote participation in sport and active recreation	Mark
	to improve health and well-being	
11	Capitalise on the unique landscape and natural heritage, foster	Not
	sustainable tourism and promote community pride	Relevant
12	Protect, enhance and manage the diversity of the biodiversity resource of	Green
	Blaenau Gwent through the identification of ecological corridors	
13	Raise the standard of design to improve the quality of the physical and	Green
	natural environment; and protect and enhance Blaenau Gwent's historic	
4.4	and cultural environment.	
14	To minimise further climate change contributions and mitigate its predicted effects on the county Borough	Green
	Score	20
	Score	20

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	Green
25	Protect the quality and character of the landscape and enhance where necessary	Green
	Score	57



Proposed Use: (2) Community Facility

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



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	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	Green
	Score	57

Is the site compatible with the Preferred Strategy and Sustainability Objectives?							
Yes	$\overline{\mathbf{V}}$	No					
	formed well a		red Strategy and Sus facility sites in this ar	stainability Objectives when compared to			



Stage 6: Finalisation of sites for Deposit LDP

Is the site	e included in the ☑	Deposit LDP? No		
Commen The site is		posit LDP as a housing	g commitment to	reflect the 2009 planning permission



Date: 28/04/2011

Blaenau Gwent Local Development Plan

Scale: 1:1250

Findings of the Candidate Site Assessment Process

Dynger Bereissatur Strat
Blaenau Gwent
Dounty Borrugh Channel

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Regeneration Division



Site Number: C8

Site Name: Hafod Dawel Site, Hospital Road, Nantyglo

Site Area: 0.73 ha

Current Use: Former Residential Care Home

Proposed Use: (1) Residential (2) Community Facility

Site Name: Land adjacent to Gwaelodd-y-Gelli Farm, Blaina Hub Area: **Upper Ebbw Fach** Proposed Use: Residential Stage 1: Initial Planning Assessment Has the site satisfied the Initial Planning Assessment? \checkmark 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 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** There is poor access to the site – the highways network is insufficient to support such a large development Is the site acceptable? V Yes No **Biodiversity Conclusions** The site is of high biodiversity value The site forms an important green wedge and strategic ecological corridor of open countryside and semi natural open space between the Mynydd Carn y Cefn and Cefn Yr Arail SINCs and adjacent settlement Site forms integral part of wider ecological complex of fields, woodland, streams. Development of this site would result in significant habitat loss, fragmentation and degradation of this complex and a net loss in local biodiversity from the area overall Presence of large areas of planted broadleaved and semi-natural woodland Presence of numerous wildlife corridors i.e. wet ditches/streams through the site – in particular to the northern and southern parts of the site Presence of large number of mature trees. Presence of UK and LBAP habitats - unimproved acid grassland, rush pasture, dry acid heath and High diversity of habitats on the site including dense scrub, semi improved neutral grassland, semi improved acid grassland, improved grassland, bracken, dry heath/acid grassland mosaic, acid/neutral flush, acid/neutral scree Presence of habitats that may support protected species such as buildings, woodland and pond Presence of LBAP species - hairy bindweed within 250m Is the site acceptable? V Yes No

Site Number: C9



Countryside	and Landscap	e Conclusions	· ·	
 Within SL. 	A (UDP designation	on)		
	e coverage			
Visual imp	oact assessment a	and value of tree cov	er	
 Geophysic 	cal problem with t	ne site - landslip		
Is the site a	cceptable?			
Yes		No	\square	
Environmer	ntal Health Con	clusions		
The site is sui	table for intended	purpose		
Is the site a	ccentable?			
	oceptable. ☑	No	П	
Yes	[V]	NO		
Additional (Comments			
Is the site a	cceptable for fu	ırther considerati	parametric Control of the Control of	
Yes		No	lacktriangle	
Stage 6: Fin	nalisation of site	es for Deposit LD	P	
Is the site ir	ncluded in the [_	
Yes		No	\square	
Comments				
The site is no	t included in the D	eposit Plan for the fo	ollowing reasons	
 There is p developm 		site – the highways	network is insuff	icient to support such a large
		ity and landscape v	alue	
 Geophysi 	cal problem with t	he site - landslip		



Date: 28/04/2011

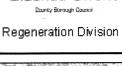
Blaenau Gwent Local Development Plan

Scale: 1:8000

Findings of the Candidate Site Assessment Process



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Site Number: C9

Site Name: Land Adjacent to Gwaelodd-y-Gelli Farm, Blaina

Site Area: 21.3 ha

Current Use: Farmland

Proposed Use: Residential

Former Gas Depot, Land West of the A467 Site Name: Hub Area: **Upper Ebbw Fach** Proposed Use: Residential Stage 1: Initial Planning Assessment Has the site satisfied the Initial Planning Assessment? Yes V 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 proximity to an area of international/national importance for biodiversity The site is located predominantly within flood zone C2 Justification if the site has not satisfied the Initial Planning Assessment Stage 2: Expert Assessments **Highways Conclusions** The existing access is substandard in design and construction and needs to be improved for development to take place Is the site acceptable? П Yes \square No **Biodiversity Conclusions** Presence of protected species on site; polecat and pipistrelle bats within 250m. Presence of woodland and mature trees which should be protected - potential habitat for protected species - bat, breeding bird River Ebbw Fach and Nant Ystruth bordering site on two sides - both of which are major wildlife corridors and likely to support protected species such as otter and bats (potential bat roost under bridge under the access road) The site has been left to colonise naturally and therefore has increased in biodiversity value over time. Is the site acceptable? $\sqrt{}$ Yes No **Countryside and Landscape Conclusions** Some tree coverage Site lies within 100m of a site of Special Historic Interest Proximity to the River Ebbw Fach - flood plain Is the site acceptable? ☑ In Part П Yes No

Site Number: C10



Significant wor	tal Health Cond k has taken place dential developme	on this site to deal	with contaminate	ted land issues, however	further work is
Is the site ac Yes	Ø	No			
Yes		rther considerati	\square		
	cluded in the D	s for Deposit LD eposit LDP? No	P		
 The site is this flood zero 	predominantly lo			s: ntial development is not a	acceptable in



Date: 28/04/2011

Blaenau Gwent Local Development Plan

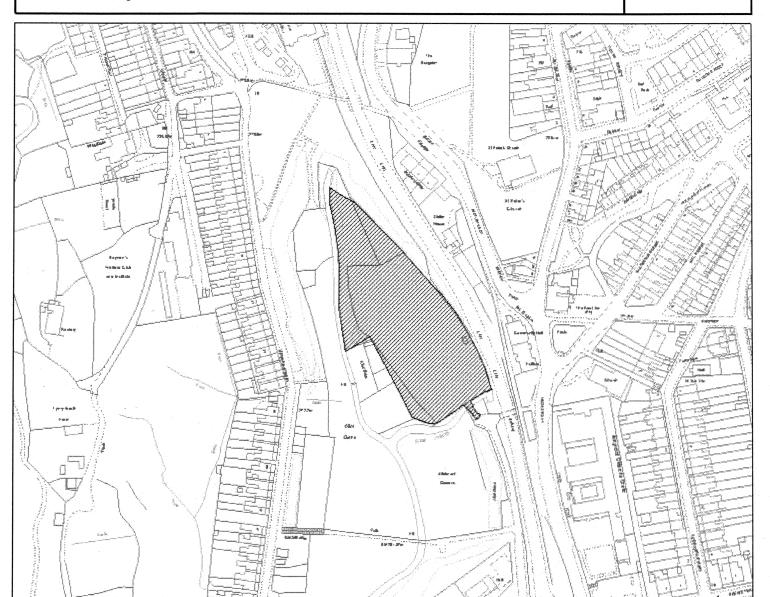
Scale: 1:2500

Findings of the Candidate Site Assessment Process

Dyger Bermaner Brea Blaenau Gwent Doorty Bernugh Gounci

Regeneration Division

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Site Number: C10

Site Name: Former Gas Depot, Land West of A467, Blaina

Site Area: 0.79 ha

Current Use: Vacant (Former Gas Works and Holders)

Proposed Use: Residential

Site Name: Ffoesmaen Road, Upper Coed Cae, Nantyglo Hub Area: **Upper Ebbw Fach** Proposed Use: Residential Stage 1: Initial Planning Assessment Has the site satisfied the Initial Planning Assessment? Yes \mathbf{V} 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 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 existing access is substandard and needs to be improved for development to take place Is the site acceptable? M Yes No **Biodiversity Conclusions** Site lies within close proximity to Mulfran, Mynydd Coity, Mynydd James and Gwastad SINCs The site forms an important green wedge between them and the adjacent settlement of Upper Coed Cae and SINC, development of this site would result in erosion of this important area. Presence of protected species linnet and skylark on site and otter within 250m. Presence of UK and LBAP priority habitats including unimproved acid grassland, rush pasture, stream and habitat likely to support protected species - outbuildings (bats/breeding birds). Presence of swallow - an LBAP species nesting in outbuildings on site and snipe another LBAP species using the rush pasture for breeding Presence of woodland and mature trees which is likely to support bats/breeding birds. The woodland has also been enhanced for biodiversity i.e. erection of bird boxes by the local community. Presence of wildlife corridors - dry stone walling and stream Is the site acceptable? V Yes No **Countryside and Landscape Conclusions** Within SLA (UDP designation) Site lies within 100m of a site of Special Historic Interest

Is the site acceptable?

Site Number: C11



Yes		No		
	tal Health Con able for intended			
Is the site ac	ceptable? ☑	No		
Additional C	omments		(
Is the site ac	ceptable for f	urther consideration? No	? ☑	
Stage 6: Fina	alisation of sit	es for Deposit LDP		
Is the site in	cluded in the	Deposit LDP? No	\square	
		Deposit Plan for the follow of high biodiversity and la		



Date: 28/04/2011

Blaenau Gwent Local Development Plan

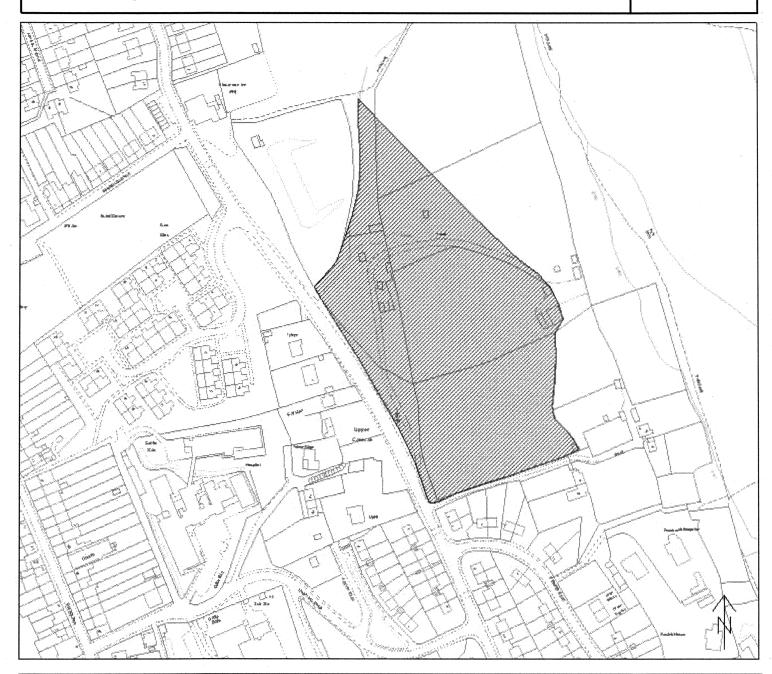
Scale: 1:2500

Findings of the Candidate Site Assessment Process

Dyage Borsteater Bra
Blaenau Gwent
Dianty Borssays Gazes

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Regeneration Division



Site Number: C11

Site Name: Ffoesmaen Road, Upper Coed Cae, Nantyglo

Site Area: 2.42 ha

Current Use: Agricultural

Proposed Use: Residential

Land to North of Winchestown **Upper Ebbw Fach** Hub Area: Proposed Use: Residential Stage 1: Initial Planning Assessment Has the site satisfied the Initial Planning Assessment? Yes \checkmark 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 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 development proposal can be accommodated subject to the adopted highway fronting the site, namely Golf Road, being upgraded to meet modern day criteria Is the site acceptable? M Yes No **Biodiversity Conclusions** Presence of outbuildings which may support bats, breeding birds and wet flush with yellow flag iris which may support amphibians. Site would constitute a loss of semi natural open space. Is the site acceptable? П M Yes No **Countryside and Landscape Conclusions** The site lies within 100m of a site of Special Historic Interest Is the site acceptable? Yes M No **Environmental Health Conclusions** There is potential for contaminated land therefore a ground investigation and risk assessment is required

Is the site acceptable?

Site Number: C12

Site Name:



\mathbf{V} 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** No comments received **Glamorgan-Gwent Archaeological Trust Ltd Comments** Archaeological Restraint - coal tips The Coal Authority Comments Possible/known shallow mine workings: Yes Underground workings: Yes Recorded mine entries: No Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No **Welsh Water Comments** Sewerage: The site is crossed by public sewer(s) Sewerage Treatment: No problems Water supply: This site would require off-site main-laying from a point of adequacy on larger diameter/pressure water-mains. CADW No comments received Is the site acceptable for further consideration?

No

APPENDIX 3: UPPER EBBW FACH SITES



Yes

 \mathbf{V}

Stage 4: Assessment against the LDP Preferred Strategy

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

Stage 5: Assessment against the LDP Sustainability Objectives

1.	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	Yellow
17	To conserve soil resources and their quality	Yellow
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	Green
	Score	49

Is the site co	ompatible	with the Prefer	rred Strategy a	and Sustainability Objectives?
Yes	\square	No		

Comments

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



Stage 6: Finalisation of sites for Deposit LDP

Is the sit	te included in the	e Deposit LDP?		
Yes	\square	No		
	s considered susta	ainable, developable an as a housing allocation	nd compatible	e with the LDP Strategy and therefore is





Date: 28/04/2011

Blaenau Gwent Local Development Plan

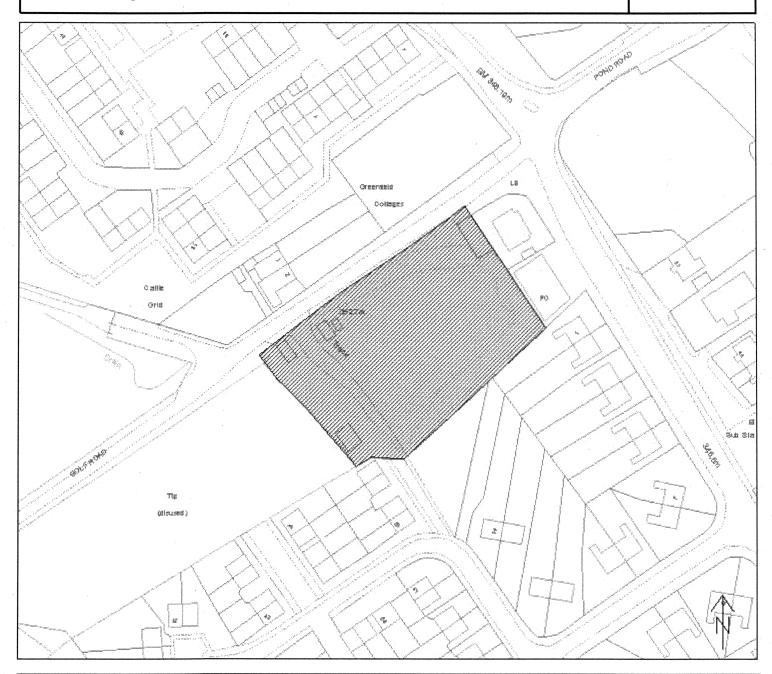
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Findings of the Candidate Site Assessment Process



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Regeneration Division



Site Number: C12

Site Name: Land to North of Winchestown

Site Area: 0.42 ha

Current Use: Vacant Land

Proposed Use: Residential

Site Name: Land to the south-west of Waun Ebbw Road Hub Area: **Upper Ebbw Fach** Proposed Use: Residential Stage 1: Initial Planning Assessment Has the site satisfied the Initial Planning Assessment? \square 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 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 gain suitable access to serve a residential development at this site. Ideally access to serve any development would be directly onto Waun Ebbw Road (via the parcel of land currently not included within the site boundary). The only alternative means of access would be the un-adopted access lane to the south east of the site. However, this lane would require major upgrading works to bring it up to adoptable standards, i.e. road widening, footway provisions, highway drainage and streetlighting, which would require land which is outside of the indicated site boundary. As it stands it would appear that the site is "land-locked" at present in respect of gaining access to the adopted public highway. Is the site acceptable? $\sqrt{}$ Yes П No **Biodiversity Conclusions** The site forms an important part of a wider ecological complex of fields, wet ditches and wider countryside The site supports mosaic of valuable habitats and wildlife corridors including semi improved grassland, wet ditches and hedgerow Site supports UK and LBAP habitats - streams/hedgerow Site supports habitats that may support protected species – wet ditches (amphibians, plants), buildings/hedgerow (bats/breeding birds) Site supports presence of LBAP species - swallow Is the site acceptable? M Yes No

Site Number: C13

Wider his	Countryside and Landscape Conclusions Wider historic landscape setting of the Roundhouse Towers needs to be taken into account Trees present on site				
Yes	acceptable? ☑ In Part				
	ntal Health C is suitable for t	Conclusions he intended purpose			
Yes	acceptable? ☑	No			
	Comments h poles runnin	g across the site			
Yes	Ø	or further consider No with Appropriate B			
Countrysic No comment		r Wales Comments	S		
 The site undertak There ar Glamorgar	is located on a en to establish e watercourse 	the risk to controlled on site which should I	waters at the site be protected by a 5m	at a preliminary risk assessment be buffer zone	
Archaeo	ogical Restrair	nt – none known			
PossibleUndergreRecordeCoal minPast suriKnown n	ound workings: d mine entries: ing geology iss ace mining: No nine gas issues	v mine workings: Yes Yes Yes sues: No			



Welsh Water Comments

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

CADW No comments	s received			
Is the site a	cceptable ☑	for further consideration?		

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	14



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	Yellow
	Score	35

Is the site	compatible	with the Preferr	ed Strategy a	nd Sustainability Objectives?
Yes		No	\square	

Comments

The site is not compatible with the Preferred Strategy and Sustainability Objectives when compared to other sites proposed for residential use in this area



Stage 6: Finalisation of sites for Deposit LDP

Is the si	te included in the	Deposit LDP?		
Yes		No	$\overline{\mathbf{V}}$	
• The s	s not included in the site is "land-locked" a	Deposit LDP for the fo at present in respect of l of high ecological, lan	gaining access	to the adopted public highway





Date: 28/04/2011

Blaenau Gwent Local Development Plan

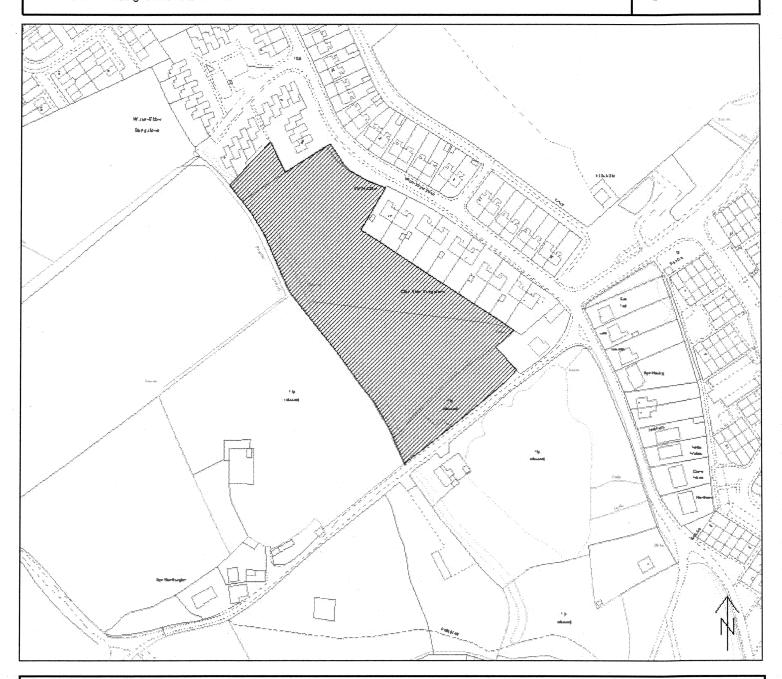
Scale: 1:2500

Findings of the Candidate Site Assessment Process



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Regeneration Division



Site Number:

C13

Site Name:

Land to the South-West of Waun Ebbw Road

Site Area:

1.69 ha

Current Use:

Grassland

Proposed Use: Residential

Site Name: Land to the West of Recreation Ground, Chapel Road Hub Area: **Upper Ebbw Fach** Proposed Use: Residential Stage 1: Initial Planning Assessment Has the site satisfied the Initial Planning Assessment? Yes \mathbf{V} No **Initial Planning Assessment Conclusions** The site is part Greenfield and part 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 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** Access can be achieved off Chapel Road Is the site acceptable? $\overline{\mathbf{Q}}$ Yes No **Biodiversity Conclusions** The site adjoins adjacent fields which enhances its biodiversity value, forms valuable green wedge and provides semi natural open space within the urban area of Nantyglo Presence of hedgerow and mature trees along northern boundary requiring protection Is the site acceptable? П ablaYes No **Countryside and Landscape Conclusions** Site lies within 100m of a site of Special Historic Interest Is the site acceptable? \square Yes No **Environmental Health Conclusions** There is potential for contaminated land therefore a ground investigation and risk assessment is required Is the site acceptable? \square П Yes No

Site Number: C14

Additional Comments
Additional Comments
Is the site acceptable for further consideration?
Yes No
ies E No E
Stage 3: Consultation with Appropriate Bodies
Countryside Council for Wales Comments
No comments received
Environment Agency Wales Comments
• The site is located 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 site includes a former garage
Glamorgan-Gwent Archaeological Trust Ltd Comments
Archaeological Restraint – former railway sidings
The Coal Authority Comments
Possible/known shallow mine workings: Yes
Underground workings: Yes
Recorded mine entries: Yes
Coal mining geology issues: No
Past surface mining: No Management No
 Known mine gas issues: No Previous coal mining related hazards: No
Frevious coal mining related hazards. No
Welsh Water Comments
Sewerage: The site is crossed by public sewer(s)
Sewerage Treatment: No problems What a complete This pite would require off cite main leving from a point of adequacy on larger.
 Water supply: This site would require off-site main-laying from a point of adequacy on larger diameter/pressure water-mains.
diameter/procedure water maine.
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
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	Relevant 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	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



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	Yellow
17	To conserve soil resources and their quality	Yellow
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	e compatible	with the Preferre	d Strategy and Sustainability Objectives?		
Yes	☑	No	□		
Comments The site performed well against the Preferred Strategy and Sustainability Objectives when compared to other sites proposed for residential use in this area.					



Stage 6: Finalisation of sites for Deposit LDP

	e site included in the l	•	_	
Yes	M	No	L	
	ments			
	he site is considered susta cluded in the Deposit LDF			le with the LDP strategy and therefore is





Date: 28/04/2011

Blaenau Gwent Local Development Plan

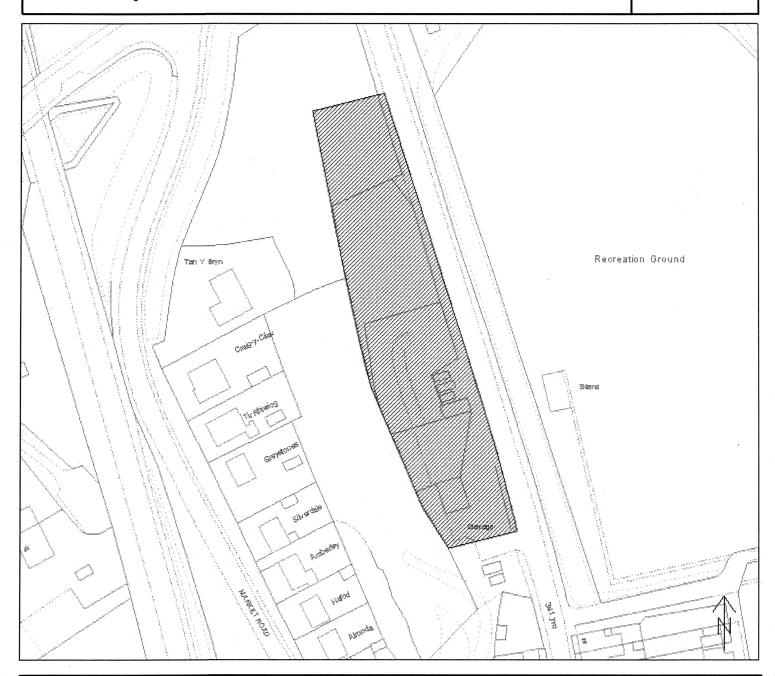
Scale: 1:1250

Findings of the Candidate Site Assessment Process

Syape Bordenated Strat
Blaenau Gwent
Discrete Borrough Council

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Regeneration Division



Site Number: C14

Site Name: Land to the West of Recreation Ground, Chapel Road

Site Area: 0.45 ha

Current Use: Vacant Land

Proposed Use: Residential

Site Number: C15 Site Name: Land North of Winches Row, Nantyglo **Upper Ebbw Fach** Hub Area: 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 (as defined in Figure 4.1 of PPW 2011) 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

Justification if the site has not satisfied the Initial Planning Assessment Stage 2: Expert Assessments

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

Highways Conclusions

Access can be achieved as there is good highway infrastructure

Is the site acceptable?

M П Yes No

Biodiversity Conclusions

- In assessing the site, the site has been divided into sites a, b, c.
- Site of high local biodiversity value
- All areas form part of the Borough's semi improved natural open space and area c in particular prevents the coalescence of the urban settlements of Twyncynhordy and Winchestown.
- Area c forms a very important green wedge and strategic wildlife corridor connecting together 2 wildlife sites - Parc Nant y Waun LNR and SINC with Semtex Pond SINC, both of substantive value for nature conservation.
- All compartments (a, b, c) lie immediately adjacent to Semtex Pond SINC.
- The whole of Mustard Pond falls within the Parc Nant y Waun LNR and SINC boundary and part of the stream falls within the boundary.
- Presence of protected species.
- Presence of UK and LBAP priority habitats in area c.
- Of all areas, area c supports the high biodiversity value, supporting a range of valuable and important habitats including pond/wetland, unimproved grassland, hedgerow, stream, scrub. Site supports high numbers of southern marsh orchid and is probably the best site for this in Blaenau Gwent. Site also supports a range of protected species - bats, breeding birds, reptiles, amphibian such as great crested
- Area a supports mature trees, scrub and is starting to develop into woodland providing a suitable habitat for protected species such as bats and breeding birds.
- Area b supports mature trees and hedgerow features which also provides suitable habitat for protected species such as bats and breeding birds.
- Presence of wildlife corridors stream in area c and hedgerows in area b
- Presence of mature trees in all areas



Is the site a	cceptable	? No	✓		
					
		dscape Conclus of a site of Specia			
Is the site a	cceptable	?			
Yes	\square	No			
		n Conclusions contaminated land	therefore a ground invest	igation and risk assessment is	
Is the site a	cceptable	?			
Yes	\square	No			
Additional Comments The Welsh Assembly Government have undertaken a study on this site which concludes that the site may not be commercially viable without enlargement and the removal of significant development constraints. Site investigation reports indicate: The existence of five mineshafts and one adit at the site. A water body exists in the centre of the site effectively severing the development site in half, discharging via a steeply sided partially lined channel into a culvert. This severance would require the provision of twin access roads Contamination and ground conditions will also have an effect on the amount of land available for development Shallow mine workings and made ground are identified which might impact on a potential development, further affecting viability In view of the above the site needs further investigation as to whether the site is capable of being enlarged					
Is the site acceptable for further consideration? Yes ☑ No □					
Stage 3: Consultation with Appropriate Bodies					
		for Wales Comn or LBAP habitats ar		site (Grassland – MG5a, MG6b).	
 The site is undertake 	 Environment Agency Wales Comments The site is located 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 There are watercourses present on site which should be protected from development by a 5m buffer 				



The site is adjacent to a historic landfill and former scarpyard

Glamorgai	n-Gwent Ar	chaeolo	gical 1	Trust Ltd	Comments
Cidiliol gal			givai	I I WOL LLW	

- Archaeological Restraint Restraint. Site of Winch's Pit and other coal mines.
- Archaeological restraints do not prevent allocation of land in LDP: However, archaeological deskbased assessment plus possible evaluation on specific sites will be required prior to determination of planning application.

The Coal Authority Comment	The Coal Autho	ority Co	mment	S
----------------------------	----------------	----------	-------	---

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

Welsh Water Comments

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

O A DVA			net the response of the section of t	
CADW				
No comments	s received			
Is the site a	cceptable for further	consideration?		



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	14



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	Not
	opportunities	Relevant
3	To enable the development of a strong tourism economy in Blaenau	Not
	Gwent complementary to the regional offer	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	Green
	and community services for all sectors of the community	
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	Green
	settings	
16	To make the best use of previously developed land and existing buildings	Red
	to minimise pressure for greenfield development, where this will not result	
	in damage or loss to biodiversity	
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	Green
	flooding	
22	To promote the use of sustainably sourced products and resources	Green
23	To increase energy efficiency and generation and use of renewable	Green
	energy across the County Borough	
24	To conserve and enhance surface and ground water quality	Yellow
25	Protect the quality and character of the landscape and enhance where	Green
	necessary	
	Score Score Score Score Score	41

Yes 🗹 No	

Comments

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



Stage 6: Finalisation of sites for Deposit LDP

Is the sit	te included in t	he Deposit LDP?	
Yes		No	

Comments

The Welsh Assembly Government have undertaken a study on this site which concludes that the site may not be commercially viable without enlargement and the removal of significant development constraints. In view of this the site has undergone further investigation as to whether the site is capable of being enlarged. The Council conclude that the site is capable of being enlarged to the south.

However, due to the uncertainty with housing stock transfer and the requirements of Tai Calon and the questions over the site's viability the site has not been allocated in the Deposit Plan. However the site is included within the settlement boundary so if these issues can be resolved in the long term the site could come forward through the planning application process as a windfall site.



Date: 28/04/2011

Blaenau Gwent Local Development Plan

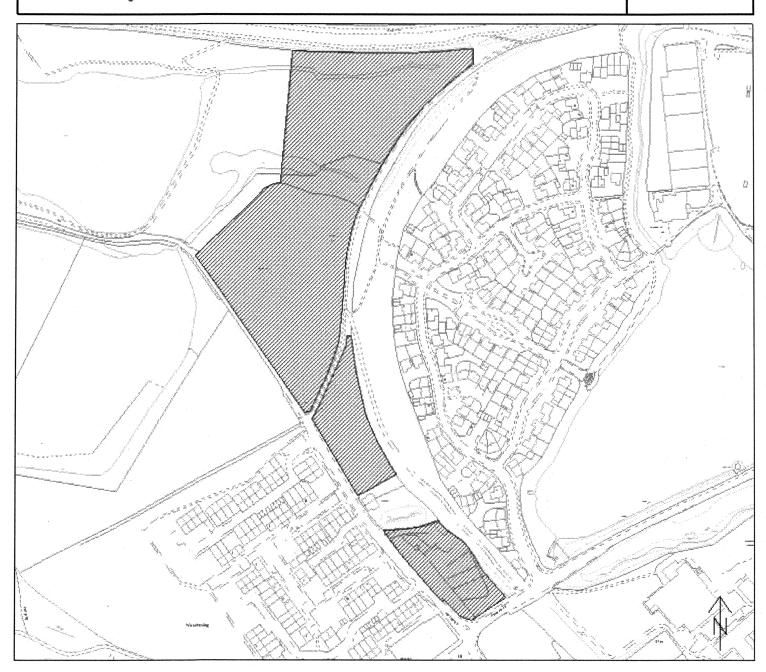
Scale: 1:3200

Findings of the Candidate Site Assessment Process



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Regeneration Division



Site Number: C15

Site Name: Land North of Winches Row (UDP Allocation H2 (5))

Site Area: 3.65 ha

Current Use: Former Scrap Yard and Grassland

Proposed Use: Residential

Site Name: **Rising Sun Upper** Hub Area: **Upper Ebbw Fach** Proposed Use: Employment Stage 1: Initial Planning Assessment Has the site satisfied the Initial Planning Assessment? Yes $\mathbf{\Lambda}$ 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 access road is adequate for development but an access point for the site will need to be constructed Is the site acceptable? Yes M No **Biodiversity Conclusions** Whole site has been planted in a range of young broadleaved tree species - willow, alder, guilder rose, ash, silver birch, hazel to provide woodland cover for the area. Over time the biodiversity value of this area will increase Site forms green wedge and wildlife corridor between adjacent housing and industrial estate Loss of semi natural open space Is the site acceptable? ☑ In Part Yes No Countryside and Landscape Conclusions Need to retain a buffer (visual/planting) between employment area and adjacent residential Consider visual impact Is the site acceptable? ☑ In Part Yes П No

Site Number: C16



Enviro	nmental Health	Conclusions			
 There is potential for contaminated land and so a site investigation is required 					
There is also the potential for odour, light and noise pollution					
	•				
	_				
Is the s	site acceptable	?	<u>_</u>		
Yes	$\overline{\mathbf{Q}}$	No			
Additio	nal Comments				
In 4h n a	ita aaaantahla	for further consi	ideration?		
		for further consi			
Yes	lacksquare	No	Ц		
_			e m It		
Stage 3	3: Consultation	with Appropriat	te Bodies		
		for Wales Comm	nents		
No com	ments received				
		Wales Comment			
• The	site lies on a mir	nor aquifer and the	previous land use is unknown. There is therefore the potential		
			rs. A preliminary risk assessment should be undertaken to		
		ontrolled waters at t			
Wat	ercourses run thr	ough the site. The v	watercourses should be protected by a 5m buffer zone.		
			41410		
			ust Ltd Comments		
Archaed	ological restraint –	former coal tips – r	reclaimed		
	oal Authority Co				
		llow mine workings:	: Yes		
	lerground working				
	orded mine entrie				
	I mining geology:				
	t surface mining:				
	wn mine gas issu				
Pre	vious coal mining	related hazards: No	0		
and the second s					
	Water Comments	3			
No com	ments received				
and the second second second second					
CADW					
No com	ments received				
la tha	sita accentable	for further consi	ideration?		
			parang .		
Yes	\checkmark	No	L		



Stage 4: Assessment against the LDP Preferred Strategy

	Objective	Score
1	Develop Ebbw Vale as the main service and retail hub for the County	Not
	Borough	Relevant
2	Create a network of vibrant district/local centres (secondary hubs) well	Not
	linked to the main hub of Ebbw Vale that provide a range of local services	Relevant
	and facilities for the local communities	
3	Support and deliver the regeneration of the former Ebbw Vale steelworks	Not
	ensuring that the benefits are spread across the County Borough	Relevant
4	Increase economic activity through facilitating diversification of the	Green
	economic base and support for the manufacturing sector by encouraging	
	specialisation	
5	Provide a range of employment sites and premises to meet the needs of	Green
	businesses of all sizes in manufacturing, the technological and service	
	sectors	
6	Stem out migration and attract people to the area to create a more	Not
	balanced population	Relevant
7	Provide a range of types and tenures of new homes to meet local housing	Not
	needs and attract people to the area	Relevant
8	Improve accessibility to services through the promotion of sustainable	Green
	modes and transport, particularly, public transport, walking and cycling.	
9	Improve education levels and skills through supporting infrastructure	Not
	development of the Learning Campus, new schools and integrated	Relevant
40	education services, including life-long learning	0
10	Create an accessible network of green open spaces and high quality	Question Mark
	leisure infrastructure to promote participation in sport and active recreation to improve health and well-being	IVIATK
11	Capitalise on the unique landscape and natural heritage, foster	Not
11	sustainable tourism and promote community pride	Relevant
12	Protect, enhance and manage the diversity of the biodiversity resource of	Yellow
12	Blaenau Gwent through the identification of ecological corridors	renow
13	Raise the standard of design to improve the quality of the physical and	Green
13	natural environment; and protect and enhance Blaenau Gwent's historic	Green
	and cultural environment.	
14	To minimise further climate change contributions and mitigate its predicted	Green
17	effects on the county Borough	0.0011
	Score	13



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	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 Sustainab	ility Objectives?
Yes	\square	No		

Comments

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



Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?							
Yes		No					
		reasonably well against the F he site in the Deposit Local De		and Sustainability Objectives, it			
Sun Industrial Protection Are	Estate). It is one can be seen that the can be seen that the case of the case	considered more appropriate f	or the site to be p	d employment sites (i.e. Rising protected under the Employment . The Employment Background			





Date: 28/04/2011

Blaenau Gwent Local Development Plan

Scale: 1:2500

Findings of the Candidate Site Assessment Process

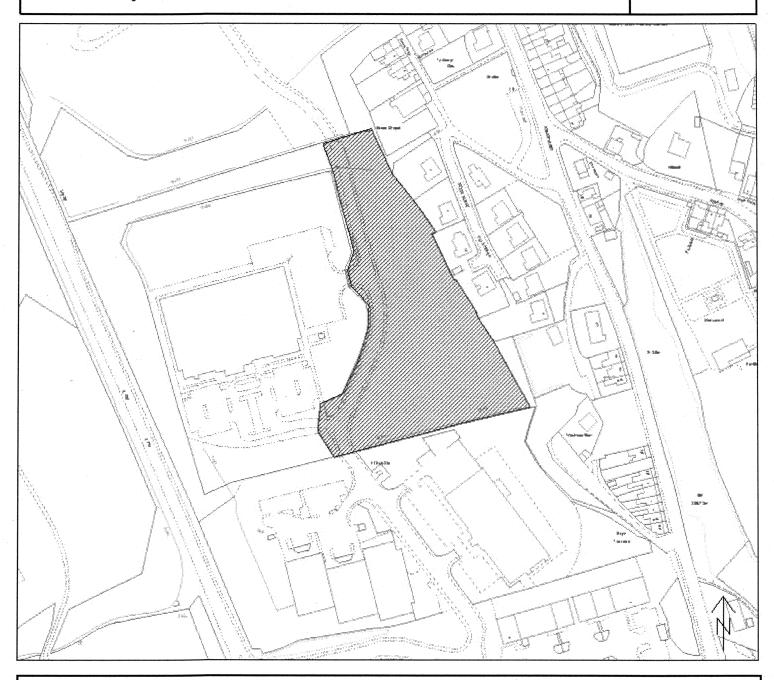
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Regeneration Division



Site Number: C16

Site Name: Rising Sun Upper

Site Area: 1.48 ha

Current Use: Former Scrap Yard and Grassland

Proposed Use: Employment

Factory Road, Brynmawr Site Name: **Upper Ebbw Fach** Hub Area: Proposed Use: Residential Stage 1: Initial Planning Assessment Has the site satisfied the Initial Planning Assessment? $\sqrt{}$ 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 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** Access can be easily obtained onto Factory Road Is the site acceptable? $\overline{\mathbf{M}}$ Yes No **Biodiversity Conclusions** Presence of scattered trees/hedgerow along eastern boundary which may support bats, breeding birds Is the site acceptable? M Yes No **Countryside and Landscape Conclusions** Trees on site which should be retained Is the site acceptable? M Yes No **Environmental Health Conclusions** There is potential for contaminated land therefore a ground investigation and risk assessment is required Is the site acceptable? M Yes No П

Site Number: C17

	Additional Comments Planning permission was approved, subject to the signing of S106, for residential development							
Is the site Yes	acceptable	for further consideration	on? ☑					
Stage 6: F	inalisation o	of sites for Deposit LDI						
Is the site Yes	included in ☑	the Deposit LDP? No						
Comments The site is in		Deposit LDP as a housing	commitment to reflect th	e planning permission				



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:

C17

Site Name:

Factory Road, Brynmawr

Site Area:

0.93 ha (combined area)

Current Use:

Vacant Land (Former factory)

Proposed Use: Residential

Site Name: Ben Ward's Field Hub Area: Upper Ebbw Fach Proposed Use: (1) Residential (2) Tourism Stage 1: Initial Planning Assessment Has the site satisfied the Initial Planning Assessment? Yes \mathbf{V} No **Initial Planning Assessment Conclusions** The site is previously developed land The site is located edge of settlement The site is not accessible by modes other than the car The site is not 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** It is difficult to envisage how access to the site can be achieved Is the site acceptable? V Yes No **Biodiversity Conclusions** The site is immediately adjacent to the Brynmawr Sections SSSI The site is of high biodiversity value It lies in a prominent location next to the Brecon Beacons National Park Presence of protected species - otter and bat within 250m, skylark on site and lapwing nearby and possibly using the area for feeding Presence of UK and LBAP habitats including mature hedgerows, streams, rush pasture and dwarf scrub heath Presence of wildlife corridors including mature hedgerows and streams providing strong ecological connectivity through site Presence of mature trees particularly in hedgerow features near to housing Site forms an integral part of an ecological network of fields, upland habitats and nationally protected sites which increases its biodiversity value. Any development of this site would result in considerable habitat loss and fragmentation of this network Habitat suitable for protected species such as skylark, lapwing and other breeding birds, bats, amphibians and reptiles Forms integral part of the semi-natural open space of the area Is the site acceptable? V Yes No

Site Number: C18

	yside and Landsc		
	site falls within 100m		
	way to the Valleys R	egional Park at Bryr	nmawr
	al impact – high		
• Isola	ted settlement		
Is the s	ite acceptable?		
Yes		No	\square
163	—-	140	
Enviror	mental Health Co	nclusions	
Ther	e is potential for nois	e pollution	
Ther	e is also potential for	contaminated land	therefore a ground investigation and risk assessment is
requ	ired		
le the e	ite acceptable for	further consider	ation?
Yes	I ▼1	No	
Additio	nal Comments		
		andidate site C20) o	crosses the site and proposed railway trackbed (candidate
	C27) crosses the site		
• The	site is overlooked by	BBNP and HOV Ro	ad with prominent views so site design will need to be
hand	lled with care		
Is the s	ite acceptable for	further consider	ation?
Yes	✓ Tourism	No	☑ Residential
103	E Tourion	110	<u> </u>
Comme	ents		
The site	is not considered acc	eptable for resident	tial development for the following reasons:
	site is of high biodive		
		nt to Brynmawr SSS	SI and is in a prominent location next to the Brecon
	cons National Park		
	difficult to envisage he		
			ite as a gateway to the Valleys Regional Park and Brecon or further consideration for tourism use
Deacons	Hational Fair the Sit	o io tanon lorward i	or largest continuous and the continues
L.,			
Stage 3	: Consultation wit	h Appropriate Be	odies

Countryside Council for Wales Comments

Consideration needs to be given to the Brynmawr Sections site of Special Scientific Interest which lies adjacent to C18 – Ben Ward's Field. Any potential impacts to this site need to be identified at the earliest possible stage.



Environment Agency Wales Comments

- The site is located on a minor aquifer. You may wish to request 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 5m buffer zone.
- Adjacent to a SSSI It is recommended that CCW should be consulted in respect of SSSI.

	nt Archaeological T traint - None known	Trust Ltd Co	omments	
 Underground W Recorded Mine Coal Mining Ge Past Surface M Known Mine Ga 	n Shallow Mine Workin forkings: Yes entries: Yes ology: No ining: Yes is Issues: No			
CADW No comments recei	/lining Related Hazard	s. NO.		
Welsh Water Comi No comments recei				
Is the site accept	able for further co	nsideration lo	? □	



Stage 4: Assessment against the LDP Preferred Strategy

	Objective	Score
1	Develop Ebbw Vale as the main service and retail hub for the County	Not Relevant
2	Borough 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	Green
	and facilities for the local communities	
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	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
	Score	16



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	Green
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	Not Relevant
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	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	27

Is the site co	mpatible with the Pr	eferred Strategy and	Sustainability Objectives?
Yes	$\overline{\square}$	No	

Comments

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



Stage 6: Finalisation of sites for Deposit LDP

ls the sit Yes	e included in the	e Deposit LDP? No	Ø	
Commer Although Objectives this use	the site performed	reasonably well against th the Regeneration Departme	e Preferred Strate ent confirmed that t	gy and Sustainability Appraisal the site is no longer required for



Date: 28/04/2011

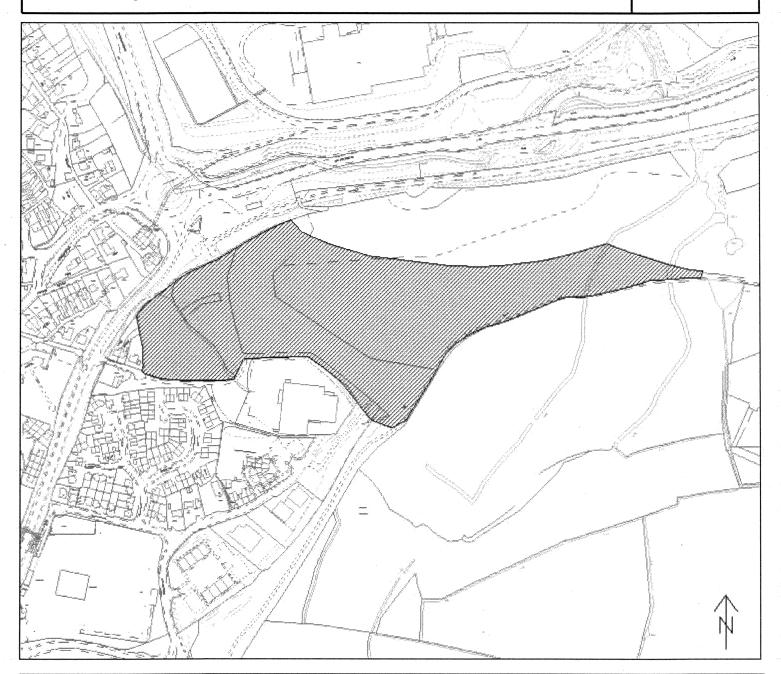
Blaenau Gwent Local Development Plan

Scale: 1:4500

Findings of the Candidate Site Assessment Process

Regeneration Division

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Site Number:

C18

Site Name:

Ben Ward's Field

Site Area:

7.02 ha

Current Use:

Vacant Land

Proposed Use: (1) Residential (2) Tourism

Site Name: North of Rising Sun Industrial Estate Hub Area: **Upper Ebbw Fach** Proposed Use: Employment Stage 1: Initial Planning Assessment Has the site satisfied the Initial Planning Assessment? Yes $\overline{\mathbf{Q}}$ 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** There is good highway infrastructure for the site. The access road can be improved Is the site acceptable? M Yes No **Biodiversity Conclusions** Presence of habitat suitable for supporting protected species - wet ditches (amphibians), woodland (bats, breeding birds) Presence of wildlife corridors - wet ditches cross the site Presence of mature trees Is the site acceptable? ☑ In Part Yes No **Countryside and Landscape Conclusions** Need to retain a buffer (visual/planting) between employment area and adjacent residential Consider visual impact Existing woodland areas need to be protected Is the site acceptable? ☑ In Part П Yes No

Site Number: C19



 There is po 	al Health Con- tential for contar to the potential f	minated land a			nd risk assessr	ment is required
Is the site ac	ceptable?					
Yes	\square	No				
		Bro Helyg p	rimary school th	nerefore only	B1 employmer	nt use would be
Is the site ac	ceptable for fu	urther consid	deration?			
Yes	$\overline{\square}$	No				
Stage 3: Con	sultation with	Appropriate	Bodies			
Countryside No comments r	Council for W eceived	ales Comme	ents			
A prelimina site. Watercours Part of the	ry risk assessm ses run through t	nent should be the site. The w zone C2 as d	undertaken to atercourses sho efined by TAN 1	establish the i uld be protecte 5 – the site sho	risk to controlled and by a 5m buff ould be conside	ered by SFCA or
	Swent Archaed restraint – forme			nts		
 Possible / k Undergrour Recorded r Coal mining Past surfact Known min 	hority Comme known shallow m nd workings: Yes nine entries: Yes g geology: No e mining: No e gas issues: No bal mining related	nine workings: s s	Yes			
Welsh Water C No comments r						
CADW No comments r	eceived					



ls	the site	acceptable	for	further	consideration?	

Yes	$\mathbf{\nabla}$	No	
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Comments

In accordance with the Environment Agency comments the site boundary was amended at this stage so the site is now located outside the extreme flood outline. The remainder of the assessment is based on the new site boundary

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 Score	13

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	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	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	Yellow
	Score	33

Is the site	compatible	with the Preferred	Strategy and Su	stainability Objectives?
Yes		No]

Comments

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



Stage 6: Finalisation of sites for Deposit LDP

Is the sit	e included in the ☑	P Deposit LDP?	
	s considered susta	ainable, developable and das an employment allocation	strategy and is therefore



Date: 28/04/2011

Blaenau Gwent Local Development Plan

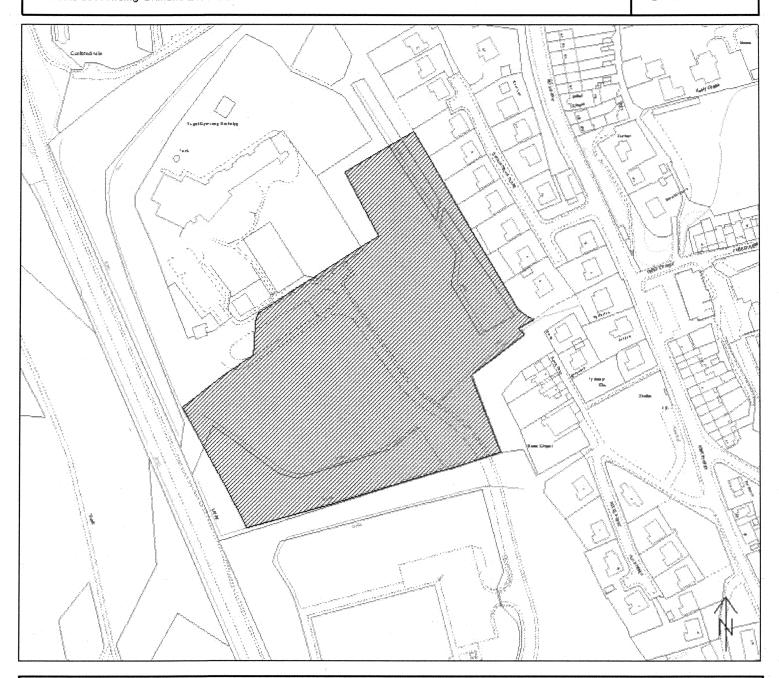
Scale: 1:2500

Findings of the Candidate Site Assessment Process



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Regeneration Division



Site Number: C19

Site Name: North of Rising Sun Ind Est

Site Area: 3.29 ha

Current Use: Reclaimed Industrial Land

Proposed Use: Employment

Site Name: Adjacent to NMC Factory, Blaina Road Hub Area: **Upper Ebbw Fach** Proposed Use: Mixed Use Stage 1: Initial Planning Assessment Has the site satisfied the Initial Planning Assessment? Yes $\mathbf{\Lambda}$ 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 access at present is unacceptable for the proposed use and will need to be upgraded Is the site acceptable? $\sqrt{}$ Yes No **Biodiversity Conclusions** Adjacent to Semtex Pond SINC boundary Presence of mature trees along embankment - potential habitats for protected species such as bats, breeding birds Is the site acceptable? V П Yes No **Countryside and Landscape Conclusions** Site lies within 100m of a site of Special Historic Interest Is the site acceptable? $\sqrt{}$ Yes No **Environmental Health Conclusions** The site is suitable for intended purpose Is the site acceptable? V П Yes No

Site Number: C22



Additional Comments This site needs to be consider in conjunction with candidate site C32					
Is the site a	cceptable fo	further consideration?			
Stage 3: Co	onsultation w	th Appropriate Bodies			
Countrysid No comments		Wales Comments			
Minor waThe site I and in an	tercourse which ies on a minor a industrial settir		est. tion on the pre1976 Dunlop Semtex Landfill site ninary Risk Assessment (PRA) to be submitted to		
Glamorgan No comments		neological Trust Ltd Con	nments		
Possible/UndergroRecordedCoal miniPast surfaKnown m	ound workings: \indexis of mine entries: \indexis of mine entries: \indexis of mine geology issues: \indexis of mine gas issues:	mine workings: Unknown /es No les: No			
Sewerage from thisSewerageWater su	development. e Treatment: No pply: A water su	p problems	c sewerage system for domestic foul discharge to serve the development, this may require the		
CADW No comments	s received				
Is the site a	cceptable for	further consideration?			



Stage 4: Assessment against the LDP Preferred Strategy

	Objective	Score
1	Develop Ebbw Vale as the main service and retail hub for the County	Red
	Borough	
2	Create a network of vibrant district/local centres (secondary hubs) well	Green
	linked to the main hub of Ebbw Vale that provide a range of local services	
	and facilities for the local communities	
3	Support and deliver the regeneration of the former Ebbw Vale steelworks	Not
	ensuring that the benefits are spread across the County Borough	Relevant
4	Increase economic activity through facilitating diversification of the	Green
	economic base and support for the manufacturing sector by encouraging specialisation	
5	Provide a range of employment sites and premises to meet the needs of	Green
	businesses of all sizes in manufacturing, the technological and service	
	sectors	
6	Stem out migration and attract people to the area to create a more	Green
	balanced population	
7	Provide a range of types and tenures of new homes to meet local housing	Green
	needs and attract people to the area	
8	Improve accessibility to services through the promotion of sustainable	Green
9	modes and transport, particularly, public transport, walking and cycling.	
9	Improve education levels and skills through supporting infrastructure development of the Learning Campus, new schools and integrated	Green
	education services, including life-long learning	
10	Create an accessible network of green open spaces and high quality	Question
10	leisure infrastructure to promote participation in sport and active recreation	Mark
	to improve health and well-being	Walk
11	Capitalise on the unique landscape and natural heritage, foster	Green
	sustainable tourism and promote community pride	0.00
12	Protect, enhance and manage the diversity of the biodiversity resource of	Green
	Blaenau Gwent through the identification of ecological corridors	
13	Raise the standard of design to improve the quality of the physical and	Green
	natural environment; and protect and enhance Blaenau Gwent's historic	
	and cultural environment.	
14	To minimise further climate change contributions and mitigate its predicted	Green
	effects on the county Borough	
	Score 's Score's Score	29



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	Green
	opportunities	
3	To enable the development of a strong tourism economy in Blaenau	Not
	Gwent complementary to the regional offer	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	Green
9	To improve accessibility to education, leisure, employment, health, homes	Green
	and community services for all sectors of the community	
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	Yellow
18	To reduce emissions of greenhouse gases, in particular carbon dioxide	Yellow
19	To reduce waste generation and maximise reuse and recycling	Question Mark
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	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	$ \overline{\mathbf{V}} $	No				
Commen						
The site pe	_	st the Preferred Strategy	and Sustainability A	ppraisal Objectives for mixed-		



Stage 6: Finalisation of sites for Deposit LDP

Is the sit							
Yes	\square	No					
Comments This site has been included in the Deposit LDP as a mixed-use allocation.							





Date: 28/04/2011

Blaenau Gwent Local Development Plan

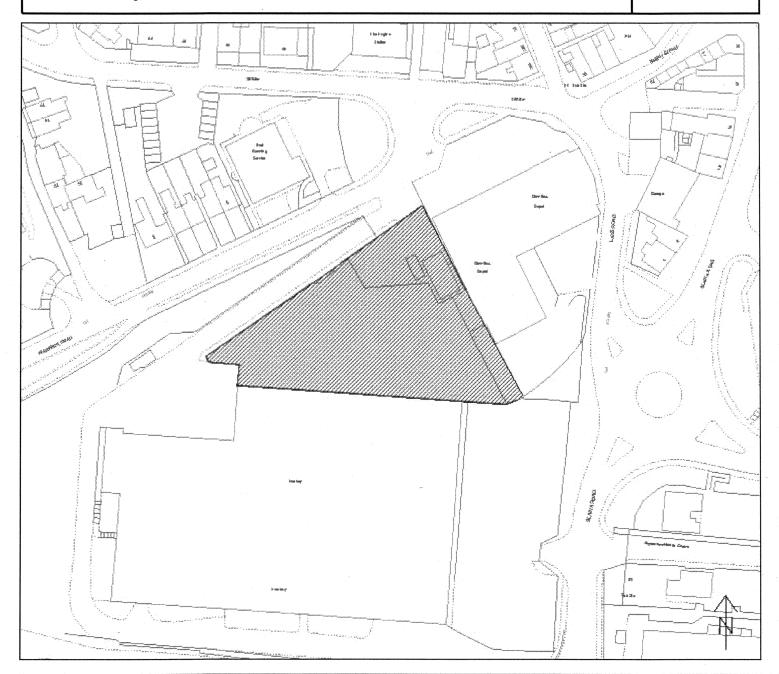
Scale: 1:1250

Findings of the Candidate Site Assessment Process



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Regeneration Division



Site Number: C22

Site Name: Adjacent to NMC Factory, Blaina Road

Site Area: 0.36 ha

Current Use: Industrial

Proposed Use: Mixed Use

Crawshay House, Greenland Road Site Name: Hub Area: **Upper Ebbw Fach** Proposed Use: Residential Stage 1: Initial Planning Assessment Has the site satisfied the Initial Planning Assessment? Yes \mathbf{A} 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 can be achieved, although access point needs to be upgraded as the current access is too narrow Is the site acceptable? V Yes No **Biodiversity Conclusions** Presence of mature beech hedgerows to north and south of site - provide cover for nesting birds and wildlife corridors Presence of a number of mature trees within the grounds which should be retained Is the site acceptable? П ∇ Yes No **Countryside and Landscape Conclusions** Trees on site Is the site acceptable? $\overline{\mathbf{V}}$ Yes No **Environmental Health Conclusions** The site is suitable for intended purpose Is the site acceptable? V Yes No

Site Number: C23

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 – no issues
 Glamorgan-Gwent Archaeological Trust Ltd Comments Archaeological Restraint - Minor Restraint. Site of late 19th century brickworks and coal pit. Probably reclaimed. Archaeological restraints do not prevent allocation of land in LDP. However, information on previous reclamation work onsite will be required prior to the determination of any planning application.
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
 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 main-laying 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 borne by potential developers.
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	Not
	Borough	Relevant
2	Create a network of vibrant district/local centres (secondary hubs) well	Not
	linked to the main hub of Ebbw Vale that provide a range of local services	Relevant
2	and facilities for the local communities	Net
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	Not
-	economic base and support for the manufacturing sector by encouraging	Relevant
	specialisation	Relevant
5	Provide a range of employment sites and premises to meet the needs of	Not
	businesses of all sizes in manufacturing, the technological and service	Relevant
	sectors	
6	Stem out migration and attract people to the area to create a more	Green
	balanced population	
7	Provide a range of types and tenures of new homes to meet local housing	Green
	needs and attract people to the area	
8	Improve accessibility to services through the promotion of sustainable	Green
_	modes and transport, particularly, public transport, walking and cycling.	
9	Improve education levels and skills through supporting infrastructure	Green
	development of the Learning Campus, new schools and integrated education services, including life-long learning	
10	Create an accessible network of green open spaces and high quality	Question
10	leisure infrastructure to promote participation in sport and active recreation	Mark
	to improve health and well-being	Walk
11	Capitalise on the unique landscape and natural heritage, foster	Not
	sustainable tourism and promote community pride	Relevant
12	Protect, enhance and manage the diversity of the biodiversity resource of	Green
	Blaenau Gwent through the identification of ecological corridors	
13	Raise the standard of design to improve the quality of the physical and	Green
	natural environment; and protect and enhance Blaenau Gwent's historic	
	and cultural environment.	
14	To minimise further climate change contributions and mitigate its predicted	Green
	effects on the county Borough	20
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Score Score	20



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	Not
-	opportunities	Relevant
3	To enable the development of a strong tourism economy in Blaenau	Not
	Gwent complementary to the regional offer	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	Green
	and community services for all sectors of the community	
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	Green
	Score	53

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 when compared to other sites proposed for residential use in this area



Stage 6: Finalisation of sites for Deposit LDP

Is the sit	e included in the	e Deposit LDP? No		
	considered develo	pable, sustainable and cor as a residential allocation	mpatible with the LDP	strategy and therefore is



Date: 28/04/2011

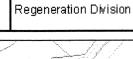
Blaenau Gwent Local Development Plan

Scale: 1:1250

Findings of the Candidate Site Assessment Process

Dyager Berdenaturi Strat
Blaenau Gwent
Doarriey Borraugh Council

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Site Number: C23

Site Name: Crawshay House, Greenland Road

Site Area: 0.71 ha

Current Use: Residential Care Home

Proposed Use: Residential

Site Number: C24 Site Name: Land Rear of Waunheulog, Winchestown Hub Area: Upper Ebbw Fach Proposed Use: Residential Stage 1: Initial Planning Assessment Has the site satisfied the Initial Planning Assessment? \mathbf{V} 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** Access to the site is a sub-standard track unable to accommodate two-way traffic flows Is the site acceptable? V Yes No **Biodiversity Conclusions** Presence of UK and LBAP habitats - dwarf scrub heath Presence of habitats suitable for supporting protected species – bats, breeding birds and reptiles Site supports diversity of other habitats – semi improved neutral grassland, scrub and mature trees Site forms part of a semi-natural open space connecting to adjacent fields, this connectivity increases the sites wildlife value. Is the site acceptable? ☑ In Part Yes No **Countryside and Landscape Conclusions** Visual impact concerns Needs to be considered in the context of Winchestown Is the site acceptable? $\sqrt{}$ 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 Telephone/electric cables run through the site Although it is difficult to envisage how adequate access to the site can be achieved, the site needs to be considered alongside candidate site C15 and therefore remains in the assessment process
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 previous land use unknown. You may wish to request that a preliminary risk assessment be undertaken to establish the risk to controlled waters at the site.
Glamorgan-Gwent Archaeological Trust Ltd Comments Archaeological Restraint – Former coal tips – 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 sewers Sewerage Treatment: No Problems Water Supply: This site would require off-site main-laying from a point of adequacy on larger diameter/pressure water-mains.
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 Score	16

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	Red
	Score	43

Is the site co	ompatible	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



Stage 6: Finalisation of sites for Deposit LDP

is the site in	ncluded in	the Deposit LDP?		
Yes		No		
Comments				
This site has I land to enlarg		ered alongside candidate site (C15. This site has be	en identified as the additional
questions acc	essing this s n the settlem	rtainty with housing stock trans site, it is proposed to not allocat nent boundary so if these issue planning application process a	te this site in the Dep is can be resolved in	osit LDP. However the site is



Date: 28/04/2011

Blaenau Gwent Local Development Plan

Scale: 1:1250

Findings of the Candidate Site Assessment Process

Blaenau Gwent

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Site Number: C24

Site Name:

Land to rear of Waunheulog, Winchestown

Site Area:

1.41 ha

Current Use:

Vacant Land

Proposed Use: Residential

Brynmawr Infants School and Old Griffin Yard Site Name: Hub Area: **Upper Ebbw Fach** Proposed Use: Residential Stage 1: Initial Planning Assessment Has the site satisfied the Initial Planning Assessment? Yes \checkmark 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 to the site can be achieved Is the site acceptable? $\overline{\mathbf{V}}$ Yes No **Biodiversity Conclusions** Presence of protected species - frog within 250m, bats within 500m Presence of mature trees which should be retained Is the site acceptable? V No Yes **Countryside and Landscape Conclusions** Trees on site Is the site acceptable? \square Yes No **Environmental Health Conclusions** There is potential for contaminated land therefore a ground investigation and risk assessment is required Is the site acceptable? $\sqrt{}$ Yes No

Site Number: C25



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 and the site has a former industrial use (scrap yard). You may wish to request that a preliminary risk assessment be undertaken to establish to risk to controlled waters at the site
Glamorgan-Gwent Archaeological Trust Ltd Comments Archaeological Restraint - Minor Restraint. Site of late 19 th /early 20th century school buildings. Archaeological restraints do not prevent allocation of land in LDP. Buildings should be recorded prior to demolition
The Coal Authority Comments Possible / known shallow mine workings: No Underground workings: No Recorded mine entries: Yes 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 a public sewer Sewerage Treatment: No problems Water Supply: This site would require off-site main-laying from a point of adequacy on larger diameter/pressure water-mains.
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	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



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	Green
25	Protect the quality and character of the landscape and enhance where necessary	Green
	Score	57

Is the site	compatib	ole with the Preferred Strategy a	and Sustai	nability Objectives?
Yes		No		

Comments

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



Stage 6: Finalisation of sites for Deposit LDP

Is the si	te included in th	e Deposit LDP?		
Yes		No		
Commer The site is included in	s considered devel	opable, sustainable and co as a housing allocation	mpatible with the LDP stra	ategy and therefore is





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: C25

Site Name: Brynmawr Infants School and Old Griffen Yard

Site Area: 0.55 ha

Current Use: School and Yard

Proposed Use: Residential

Site Name: Land at Pant View, Coed Cae Hub Area: **Upper Ebbw Fach** Proposed Use: Residential Stage 1: Initial Planning Assessment Has the site satisfied the Initial Planning Assessment? Yes \square 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 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** A standard access that is adequate in design and construction will need to be constructed Is the site acceptable? M Yes No **Biodiversity Conclusions** Presence of LBAP species - petty whin within 250m Presence of scattered trees - potential habitat for bats and breeding birds Is the site acceptable? M Yes No **Countryside and Landscape Conclusions** Mature trees on site which should be retained Is the site acceptable? M Yes No **Environmental Health Conclusions** The site is suitable for intended purpose Is the site acceptable? V Yes No

Site Number: C26

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 to risk to controlled waters at the site
Glamorgan-Gwent Archaeological Trust Ltd Comments • Archaeological Restraint – none known
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 a public sewer(s). Protective measures or a diversion of these assets may be required Sewerage Treatment: No problems Water Supply: This site would require off-site main-laying from a point of adequacy on larger diameter/pressure water-mains. The site is crossed by water-main(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 □



Stage 4: Assessment against the LDP Preferred Strategy

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



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	Not
	opportunities	Relevant
3	To enable the development of a strong tourism economy in Blaenau	Not
	Gwent complementary to the regional offer	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	Yellow
	and community services for all sectors of the community	
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	Green
	settings	
16	To make the best use of previously developed land and existing buildings	Green
	to minimise pressure for greenfield development, where this will not result	
	in damage or loss to biodiversity	
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	Green
	flooding	
22	To promote the use of sustainably sourced products and resources	Green
23	To increase energy efficiency and generation and use of renewable	Green
	energy across the County Borough	
24	To conserve and enhance surface and ground water quality	Green
25	Protect the quality and character of the landscape and enhance where	Green
	necessary	
	Score Score	53

Is the site Yes	compatible	with the Preferred Strategy No	and Sustainab □	oility Objectives?
	formed well a	gainst the Preferred Strategy and roposed for residential use in this		ppraisal Objectives when



Stage 6: Finalisation of sites for Deposit LDP

Is the sit	te included in the	Deposit LDP? No	\square	
the site is	the site performed w subject to housing s	rell against the Preferred stock transfer and therefo e has not been included i	re there is uncertainty a	ility Appraisal Objectives, bout the future of the site,
However t	the site is located wi	thin the settlement bound	ary and come forward	as windfall site.



Date: 28/04/2011

Blaenau Gwent Local Development Plan

Scale: 1:2500

Findings of the Candidate Site Assessment Process

Dynger Berdendard Strat

Blaenau Gwent

Charty Bernagh Council

Regeneration Division

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Site Number: C26

Site Name: Land at Pant View, Coed Cae

Site Area: 0.86 ha

Current Use: Vacant Land

Proposed Use: Residential

Site Name: Adjacent to Blaen y Cwm School **Upper Ebbw Fach** Hub Area: Proposed Use: (1) Employment (2) Tourism and Leisure Stage 1: Initial Planning Assessment Has the site satisfied the Initial Planning Assessment? Yes \square No **Initial Planning Assessment Conclusions** The site is Greenfield land (as defined in Figure 4.1 of PPW 2011) 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** Existing access can facilitate proposal An access point will need to be constructed Is the site acceptable? $\overline{\mathbf{Q}}$ Yes No **Biodiversity Conclusions** The site is of high biodiversity value and is designated as a SINC Presence of protected species toad, frog, smooth newt and common lizard within 250m. Presence of habitat likely to support protected species – scrub habitat for breeding birds and ponds/wet flushes for amphibians Presence of a diversity of habitats i.e. rush pasture, unimproved acid grassland, semi improved grassland, scrub and ponds/wet flushes - site would make excellent outdoor classroom/nature reserve for school next door. Grassland species rich in places with an abundance of wildflowers - southern marsh orchid found across the site and likely to have high invertebrate interest Loss of semi natural open space currently well used by the local community for informal recreation Is the site acceptable? V Yes No **Countryside and Landscape Conclusions** Peripheral trees should be retained

Is the site acceptable?

Site Number: C28



APPENDIX 3: UPPER EBBW FACH SITES $\sqrt{}$ No Yes **Environmental Health Conclusions** There is also the potential for odour, light and noise pollution Is the site acceptable? V Yes No **Additional Comments** The site is located next to Blaen y Cwm primary school therefore only B1 employment use would be appropriate at this location 'Title' problems in terms of who owns the land - not been resolved in the last 15 years, uncertain if it can be resolved In private ownership Is the site acceptable for further consideration? M Yes 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 the previous land use is unknown. There is therefore the potential for the site to pollute controlled waters. 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 - none known 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: No problems
- Sewerage Treatment: No problems
- Water Supply: potential demands unknown.



CADW No comm	ents received			
Is the sit	e acceptable for ☑	further consideration	?	
Propose	d Use: (1) Emplo	pyment		

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	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	11

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	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	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	Green
	Score Score	32



Proposed Use: Tourism and Leisure

Stage 4: Assessment against the LDP Preferred Strategy

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

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			
3	To enable the development of a strong tourism economy in Blaenau	Green		
	Gwent complementary to the regional offer	-		
4	To enhance the viability and vitality of town centres	Green Not		
5	To meet identified housing need			
		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	Green		
	and community services for all sectors of the community	0		
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		
40	The second of th	Relevant Yellow		
13	To encourage modal shift from private transport to sustainable transport	Red		
14	To protect and enhance biodiversity across Blaenau Gwent	Not		
15	To conserve and enhance the heritage assets of Blaenau Gwent and their	Relevant		
40	settings To make the best use of previously developed land and existing buildings	Red		
16	to minimise pressure for greenfield development, where this will not result	Reu		
	in damage or loss to biodiversity			
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 air quality To maintain current low levels of vulnerability of all development to	Green		
21	flooding	3.0011		
22	To promote the use of sustainably sourced products and resources	Green		
23	To increase energy efficiency and generation and use of renewable	Green		
23	energy across the County Borough	0.00		
24	To conserve and enhance surface and ground water quality	Yellow		
25	Protect the quality and character of the landscape and enhance where	Yellow		
20	necessary			
	Score	21		

Is the site	compatible	with the Preferred Strat	egy and Sustaina	bility Objectives?
Yes		No		

Comments

The site has performed reasonably well against the Preferred Strategy and Sustainability Objectives when compared to other sites proposed for employment and tourism use in this hub area



Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?								
Yes		No	\square					
Objectives wh are questions problems in te uncertainty if i	nen compared to over the site's erms of who own it can ever be re	med reasonably well agains o other sites proposed for e deliverability. The site is in pas the land. This has not be esolved. Therefore the site in the interview of the settlement bounds.	mployment and tourism private ownership, howe en resolved in the last s not included in the De	use in this hub area, there ever there are 'title' 15 years and there is eposit Plan as an allocation.				





Date: 28/04/2011

Blaenau Gwent Local Development Plan

Scale: 1:2500

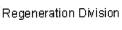
Findings of the Candidate Site Assessment Process

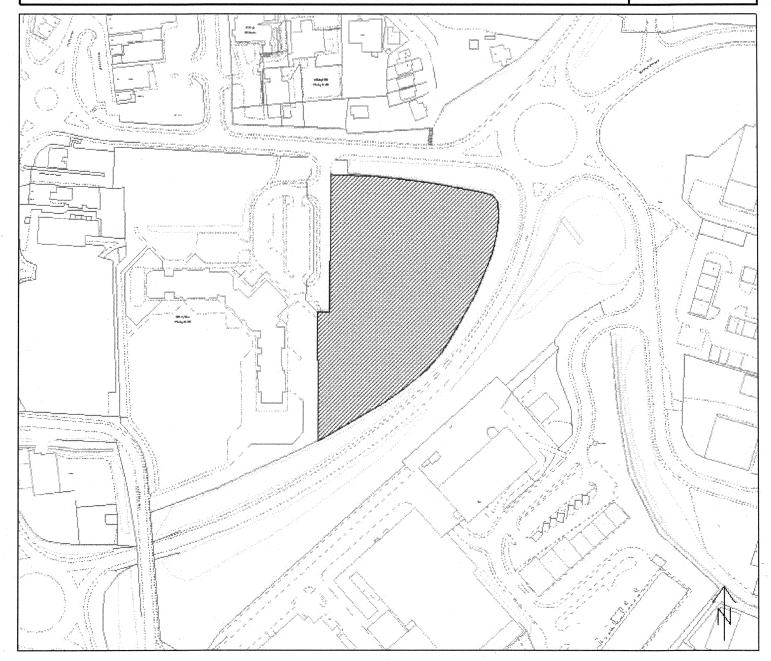
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Blaenau Gwent

Dourty Borough Council

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Site Number: C28

Site Name: Adj to Blaen-y-Cwm School

Site Area: 1.42 ha

Current Use: Vacant Land

Proposed Use: (1) Employment (2) Tourism and Leisure

Cwmcrachen Lower Site Name: Hub Area: **Upper Ebbw Fach** Proposed Use: Employment Stage 1: Initial Planning Assessment Has the site satisfied the Initial Planning Assessment? Yes \square 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 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 access road can facilitate two-way traffic flow, but is currently blocked by earthworks debris. Existing highway may require upgrading works to bring it up to adoptable standards Is the site acceptable? M Yes No **Biodiversity Conclusions** Presence of habitat suitable for supporting protected species - dense scrub, mature trees, buildings bats/breeding birds Presence of broadleaved woodland on embankment which also provide wildlife corridors and ecological connectivity through the site Loss of semi natural open space Is the site acceptable? ☑ In Part Yes No Countryside and Landscape Conclusions Site lies within 100m of a site of Special Historic Interest Consider visual impact Is the site acceptable? M Yes No

Site Number: C29



Env	Environmental Health Conclusions				
There is potential for contaminated land and so a site investigation is required					
	There is also the potential for odour, light and noise pollution				
ls t	Is the site acceptable?				
Yes	Yes ☑ No □				
Add	Additional Comments				
1- 41	le the site assentable for further consideration?				
	Is the site acceptable for further consideration?	•			
Yes	Yes ☑ No ☐				
Sta	Stage 3: Consultation with Appropriate Bodies				
	Countryside Council for Wales Comments				
NO C	No comments received				
E	Environment Agency Wolco Comments				
	Environment Agency Wales Comments	on (norm word). There is therefore the notantial			
	 The site lies on a minor aquifer and former industrial us for the site to pollute controlled waters. A prelimina 				
	establish the risk to controlled waters at the site.	Ty fish assessment should be undertaken to			
	Watercourses run through the site. The watercourses sh	hould be protected by a 5m buffer zone			
	VValeroodises full through the site. The wateroodises of	iodia de protected dy a om daner zene.			
· · · · · · · · · · · · · · · · · · ·					
Gla	Glamorgan-Gwent Archaeological Trust Ltd Comm	ents			
	Archaeological restraint – none known				
,	7.00.000.000.000.000				
The	The Coal Authority Comments				
	Possible / known shallow mine workings: Yes				
	III II wildings Van				
	Recorded mine entries: No				
0	Coal mining geology: No				
	man A contract the second to				
	Maria de la compansión				
	Don't and a selection related beyonds. No				
Wel	Welsh Water Comments				
No c	No comments received				
	CADW				
No c	No comments received				
<u> </u>					
اء دا	le the site assentable for further consideration?				
	Is the site acceptable for further consideration?				
Yes	Yes ☑ No	Ц			



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

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	Red
25	Protect the quality and character of the landscape and enhance where necessary	Green
	Score	38

Is the site co	mpatible	with the Preferred	Strategy and	Sustainability	Objectives?
Yes		No			

Comments

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



Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?						
Yes		No	\square			
Objectives wh	en compared to	rmed reasonably well a other sites proposed for osit Local Development P	employment use in	d Strategy and Sustainability this hub area it is proposed to		
Cwmcrachen Employment F	Industrial Estate Protection Area p). It is considered more	appropriate for the allocation for new o	loped employment sites (i.e. site to be protected under the levelopment. The Employment		





Date: 28/04/2011

Blaenau Gwent Local Development Plan

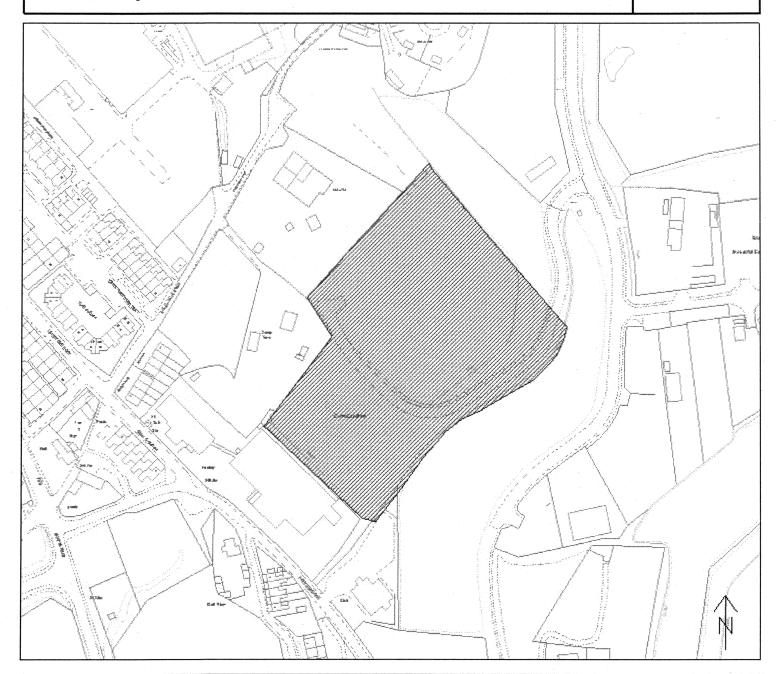
Scale: 1:2500

Findings of the Candidate Site Assessment Process



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Regeneration Division



Site Number:

C29

Site Name:

Cwmcrachen Lower

Site Area:

3.88 ha

Current Use:

Scrap Yard and Vacant Land

Proposed Use: (1) Employment (2) Land Reclamation

Site Name: Land adjacent to Station Terrace Hub Area: **Upper Ebbw Fach** Proposed Use: Residential Stage 1: Initial Planning Assessment Has the site satisfied the Initial Planning Assessment? Yes \square No **Initial Planning Assessment Conclusions** The site is Greenfield land The site is within the existing settlement The site is not 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 is an unmade track, which is substandard in design and construction Subject to major highway improvements access to the site can be achieved Is the site acceptable? $\overline{\mathbf{Q}}$ Yes No **Biodiversity Conclusions** The site lies within the Trevor Lawson LNR and is immediately adjacent to Coalbrookvale SINC and is therefore of high biodiversity value at a County level The site provides an excellent example of traditional species rich hay meadow of which are rare within the county and therefore warrants protection. Presence of UK and LBAP habitats - unimproved grassland, stream Presence of LBAP priority species - hairy bindweed within 250m Presence of habitat likely to support protected species Comprises of semi natural open space which is an integral part of the LNR and adds value to the SINC. To develop this traditional meadow would result in habitat loss, fragmentation and degradation of the LNR and SINC as well as set a precedent for further development of the adjacent horse grazed fields and erosion of the overall biodiversity resource of this area Is the site acceptable? M Yes No **Countryside and Landscape Conclusions** Visually the site is part of the wider open space corridor Visually obtrusive from the A467

Site Number: C31

	Is the site acceptable?						
Yes		No	lacksquare				
	onmental Health Co						
I he si	te is suitable for intende	a purpose					
la Aba	site assentable?						
Yes	site acceptable? ☑	No	П				
103	<u></u>	140	ш				
, , , , , , , , ,	ional Comments	a if the cite re	auiros maior hi	ichway improvements			
Questi	on the viability of the sit	e ii the site re	equires major m	griway improvements			
la tha	site assentable for	further con	nidoration?				
Yes	site acceptable for	No	Sideration?				
163		140					
Stage	6: Finalisation of si	tes for Dep	osit LDP				
le the	site included in the	Denosit I D	D2				
Yes		No	· 🔽				
res	Ц	NO					
Comments							
The site is not included in the Deposit LDP for the following reasons: Questions raised over the viability of the site if the site requires major highway improvements							
	 Questions raised over the viability of the site if the site requires major highway improvements The site lies within a LNR and is of high biodiversity value 						
	The site is of importance in terms of its landscape value						



Date: 28/04/2011

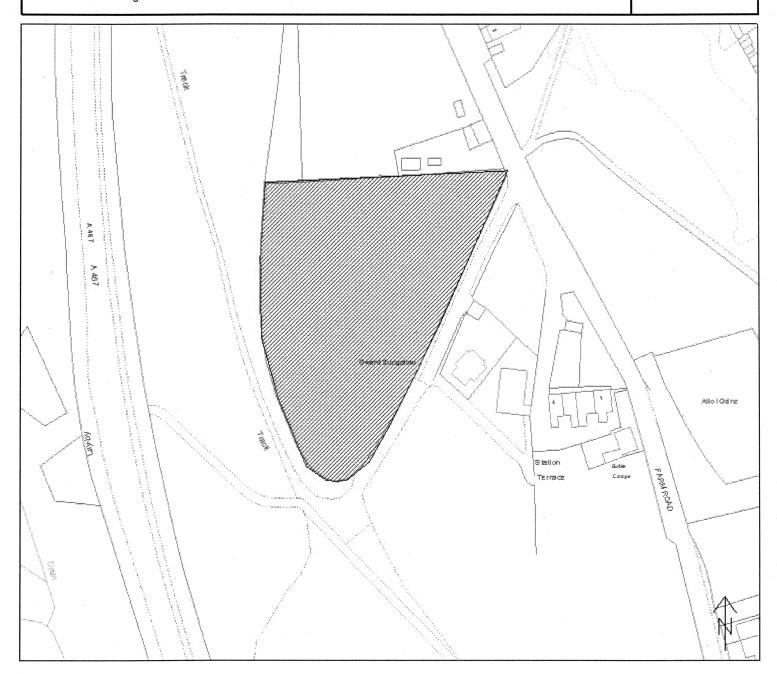
Blaenau Gwent Local Development Plan

Scale: 1:1250

Findings of the Candidate Site Assessment Process

Blaenau Gwent Regeneration Division

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Site Number:

C31

Site Name:

Land Adjacent to Station Terrace, Nantyglo

Site Area:

0.54 ha

Current Use:

Vacant Land

Proposed Use: Residential

NMC Factory, Blaina Road Site Name: Hub Area: **Upper Ebbw Fach** Proposed Use: Mixed Use Stage 1: Initial Planning Assessment Has the site satisfied the Initial Planning Assessment? \checkmark 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 access at present is unacceptable for the proposed use and will need to be upgraded Is the site acceptable? $\sqrt{}$ Yes No **Biodiversity Conclusions** Adjacent to Semtex Pond SINC boundary Potential protected species issues - bats, breeding birds within the buildings Is the site acceptable? Yes No **Countryside and Landscape Conclusions** Site lies within 100m of a site of Special Historic Interest Is the site acceptable? V Yes No **Environmental Health Conclusions** The site is suitable for intended purpose Is the site acceptable? V Yes No

Site Number: C32



Additional Comments This site needs to be consider in conjunction with candidate site C22				
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 Minor watercourse which may be of biodiversity interest. The site lies on a minor aquifer - given the site's location on the pre1976 Dunlop Semtex Landfill site and in an industrial setting, we would require a Preliminary Risk Assessment (PRA) to be submitted to support any planning application for the site. 				
 Glamorgan-Gwent Archaeological Trust Ltd Comments Archaeological Restraint - Minor Restraint. Building part of the Dunlop Semtex Complex Archaeological restraints do not prevent allocation of land in LDP: This was a much lesser building then the main demolished building and the boiler house. It may require recording prior to any demolition work commencing. 				
The Coal Authority Comments Possible/known shallow mine workings: No Underground workings: No Recorded mine entries: No Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No				
 Welsh Water Comments Sewerage: No problems are envisaged with the public sewerage system for domestic foul discharge from this development. Sewerage Treatment: No problems Water supply: A water supply can me made available to serve the development, this may require the provision of off site mains to the boundary of the site. 				
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	Red
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	Green
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 Score Score Score Score	29



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	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	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	Yellow
18	To reduce emissions of greenhouse gases, in particular carbon dioxide	Yellow
19	To reduce waste generation and maximise reuse and recycling	Question Mark
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	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	compatib	le with the Preferred Str	ategy and Sustainability Objectives?
Yes	\square	No	

Comments

The site performed well against the Preferred Strategy and Sustainability Appraisal Objectives when compared to other sites proposed for mixed use development in this hub area.



Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?						
Yes	<u>V</u>	No	Ц			
Comments This site has been included in the Deposit LDP as a mixed-use allocation.						



Date: 28/04/2011

Blaenau Gwent Local Development Plan

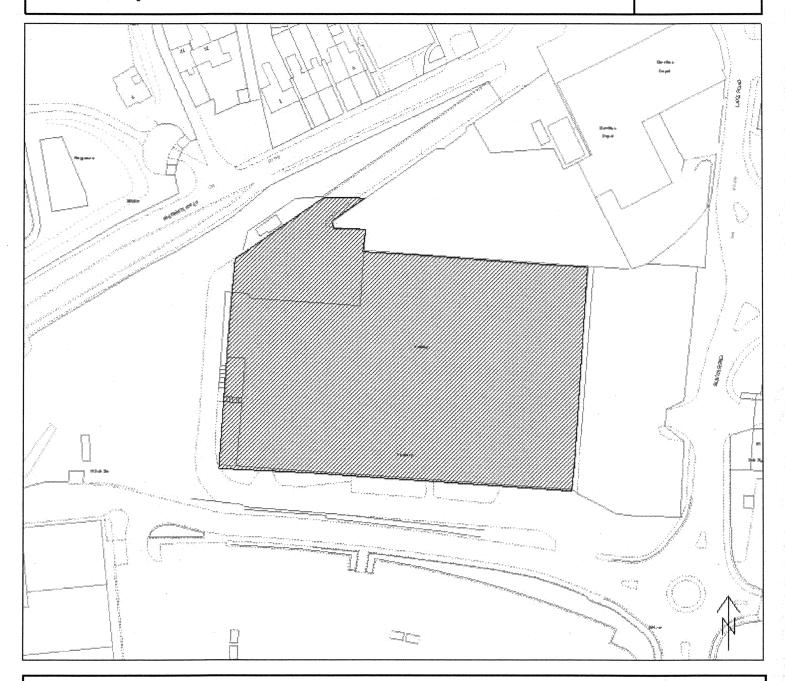
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Findings of the Candidate Site Assessment Process

Blaenau Gwent

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Regeneration Division



Site Number:

C32

Site Name:

NMC Factory, Blaina Road

Site Area:

0.90 ha

Current Use:

Industrial

Proposed Use: Mixed Use

Site Name: BEWA (UK), Noble Square Industrial Estate Hub Area: **Upper Ebbw Fach** Proposed Use: Residential Stage 1: Initial Planning Assessment Has the site satisfied the Initial Planning Assessment? Yes \mathbf{V} No **Initial Planning Assessment Conclusions** The site is previously developed land The site is within the existing settlement The site is not accessible by modes other than the car The site is not 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** Existing access needs to be upgraded to accommodate the proposal Is the site acceptable? V Yes No **Biodiversity Conclusions** Presence of protected species – lesser horseshoe bat record within 500m. Presence of embankment to rear of site which provides a valuable wildlife corridor and supports dwarf scrub heath, a UK and LBAP priority habitat and mature trees which requires protection. Presence of habitat likely to support protected species - mainly buildings (bats, breeding birds) and dwarf scrub heath (reptiles) Presence of an area of semi improved neutral grassland at side of building which should be retained as a green buffer between any proposed development and adjacent employment use. Is the site acceptable? ☑ In Part Yes No **Countryside and Landscape Conclusions** The site is suitable for intended purpose Is the site acceptable? Yes M П No

Site Number: C36



 Environmental Health Conclusions There is potential for noise pollution There is also potential for contaminated land therefore a ground investigation and risk assessment is required 						
Is the site	acceptable	?				
Yes		No				
The site is	Additional Comments The site is located on Noble Square Industrial Estate therefore there is concern over the incompatibility with surrounding land uses (employment and housing)					
Is the site acceptable for further consideration? Yes □ No ☑						
Stage 6: F	inalisation	of sites for Dep	osit LDP			
Is the site included in the Deposit LDP?						
Yes □ No ☑						
Comments The site is not included in the Deposit LDP due to its location on Noble Square Industrial Estate and its incompatibility with the surrounding employment uses						



Date: 28/04/2011

Blaenau Gwent Local Development Plan

Scale: 1:1250

Findings of the Candidate Site Assessment Process

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C36 Site Number:

BEWA (UK) Noble Square Industrial Estate Site Name:

Site Area: 0.35 ha

Current Use: Industrial

Proposed Use: Residential

Site Name: Land at Twyn Blaenant, Blaenavon Road, Brynmawr Hub Area: **Upper Ebbw Fach** Proposed Use: Residential Stage 1: Initial Planning Assessment Has the site satisfied the Initial Planning Assessment? Yes ablaNo **Initial Planning Assessment Conclusions** The site is Greenfield land (as defined in Figure 4.1 of PPW 2011) The site is out of settlement The site is not accessible by modes other than the car The site is not 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 can be achieved directly onto Blaenavon Road subject to highway improvement scheme being completed Is the site acceptable? M Yes No **Biodiversity Conclusions** Greenfield site of high biodiversity value adjacent to BBNP. Forms part of a wider ecological complex of semi-natural open space including fields, streams and woodland. Loss of these fields and associated mature hedgerows would result in habitat loss and fragmentation of this complex and a net biodiversity loss from the area. Presence of protected species - lesser horseshoe bat, toad, smooth newt, common lizard and grayling within 250m Presence of UK and LBAP priority habitats – mature species rich hedgerows, dwarf scrub heath Presence of wildlife corridors - mature continuous species rich hedgerow features through site Presence of mature trees Presence of habitat likely to support protected species - hedgerows (bats, breeding birds) and dwarf scrub heath (reptiles) Is the site acceptable? П M Yes No **Countryside and Landscape Conclusions** High visual impact Site isolated from any existing settlement

Site Number: C37



Is the site	e acceptable? □	No	M				
163		110	_				
 Environmental Health Conclusions There is potential for noise pollution There is also potential for contaminated land (previous site for mining/quarrying) therefore a ground investigation and risk assessment is required 							
Is the site	e acceptable?						
Yes		No					
Additiona	al Comments						
Is the site	e acceptable f	or further co	nsideration?				
Yes		No	\square				
Stage 6: Finalisation of sites for Deposit LDP							
Is the site included in the Deposit LDP?							
Yes		No					
TheThe	not included in t site is greenfield site is isolated fr	I land of high bid om any existing	settlement	asons:			



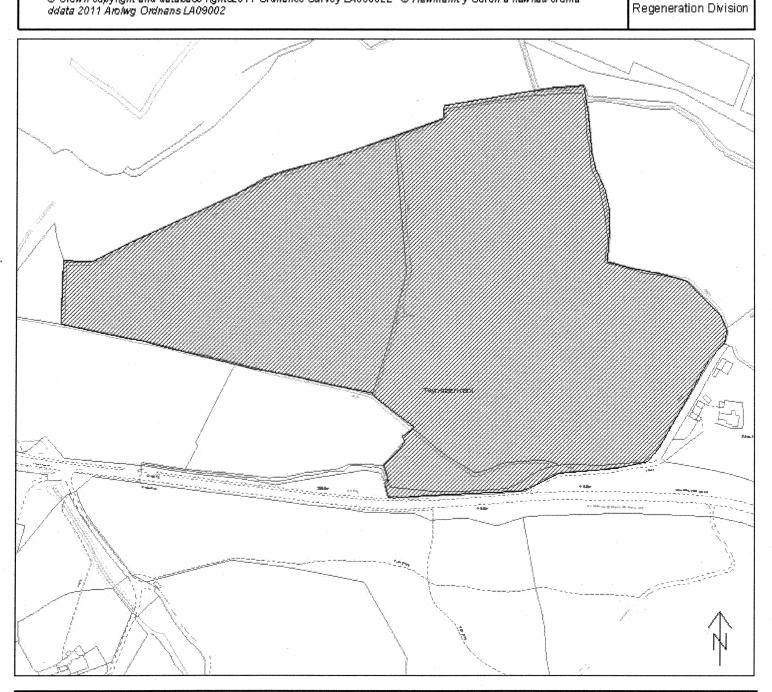
Date: 28/04/2011

Blaenau Gwent Local Development Plan

Scale: 1:3000

Findings of the Candidate Site Assessment Process

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Site Number:

C37

Site Name:

Land at Twyn Blaenant, Blaenavon Road, Brynmawr

Site Area:

9.54 ha

Current Use:

Rough Pasture

Proposed Use: Residential

Brynawelon, Nantyglo Site Name: Hub Area: **Upper Ebbw Fach** Proposed Use: Residential Stage 1: Initial Planning Assessment Has the site satisfied the Initial Planning Assessment? Yes \mathbf{V} No **Initial Planning Assessment Conclusions** The site is previously developed land The site is out of settlement The site is not accessible by modes other than the car The site is not 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** It is difficult to envisage how the access road to the site could be upgraded given that the applicant does not control the land required to carry out such works Is the site acceptable? Yes $\sqrt{}$ No **Biodiversity Conclusions** Site forms part of the wider countryside and a wider ecological complex of open fields, streams and ponds which increases its biodiversity value. Presence of UK and LBAP priority habitats - acid grassland Presence of potential habitats supporting protected species - buildings, hedgerow, mature trees (bats/birds) and dry stone walling (reptiles) Presence of wildlife corridors - dry stone walling and hedgerow Is the site acceptable? $\sqrt{}$ Yes No **Countryside and Landscape Conclusions** High visual impact Site isolated from any existing settlement Is the site acceptable? П M Yes No

Site Number: C38



Envi	Environmental Health Conclusions						
There is also potential for contaminated land therefore a ground investigation and risk assessment is required							
le th	e site acceptable?						
Yes		No	П				
165		INO					
Addi	tional Comments						
Is the	e site acceptable f	or further con	sideration?				
Yes		No	\square				
Stag	e 6: Finalisation of	sites for Dep	oosit LDP				
is the	e site included in t	he Deposit LI	OP?				
Yes		No					
Com	ments						
The s	ite is not included in t	he Deposit LDP	for the following reasons:				
	The site is of high biodiversity value						
9	10 0 0						
	does not control the land required to carry out such works						
0	The site is isolated from any existing settlement						
•	The site is not well located in terms of its proximity to public transport and community facilities						



Date: 28/04/2011

Blaenau Gwent Local Development Plan

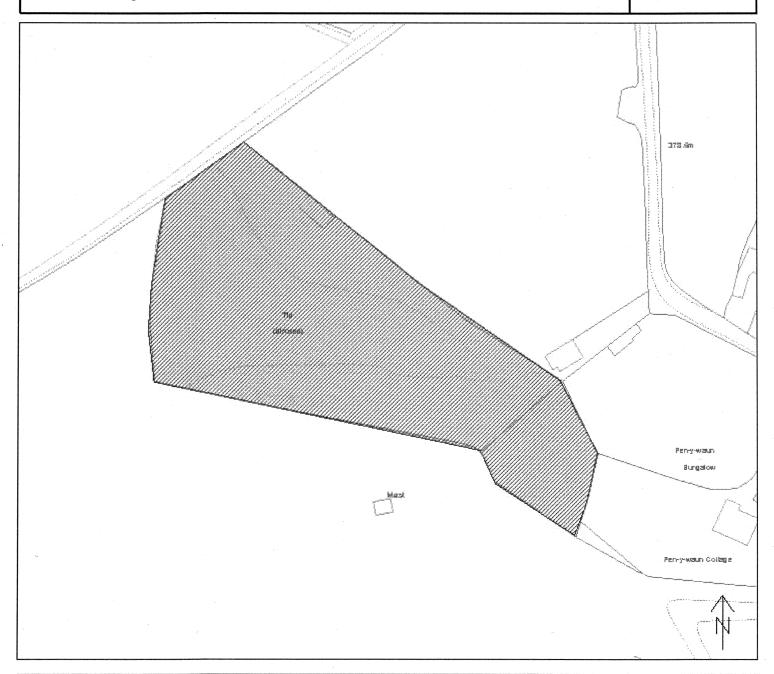
Scale: 1:1250

Findings of the Candidate Site Assessment Process

Downty Borough Council

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Regeneration Division



Site Number:

C38

Site Name:

Brynawleon, Nantyglo

Site Area:

0.86 ha

Current Use:

Grazing

Proposed Use: Residential

Site Name: Land to the east of Blaina Road Hub Area: Upper Ebbw Fach Proposed Use: (1) Residential (2) Retail Stage 1: Initial Planning Assessment Has the site satisfied the Initial Planning Assessment? V 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** Proposed allocation of site is acceptable from a highways standpoint. Existing highway infrastructure serving the site can accommodate this proposal Is the site acceptable? M Yes No **Biodiversity Conclusions** The site comprises of an open area of bare ground with some sparse vegetation. There are a few small areas of scrub and trees along the eastern boundary, outside of the site. The wildlife value of the site is low although consideration should be given to any ground nesting birds that may be on site. Is the site acceptable? Yes П No **Countryside and Landscape Conclusions** The site is suitable for intended purpose Is the site acceptable? Yes ablaNo **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

Site Number: C39



Is the site acc Yes	ceptable? ☑	No						
	Additional Comments The site is located next to a Listed Building – Former Boiler House							
Is the site acc	ceptable for fu	rther consid	eration? □					
	nsultation wi		ate Bodies					
	Council for Wa							
Environment No comments r	Agency Wales eceived	s Comments						
Glamorgan-Gwent Archaeological Trust Ltd Comments Site of Semtex Factory Area reclaimed – no archaeological restraint								
 Possible / k Undergrour Recorded n Coal mining Past surfac Known min 	hority Comme nown shallow m nd workings: Yes nine entries: Yes g geology: No e mining: No e gas issues: No hal mining related	ine workings: N	lo					
Welsh Water No comments r								
CADW No comments received								
Health and Safety Executive None of the development is within a hazardous installation zone. However it is advisable that you check whether any pipelines cross the development sites.								
Is the site acc	eptable for furth	ner considerat No	tion?					



Proposed Use: (1) Residential

Stage 4: Assessment against the LDP Preferred Strategy

	Objective	Score
1	Develop Ebbw Vale as the main service and retail hub for the County	Not
	Borough	Relevant
2	Create a network of vibrant district/local centres (secondary hubs) well	Not
	linked to the main hub of Ebbw Vale that provide a range of local services	Relevant
	and facilities for the local communities	
3	Support and deliver the regeneration of the former Ebbw Vale steelworks	Not
	ensuring that the benefits are spread across the County Borough	Relevant
4	Increase economic activity through facilitating diversification of the	Not
	economic base and support for the manufacturing sector by encouraging specialisation	Relevant
5	Provide a range of employment sites and premises to meet the needs of	Not
	businesses of all sizes in manufacturing, the technological and service	Relevant
	sectors	
6	Stem out migration and attract people to the area to create a more	Green
	balanced population	
7	Provide a range of types and tenures of new homes to meet local housing	Green
8	needs and attract people to the area	0
0	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	Green
	development of the Learning Campus, new schools and integrated	Green
	education services, including life-long learning	
10	Create an accessible network of green open spaces and high quality	Question
	leisure infrastructure to promote participation in sport and active recreation	Mark
	to improve health and well-being	
11	Capitalise on the unique landscape and natural heritage, foster	Yellow
	sustainable tourism and promote community pride	
12	Protect, enhance and manage the diversity of the biodiversity resource of	Green
	Blaenau Gwent through the identification of ecological corridors	
13	Raise the standard of design to improve the quality of the physical and	Green
	natural environment; and protect and enhance Blaenau Gwent's historic	
	and cultural environment.	
14	To minimise further climate change contributions and mitigate its predicted	Green
	effects on the county Borough	
	Score Score	19



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	Not
	opportunities	Relevant
3	To enable the development of a strong tourism economy in Blaenau	Not
	Gwent complementary to the regional offer	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	Green
	and community services for all sectors of the community	
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	Yellow
	settings	
16	To make the best use of previously developed land and existing buildings	Green
	to minimise pressure for greenfield development, where this will not result	
	in damage or loss to biodiversity	
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	Green
	flooding	
22	To promote the use of sustainably sourced products and resources	Green
23	To increase energy efficiency and generation and use of renewable	Green
	energy across the County Borough	
24	To conserve and enhance surface and ground water quality	Green
25	Protect the quality and character of the landscape and enhance where	Green
	necessary	53



Proposed Use: (2) Retail

Stage 4: Assessment against the LDP Preferred Strategy

	Objective	Score
1	Develop Ebbw Vale as the main service and retail hub for the County	Red
	Borough	
2	Create a network of vibrant district/local centres (secondary hubs) well	Red
	linked to the main hub of Ebbw Vale that provide a range of local services	
	and facilities for the local communities	
3	Support and deliver the regeneration of the former Ebbw Vale steelworks	Not
	ensuring that the benefits are spread across the County Borough	Relevant
4	Increase economic activity through facilitating diversification of the	Green
	economic base and support for the manufacturing sector by encouraging specialisation	
5	Provide a range of employment sites and premises to meet the needs of	Not
	businesses of all sizes in manufacturing, the technological and service	Relevant
	sectors	
6	Stem out migration and attract people to the area to create a more	Not
	balanced population	Relevant
7	Provide a range of types and tenures of new homes to meet local housing	Not
	needs and attract people to the area	Relevant
8	Improve accessibility to services through the promotion of sustainable	Green
	modes and transport, particularly, public transport, walking and cycling.	<u> </u>
9	Improve education levels and skills through supporting infrastructure	Not
	development of the Learning Campus, new schools and integrated	Relevant
40	education services, including life-long learning	l
10	Create an accessible network of green open spaces and high quality	Question Mark
	leisure infrastructure to promote participation in sport and active recreation to improve health and well-being	IVIAFK
11	Capitalise on the unique landscape and natural heritage, foster	Yellow
' '	sustainable tourism and promote community pride	I GIIOW
12	Protect, enhance and manage the diversity of the biodiversity resource of	Green
12	Blaenau Gwent through the identification of ecological corridors	Green
13	Raise the standard of design to improve the quality of the physical and	Green
, 0	natural environment; and protect and enhance Blaenau Gwent's historic	0.00
	and cultural environment.	
14	To minimise further climate change contributions and mitigate its predicted	Green
	effects on the county Borough	
	Score Score	9



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	Red
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	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	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	Green
25	Protect the quality and character of the landscape and enhance where necessary	Green
	Score	41

	necessary			
	Property of the second		Score	41
		the Dueterned Ctuet	and Cuatainability	Objectives?
is the	e site compatible with	the Preferred Strate	egy and Sustainability (Jbjectives?
Yes		No		



Comments

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

The site also performed reasonably well against the Preferred Strategy and Sustainability Appraisal Objectives for a retail use, 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.

Stage 6:	Stage 6: Finalisation of sites for Deposit LDP							
Is the site included in the Deposit LDP? Yes No □								
		inable, developable and cor I allocation	npatible with the LDP Stra	ategy if included in the				



Date: 03/05/2011

Blaenau Gwent Local Development Plan

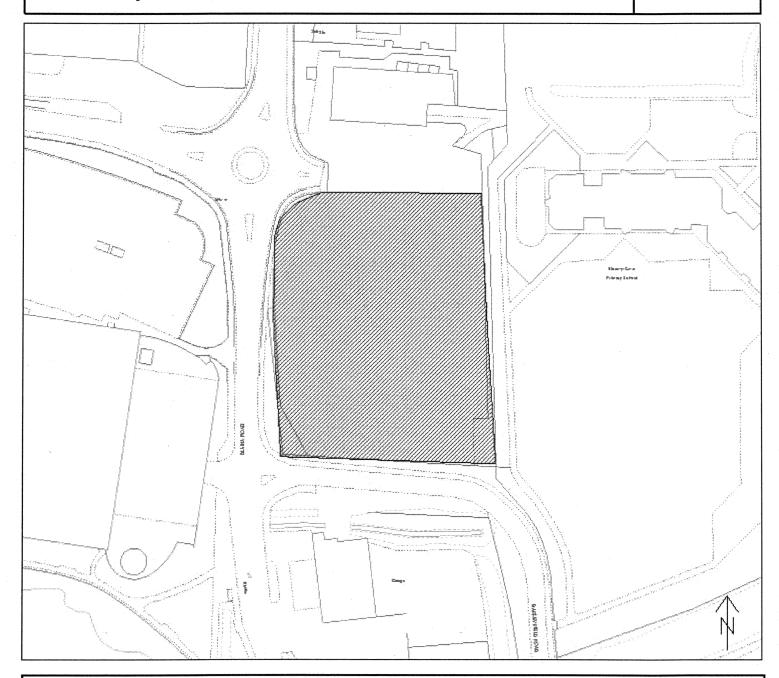
Scale: 1:1250

Findings of the Candidate Site Assessment Process

Blaenau Gwent Disorty Birmagh Council

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Regeneration Division



Site Number:

C39

Site Name:

Land to the East of Blaina Rd

Site Area:

0.6 ha

Current Use:

Former Dunlop Semtex Factory - Vacant

Proposed Use: (1) Residential (2) Retail

Extension to the Cwmcrachen Gypsy Site Site Name: **Upper Ebbw Fach** Hub Area: **Proposed Use: Gypsy and Traveller Accommodation** Stage 1: Initial Planning Assessment Has the site satisfied the Initial Planning Assessment? Yes $\overline{\mathbf{Q}}$ No **Initial Planning Assessment Conclusions** The site is previously developed land The site is within the existing settlement The site is not accessible by modes other than the car The site is not 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** Proposed allocation of site is acceptable from a highways standpoint. Existing highway infrastructure serving the site can accommodate this proposal Is the site acceptable? Yes V No **Biodiversity Conclusions** An area of planted mixed broadleaf woodland and scrub covers the site. It provides some value for wildlife and is likely to support nesting birds and small mammals Is the site acceptable? V Yes No **Countryside and Landscape Conclusions** The site is suitable for intended purpose Is the site acceptable? V Yes No **Environmental Health Conclusions** There is potential for noise pollution There is also potential for contaminated land therefore a ground investigation and risk assessment is required

Site Number: C40



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 No comments received	
 Glamorgan-Gwent Archaeological Trust Ltd Comments Minor Restraint - Site of post-medieval settlement. Archaeological restraints do not prevent allocation of land in LDP: May require archaeological desk-based assessment prior to determination of planning application 	
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	-
No comments received	
CADW No comments received	Production
Health and Safety Executive None of the development is 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	



Stage 4: Assessment against the LDP Preferred Strategy

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

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	Not Relevant
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	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	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	41

Is the site	e compatible wi	th the Preferred Strates No	gy and Sustainabi	lity Objectives?
•		inst the Preferred Strategy	and Sustainability A	Appraisal Objectives for gypsy



Stage 6: Finalisation of sites for Deposit LDP

Is the sit	te included in the ☑	e Deposit LDP? No			
Commer The site is included in	considered sustair	nable, developable and co as an extension to the exis	mpatible with the LDP Sting gypsy and traveller	Strategy and	l is therefore lation





Date: 03/05/2011

Blaenau Gwent Local Development Plan

Scale: 1:1250

Findings of the Candidate Site Assessment Process



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Site Number:

C40

Site Name:

Extension to Cwmcrachen Gypsy Site

Site Area:

0.38 ha

Current Use:

Vacant

Proposed Use: Gypsy and Traveller Accommodation

Site Number: C41 Site Name: **Extension to Civic Amenity Site, Bourneville** Hub Area: **Upper Ebbw Fach** Proposed Use: Waste Stage 1: Initial Planning Assessment Has the site satisfied the Initial Planning Assessment? $\overline{\mathbf{Q}}$ Yes No **Initial Planning Assessment Conclusions** The site is previously developed land The site is within the 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** Proposed allocation of site is acceptable from a highways stand point Is the site acceptable? Yes V No **Biodiversity Conclusions** The site contains am open area of bare ground and sparse vegetation/grassland. There are some trees and scrub along the boundary of the site, which are likely to support nesting birds and possibly bats. The trees and scrub to the west offer an important screen against any development. Is the site acceptable? M Yes No **Countryside and Landscape Conclusions** The site is suitable for intended purpose Is the site acceptable? V Yes No **Environmental Health Conclusions** There is potential for noise, odour and light nuisance Is the site acceptable? V П 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 No comments received
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 Site of early 20th century schools (now demolished)
Welsh Water Comments
No comments received
CADW No comments received
Health and Safety Executive
None of the development is 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	Not
	Borough	Relevant
2	Create a network of vibrant district/local centres (secondary hubs) well	Not
	linked to the main hub of Ebbw Vale that provide a range of local services	Relevant
	and facilities for the local communities	
3	Support and deliver the regeneration of the former Ebbw Vale steelworks	Not
	ensuring that the benefits are spread across the County Borough	Relevant
4	Increase economic activity through facilitating diversification of the	Green
	economic base and support for the manufacturing sector by encouraging specialisation	
5	Provide a range of employment sites and premises to meet the needs of	Green
	businesses of all sizes in manufacturing, the technological and service	
	sectors	
6	Stem out migration and attract people to the area to create a more	Not
	balanced population	Relevant
7	Provide a range of types and tenures of new homes to meet local housing	Not
	needs and attract people to the area	Relevant
8	Improve accessibility to services through the promotion of sustainable	Green
	modes and transport, particularly, public transport, walking and cycling.	
9	Improve education levels and skills through supporting infrastructure	Not
	development of the Learning Campus, new schools and integrated	Relevant
10	education services, including life-long learning	
10	Create an accessible network of green open spaces and high quality	Question
	leisure infrastructure to promote participation in sport and active recreation	Mark
44	to improve health and well-being	0
11	Capitalise on the unique landscape and natural heritage, foster	Green
12	sustainable tourism and promote community pride Protect, enhance and manage the diversity of the biodiversity resource of	Green
12	Blaenau Gwent through the identification of ecological corridors	Green
13	Raise the standard of design to improve the quality of the physical and	Green
13	natural environment; and protect and enhance Blaenau Gwent's historic	Green
	and cultural environment.	
14	To minimise further climate change contributions and mitigate its predicted	Yellow
'	effects on the county Borough	1 GIIOW
	Score	16



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	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	Yellow
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	Question Mark
19	To reduce waste generation and maximise reuse and recycling	Green
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	Green
1 = 1	Score	41

Is the site compa	tible with t	he Preferred Stra	tegy and Sustainability Objectives?
Yes	\square	No	

Comments

The site performed reasonably well against the Preferred Strategy and Sustainability Appraisal Objectives



Stage 6: Finalisation of sites for Deposit LDP

Is the site	e included in the	e Deposit LDP? No	☑		
	he site performed for a waste mar			Strategy and Sustainability Appraisant confirm that the site is no longe	





Date: 28/04/2011

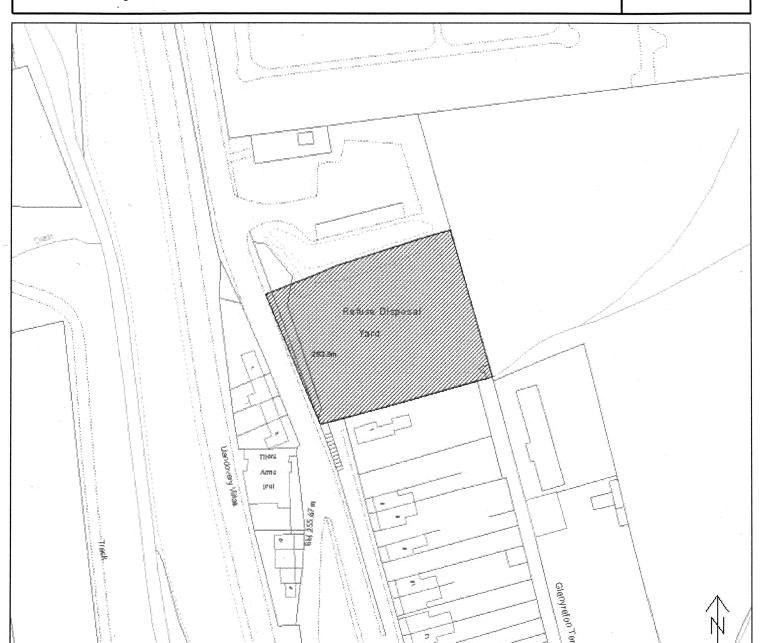
Blaenau Gwent Local Development Plan

Scale: 1:1250

Findings of the Candidate Site Assessment Process



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Site Number:

C41

Site Name:

Extension to Civic Amenity Site, Bournville

Site Area:

0.3 ha

Current Use:

Vacant

Proposed Use: Waste

Site Name: Nantyglo and Roundhouse Towers Hub Area: **Upper Ebbw Fach** Proposed Use: Leisure and Tourism Stage 1: Initial Planning Assessment Has the site satisfied the Initial Planning Assessment? Yes $\sqrt{}$ 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 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** Proposed allocation of site is acceptable from a highway standpoint, subject to localised highway improvements Is the site acceptable? $\sqrt{}$ Yes No **Biodiversity Conclusions** The site around the roundhouse towers building/farm is surrounded by an area of broadleaf woodland with a large number of mature trees (covered by Tree Preservation Orders TPO118 (Gwent C.C)) and grassland/scrub. These habitats and the building itself particularly the towers have the potential to support bats and nesting birds. The area should be managed appropriately for its nature conservation interests. Is the site acceptable? ablaYes No Countryside and Landscape Conclusions The site is suitable for intended purpose Is the site acceptable? П Yes No **Environmental Health Conclusions** There is potential for light and noise pollution

Site Number: C49



Is the site accepta	ible for further consideration	n?
Yes ☑	No	
Additional Comme	ents	
le the site accenta	ble for further consideration	12
· ·		· _
Yes ☑	No	
Stage 3: Consulta	tion with Appropriate Bodies	5
Countryside Coun No comments receive	icil for Wales Comments ed	
Environment Agei No comments receive	ncy Wales Comments ed	
 Restraint- Post-m 		
The Coal Authority	y Comments	
 Possible/ Known 	Shallow Mine Workings: Yes	
 Underground Wo 	_	
 Recorded Mine e 		
 Coal Mining Geol 		
 Past Surface Min 		
 Known Mine Gas 	•	
	ning Related Hazards: No.	
CADW		
No comments receive	bed	
Welsh Water Comm		
No comments receive	D	
Health and Safety		II
This site is not within pipelines cross the de		However it is advisable that you check whether any
Is the site accepta	ble for further consideration	1?
Yes ☑	No	Ц



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	Not Relevant
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



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	Green
13	To encourage modal shift from private transport to sustainable transport	Yellow
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	Green
22	To promote the use of sustainably sourced products and resources	Not Relevant
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	Green
	Score	40

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 tourism and leisure use



Stage 6: Finalisation of sites for Deposit LDP

ls the si Yes	te included in the ☑	e Deposit LDP? No		
Comme The site I included i	has been identified	by the Leisure departmer as a leisure and tourism all	nt as a leisure and tour location	ism project and therefore is



Date: 28/04/2011

Blaenau Gwent Local Development Plan

Scale: 1:2500

Findings of the Candidate Site Assessment Process

Regeneration Division

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Site Number:

C49

Site Name:

Nantyglo and Roundhouse Towers

Site Area:

2.65 ha

Current Use:

Farm buildings and roundhouse towers

Proposed Use: Leisure and Tourism

Site Name: **Brynmawr Roundabout Upper Ebbw Fach** Hub Area: Proposed Use: Leisure and Tourism Stage 1: Initial Planning Assessment Has the site satisfied the Initial Planning Assessment? $\sqrt{}$ Yes No **Initial Planning Assessment Conclusions** The site is previously developed land The site is located within the existing settlement The site is not accessible by modes other than the car from the west The site is not 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** Access to the site needs careful consideration Is the site acceptable? V Yes No **Biodiversity Conclusions** The site is an open area of grassland, with areas of heath and scrub. These habitats provide value for a number of species including nesting birds, invertebrates and possibly reptiles. As such parts of the area are designated as a SINC. The site is adjacent to a number of fields which are known to be important for nesting birds including lapwing and skylark and also moths and butterflies. It is also in close proximity to SSSI Brynmawr Sections. In addition, due to the habitats and species present the site has a high nature conservation value as part of the wider landscape Is the site acceptable? Yes No Countryside and Landscape Conclusions The site is a natural gateway to Clydach Gorge, the World Heritage Site, National Park and Valleys Regional Park Is the site acceptable? П Yes No

Site Number: C50



Environmental Health Conclusions There is potential for light and noise pollution				
Is the site acceptable for further consideration? Yes ☑ No □				
Additional Comments The Heads of the Valleys dualling will have a direct impact on any development as it is due to take place immediately to the north of the site which may result in access to the site being only possible from south of the site (from Blaenavon Road) Any access to the north would be problematic because of a steep embankment				
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				
Glamorgan-Gwent Archaeological Trust Ltd Comments Significant Restraint - Evidence of important early coal mining. Should not be allocated in LDP until detailed assessment of the importance of the mining activity has been provided.				
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				



Health and Safety Executive

This site is not within a hazardous installation zone. However it is advisable that you check whether any pipelines cross the development sites.

Is the	site acceptable for	r further consideration?	
Yes	abla	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	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	Not Relevant
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	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 Score Score Score Score Score Score Score	11



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	Green
	opportunities	
3	To enable the development of a strong tourism economy in Blaenau	Green
	Gwent complementary to the regional offer	
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	Green
	and community services for all sectors of the community	
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	Red
15	To conserve and enhance the heritage assets of Blaenau Gwent and their	Not
	settings	Relevant
16	To make the best use of previously developed land and existing buildings	Yellow
	to minimise pressure for greenfield development, where this will not result	-
	in damage or loss to biodiversity	V-II
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	Green
	flooding	
22	To promote the use of sustainably sourced products and resources	Green
23	To increase energy efficiency and generation and use of renewable	Green
	energy across the County Borough	
24	To conserve and enhance surface and ground water quality	Yellow
25	Protect the quality and character of the landscape and enhance where	Yellow
	necessary	
	Score	22

Is the site	compatib	le 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 tourism and leisure use



Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?						
Yes		No	abla			
Comment Although to Objectives this use	the site performed	reasonably well against the Regeneration Departr	ne Preferred Strateg	gy and Sustainability Appraisal e site is no longer required for		



Date: 28/04/2011

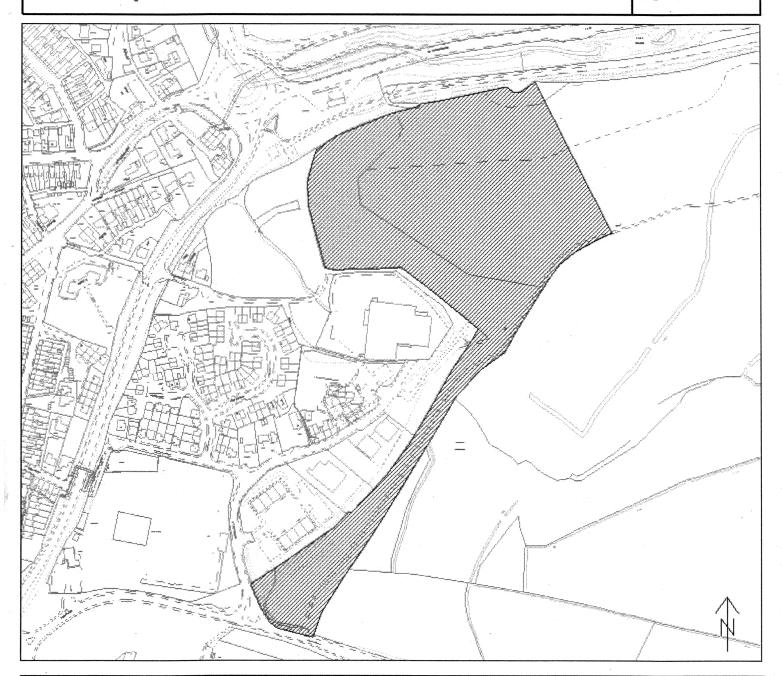
Blaenau Gwent Local Development Plan

Scale: 1:4000

Findings of the Candidate Site Assessment Process



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Site Number: C50

Site Name: Brynmawr Roundabout

Site Area: 6.84 ha

Current Use: Vacant

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

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

