

**Blaenau Gwent County Borough Council**  
Cyngor Bwrdeisdref Sirol Blaenau Gwent



# **Findings of the Candidate Site Assessment Process**

## **Appendix 3: Upper Ebbw Fach Sites**

## APPENDIX 3: UPPER EBBW FACH SITES

Site Number: C1

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?

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?

Yes



In Part

No



#### Biodiversity Conclusions

- Site immediately adjacent to Mulfran, Mynydd Coity, Mynydd James and Gwastad SINC's.
- Site Forms part of a green wedge and semi natural open space between these SINC's 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 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?

Yes



No



#### Countryside and Landscape Conclusions

Within SLA (UDP designation)

Site lies within 100m of a site of Special Historic Interest



## APPENDIX 3: UPPER EBBW FACH SITES

Is the site acceptable?

Yes

☐

No

☒

### Environmental Health Conclusions

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

Is the site acceptable?

Yes

☒

No

☐

### Additional Comments

- Significant fly tipping on site
- Part of the site could be looked at when undertaking the Settlement Boundary Review process

Is the site acceptable for further consideration?

Yes

☒

In Part

No

☐

### Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes

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No

☒

### Comments

The site is not included in the Deposit Plan as an allocation. However, part of the site has been considered as part of the Settlement Boundary Review process. This 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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**Blaenau Gwent**

County Borough Council

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

## APPENDIX 3: UPPER EBBW FACH SITES

Site Number: **C2**

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?**

Yes

☒

No

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#### Initial Planning Assessment Conclusions

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

#### Justification if the site has not satisfied the Initial Planning Assessment

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### Stage 2: Expert Assessments

#### Highways Conclusions

- The site 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?**

Yes

☐

No

☒

#### Biodiversity Conclusions

- The site is designated as a SINC.
- Site Forms part of a green wedge and semi natural open space between these SINC's 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?**

Yes

☐

No

☒

#### Countryside and Landscape Conclusions

Within SLA (UDP designation)

Site lies within 100m of a site of Special Historic Interest

## APPENDIX 3: UPPER EBBW FACH SITES

Is the site acceptable?

Yes

☐

No

☒

### Environmental Health Conclusions

The site is suitable for intended purpose

Is the site acceptable?

Yes

☒

No

☐

### Additional Comments

- The site slopes very steeply uphill towards the east

Is the site acceptable for further consideration?

Yes

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No

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### Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes

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No

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### Comments

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

- The development of new housing may put added strain on the site area in terms of traffic congestion
- The existing access is inadequate in design and construction to accommodate vehicular access to the site
- 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

Scale : 1:2500

### Findings of the Candidate Site Assessment Process

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**Blaenau Gwent**

County Borough Council

Regeneration Division



**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

## APPENDIX 3: UPPER EBBW FACH SITES

Site Number: C3

Site Name: South of Rising Sun Industrial Estate

Hub Area: Upper Ebbw Fach

Proposed Use: Residential

### Stage 1: Initial Planning Assessment

Has the site satisfied the Initial Planning Assessment?

Yes

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No

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#### Initial Planning Assessment Conclusions

- The site is Greenfield land (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

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### Stage 2: Expert Assessments

#### Highways Conclusions

- An access point will need to be constructed off High Street or Caer Odin

Is the site acceptable?

Yes

☒

No

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#### 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?

Yes

☐

No

☒

#### Countryside and Landscape Conclusions

Trees on site which should be retained

Is the site acceptable?

Yes

☒

In Part

No

☐

## APPENDIX 3: UPPER EBBW FACH SITES

### Environmental Health Conclusions

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

### Is the site acceptable?

Yes



No



### Additional Comments

- There are issues surrounding the ground conditions of the site which could prove costly to resolve
- Site supports a stand of Japanese knotweed which would prohibit development until the species is eradicated

### Is the site acceptable for further consideration?

Yes



No



### Comments

A decision could not be made at this stage whether the site was suitable for development. It was considered that further work and studies should be undertaken therefore the site was carried forward to stage 3.

### Stage 3: Consultation with Appropriate Bodies

#### Countryside Council for Wales Comments

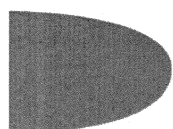
No comments received

#### 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.



## APPENDIX 3: UPPER EBBW FACH SITES

### 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
- Known mine gas issues: No
- Previous coal mining related hazards: No

### Welsh Water Comments

- Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. The site is crossed by public sewer(s). Protective measures or a diversion of these assets may be required
- Sewerage Treatment: No problems
- Water supply: Require off site mainlaying from a point of adequacy on larger diameter/ pressure watermain

### CADW

No comments received

Is the site acceptable for further consideration?

Yes



No





## APPENDIX 3: UPPER EBBW FACH SITES

### Stage 4: Assessment against the LDP Preferred Strategy

	Objective	Score
1	Develop Ebbw Vale as the main service and retail hub for the County Borough	Not Relevant
2	Create a network of vibrant district/local centres (secondary hubs) well linked to the main hub of Ebbw Vale that provide a range of local services and facilities for the local communities	Not Relevant
3	Support and deliver the regeneration of the former Ebbw Vale steelworks ensuring that the benefits are spread across the County Borough	Not Relevant
4	Increase economic activity through facilitating diversification of the economic base and support for the manufacturing sector by encouraging specialisation	Not Relevant
5	Provide a range of employment sites and premises to meet the needs of businesses of all sizes in manufacturing, the technological and service sectors	Not Relevant
6	Stem out migration and attract people to the area to create a more balanced population	Green
7	Provide a range of types and tenures of new homes to meet local housing needs and attract people to the area	Green
8	Improve accessibility to services through the promotion of sustainable modes and transport, particularly, public transport, walking and cycling.	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

## APPENDIX 3: UPPER EBBW FACH SITES

### Stage 5: Assessment against the LDP Sustainability Objectives

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

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

Yes

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No

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#### Comments

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

## APPENDIX 3: UPPER EBBW FACH SITES

### Stage 6: Finalisation of sites for Deposit LDP

**Is the site included in the Deposit LDP?**

Yes

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No

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#### **Comments**

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

- The site forms a valuable green wedge and semi natural open space between the industrial estate and housing estate.
- The site is well used by the community for informal recreation
- The viability of this site is questionable due to the high costs associated with resolving the ground conditions at this site

Date : 28/04/2011

## Blaenau Gwent Local Development Plan

Scale : 1:2500

### Findings of the Candidate Site Assessment Process



Blaenau Gwent

County Borough Council

Regeneration Division

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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

## APPENDIX 3: UPPER EBBW FACH SITES

Site Number: C4  
Site Name: Croesyceiliog Farm  
Hub Area: Upper Ebbw Fach  
Proposed Use: Residential

### Stage 1: Initial Planning Assessment

#### Has the site satisfied the Initial Planning Assessment?

Yes ☒ No ☐

#### Initial Planning Assessment Conclusions

- The site is Greenfield land (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

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### 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 ☒ 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?

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

## APPENDIX 3: UPPER EBBW FACH SITES

### Is the site acceptable?

Yes

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No

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### 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 acceptable?

Yes

☒

No

☐

### Additional Comments

### Is the site acceptable for further consideration?

Yes

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No

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### Stage 6: Finalisation of sites for Deposit LDP

### Is the site included in the Deposit LDP?

Yes

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No

☒

### Comments

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

- The site is of High Biodiversity value and lies in close proximity to Mulfran, Mynydd Coity, Mynydd James and Gwastad SINC.
- The 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
- The site is Greenfield land of high landscape value

Date : 04/05/2011

## Blaenau Gwent Local Development Plan

Scale : 1:2900

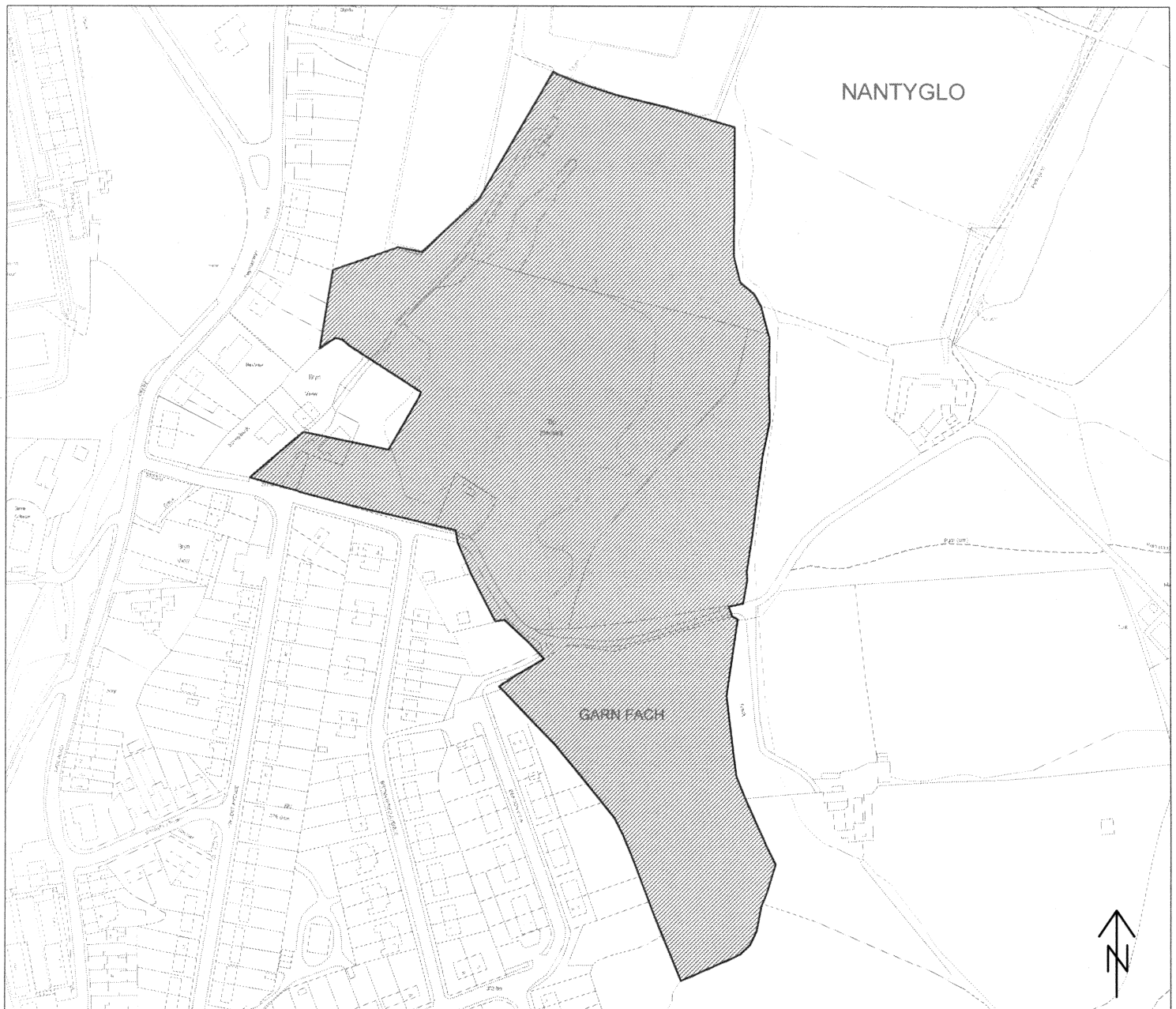
### Findings of the Candidate Site Assessment Process



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Regeneration Division



**Site Number:** C4

**Site Name:** Croesyceiliog Farm

**Site Area:** 5.45 ha

**Current Use:** Agricultural

**Proposed Use:** Residential



## APPENDIX 3: UPPER EBBW FACH SITES

Site Number: C5

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?

Yes

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No

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#### 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

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### 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?

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

☐

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?

Yes

☐

No

☒



## APPENDIX 3: UPPER EBBW FACH SITES

### Environmental Health Conclusions

- There is potential for contaminated land (former tip) therefore a ground investigation and risk assessment is required

### Is the site acceptable?

Yes



No



### Additional Comments

### Is the site acceptable for further consideration?

Yes



No



### Stage 3: Consultation with Appropriate Bodies

### Countryside Council for Wales Comments

No comments received

### Environment Agency Wales Comments

- The site lies on a minor aquifer.

### Glamorgan-Gwent Archaeological Trust Ltd Comments

Archaeological Restraint: None known

### The Coal Authority Comments

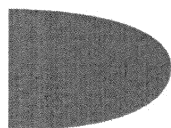
- Possible/known shallow mine workings: Yes
- Underground workings: Yes
- Recorded mine entries: No
- Coal mining geology issues: No
- Past surface mining: No
- Known mine gas issues: No
- Previous coal mining related hazards: No

### Welsh Water Comments

- Sewerage: No problems are envisaged with the public sewerage system for domestic foul discharge from this development.
- Sewerage Treatment: No Problems 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



## APPENDIX 3: UPPER EBBW FACH SITES

Is the site acceptable for further consideration?

Yes



No



### Stage 4: Assessment against the LDP Preferred Strategy

	Objective	Score
1	Develop Ebbw Vale as the main service and retail hub for the County Borough	Not Relevant
2	Create a network of vibrant district/local centres (secondary hubs) well linked to the main hub of Ebbw Vale that provide a range of local services and facilities for the local communities	Not Relevant
3	Support and deliver the regeneration of the former Ebbw Vale steelworks ensuring that the benefits are spread across the County Borough	Not Relevant
4	Increase economic activity through facilitating diversification of the economic base and support for the manufacturing sector by encouraging specialisation	Not Relevant
5	Provide a range of employment sites and premises to meet the needs of businesses of all sizes in manufacturing, the technological and service sectors	Not Relevant
6	Stem out migration and attract people to the area to create a more balanced population	Green
7	Provide a range of types and tenures of new homes to meet local housing needs and attract people to the area	Green
8	Improve accessibility to services through the promotion of sustainable modes and transport, particularly, public transport, walking and cycling.	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

## APPENDIX 3: UPPER EBBW FACH SITES

### Stage 5: Assessment against the LDP Sustainability Objectives

	Objective	Score
1	To promote economic growth and strengthen and diversify the economy	Not Relevant
2	To increase levels of local employment and ensure distribution of opportunities	Not Relevant
3	To enable the development of a strong tourism economy in Blaenau Gwent complementary to the regional offer	Not Relevant
4	To enhance the viability and vitality of town centres	Green
5	To meet identified housing need	Green
6	To improve the quality of Blaenau Gwent's housing stock	Green
7	To secure the delivery and maintenance of quality affordable housing	Green
8	To improve educational attainment and increase skill levels	Not Relevant
9	To improve accessibility to education, leisure, employment, health, homes and community services for all sectors of the community	Yellow
10	To promote community health, social care and well-being	Not Relevant
11	To reduce crime, social disorder and fear of crime	Green
12	Protect and enhance the Welsh culture	Not Relevant
13	To encourage modal shift from private transport to sustainable transport	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 compatible with the Preferred Strategy and Sustainability Objectives?**

Yes

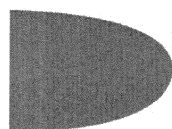
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No

☒

#### 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



## APPENDIX 3: UPPER EBBW FACH SITES

### Stage 6: Finalisation of sites for Deposit LDP

**Is the site included in the Deposit LDP?**

Yes

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No

☒

#### **Comments**

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

- 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
- Development of this site would result in a loss of open space, habitat and fragmentation of the ecological complex

## APPENDIX 3: UPPER EBBW FACH SITES

Date : 28/04/2011

## Blaenau Gwent Local Development Plan

Scale : 1:2500

### Findings of the Candidate Site Assessment Process

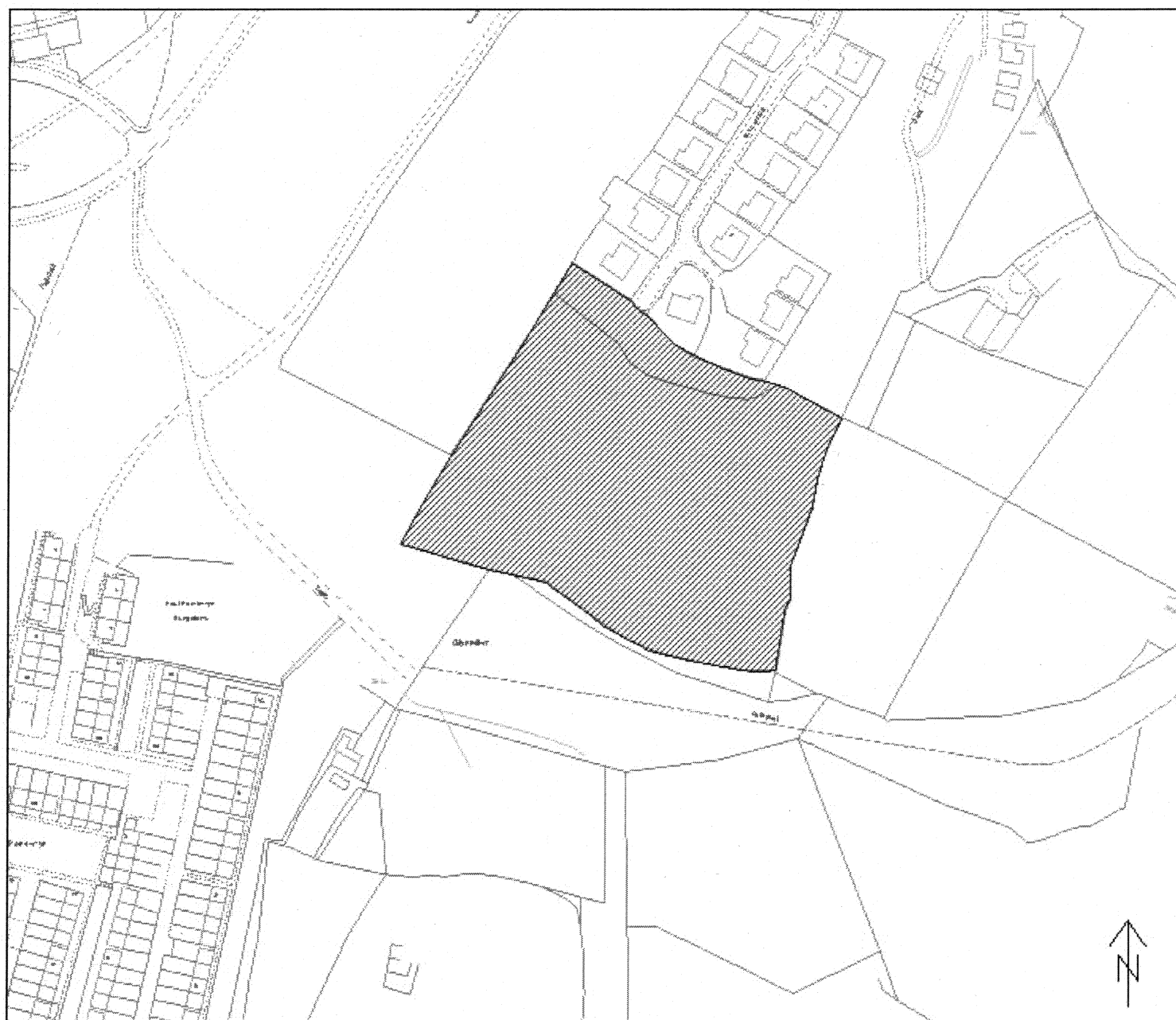


**Blaenau Gwent**

County Borough Council

Regeneration Division

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**Site Number:** C5

**Site Name:** Southlands, Blaina

**Site Area:** 1.75 ha

**Current Use:** Agricultural Land

**Proposed Use:** Residential

## APPENDIX 3: UPPER EBBW FACH SITES

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?

Yes

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No

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#### 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

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### 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?

Yes

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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?

Yes

☒

No

☐

#### Countryside and Landscape Conclusions

Trees present on site

Is the site acceptable?

Yes

☒

No

☐

#### Environmental Health Conclusions

- The site is suitable for intended purpose

Is the site acceptable?

Yes

☒

No

☐

## APPENDIX 3: UPPER EBBW FACH SITES

### Additional Comments

Is the site acceptable for further consideration?

Yes



No



### Stage 3: Consultation with Appropriate Bodies

#### Countryside Council for Wales Comments

No comments received

#### Environment Agency Wales Comments

- The site lies on a minor aquifer.

#### Glamorgan-Gwent Archaeological Trust Ltd Comments

- Archaeological Restraint – minor restraint. Late 19<sup>th</sup>/early 20<sup>th</sup> 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

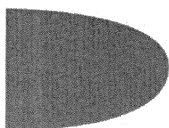
No comments received

Is the site acceptable for further consideration?

Yes



No





## APPENDIX 3: UPPER EBBW FACH SITES

### Stage 4: Assessment against the LDP Preferred Strategy

	Objective	Score
1	Develop Ebbw Vale as the main service and retail hub for the County Borough	Not Relevant
2	Create a network of vibrant district/local centres (secondary hubs) well linked to the main hub of Ebbw Vale that provide a range of local services and facilities for the local communities	Not Relevant
3	Support and deliver the regeneration of the former Ebbw Vale steelworks ensuring that the benefits are spread across the County Borough	Not Relevant
4	Increase economic activity through facilitating diversification of the economic base and support for the manufacturing sector by encouraging specialisation	Green
5	Provide a range of employment sites and premises to meet the needs of businesses of all sizes in manufacturing, the technological and service sectors	Not Relevant
6	Stem out migration and attract people to the area to create a more balanced population	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

## APPENDIX 3: UPPER EBBW FACH SITES

### Stage 5: Assessment against the LDP Sustainability Objectives

	Objective	Score
1	To promote economic growth and strengthen and diversify the economy	Green
2	To increase levels of local employment and ensure distribution of opportunities	Green
3	To enable the development of a strong tourism economy in Blaenau Gwent complementary to the regional offer	Not Relevant
4	To enhance the viability and vitality of town centres	Green
5	To meet identified housing need	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	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 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 ☒ No ☐

#### Comments

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

## APPENDIX 3: UPPER EBBW FACH SITES

### Stage 6: Finalisation of sites for Deposit LDP

**Is the site included in the Deposit LDP?**

Yes



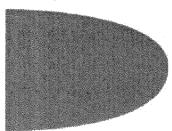
No



#### **Comments**

The site is considered sustainable, developable and compatible with the LDP Strategy therefore the site is included as a residential allocation. However, part of the site is required for a community scheme.

## APPENDIX 3: UPPER EBBW FACH SITES



Date : 28/04/2011

## Blaenau Gwent Local Development Plan

Scale : 1:1250

### Findings of the Candidate Site Assessment Process



**Blaenau Gwent**

Dumgri Bwrdd Cymdeithas

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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)

## APPENDIX 3: UPPER EBBW FACH SITES

Site Number: C8

Site Name: Hafod Dawel Site, Hospital Road, Nantyglo

Hub Area: Upper Ebbw Fach

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

### Stage 1: Initial Planning Assessment

Has the site satisfied the Initial Planning Assessment?

Yes

☒

No

☐

#### Initial Planning Assessment Conclusions

- The site is previously developed land
- The site is within the existing settlement
- The site is accessible by modes other than the car
- The site is well located in terms of community facilities
- The site is not located in 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?

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?

Yes

☒

No

☐

#### Countryside and Landscape Conclusions

The site is suitable for intended purpose

Is the site acceptable?

Yes

☒

No

☐

#### Environmental Health Conclusions

- The site is suitable for intended purpose

Is the site acceptable?

Yes

☒

No

☐

## APPENDIX 3: UPPER EBBW FACH SITES

### 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 19<sup>th</sup>/early 20<sup>th</sup> 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

☐

## APPENDIX 3: UPPER EBBW FACH SITES

### 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 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



## APPENDIX 3: UPPER EBBW FACH SITES

### Stage 5: Assessment against the LDP Sustainability Objectives

	Objective	Score
1	To promote economic growth and strengthen and diversify the economy	Not Relevant
2	To increase levels of local employment and ensure distribution of opportunities	Not Relevant
3	To enable the development of a strong tourism economy in Blaenau Gwent complementary to the regional offer	Not Relevant
4	To enhance the viability and vitality of town centres	Green
5	To meet identified housing need	Green
6	To improve the quality of Blaenau Gwent's housing stock	Green
7	To secure the delivery and maintenance of quality affordable housing	Green
8	To improve educational attainment and increase skill levels	Not Relevant
9	To improve accessibility to education, leisure, employment, health, homes and community services for all sectors of the community	Green
10	To promote community health, social care and well-being	Not Relevant
11	To reduce crime, social disorder and fear of crime	Green
12	Protect and enhance the Welsh culture	Not Relevant
13	To encourage modal shift from private transport to sustainable transport	Green
14	To protect and enhance biodiversity across Blaenau Gwent	Green
15	To conserve and enhance the heritage assets of Blaenau Gwent and their settings	Green
16	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development, where this will not result in damage or loss to biodiversity	Green
17	To conserve soil resources and their quality	Green
18	To reduce emissions of greenhouse gases, in particular carbon dioxide	Green
19	To reduce waste generation and maximise reuse and recycling	Green
20	To maintain air quality	Green
21	To maintain current low levels of vulnerability of all development to flooding	Green
22	To promote the use of sustainably sourced products and resources	Green
23	To increase energy efficiency and generation and use of renewable energy across the County Borough	Green
24	To conserve and enhance surface and ground water quality	Green
25	Protect the quality and character of the landscape and enhance where necessary	Green
Score		57

## APPENDIX 3: UPPER EBBW FACH SITES

### 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

## APPENDIX 3: UPPER EBBW FACH SITES

### Stage 5: Assessment against the LDP Sustainability Objectives

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



No



#### Comments

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



## APPENDIX 3: UPPER EBBW FACH SITES

### Stage 6: Finalisation of sites for Deposit LDP

**Is the site included in the Deposit LDP?**

Yes



No



**Comments**

The site is included in the Deposit LDP as a housing commitment to reflect the 2009 planning permission

## APPENDIX 3: UPPER EBBW FACH SITES

Date : 28/04/2011

## Blaenau Gwent Local Development Plan

Scale : 1:1250

### Findings of the Candidate Site Assessment Process



**Blaenau Gwent**

County Borough Council

Regeneration Division

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**Site Number:** 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

## APPENDIX 3: UPPER EBBW FACH SITES

Site Number: C9

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?

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?

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 SINC's 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 standing water
- 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?

Yes



No



## APPENDIX 3: UPPER EBBW FACH SITES

### Countryside and Landscape Conclusions

- Within SLA (UDP designation)
- Some tree coverage
- Visual impact assessment and value of tree cover
- Geophysical problem with the site - landslip

### Is the site acceptable?

Yes ☐ No ☒

### Environmental Health Conclusions

The site is suitable for intended purpose

### Is the site acceptable?

Yes ☒ No ☐

### Additional Comments

### Is the site acceptable for further consideration?

Yes ☐ No ☒

### Stage 6: Finalisation of sites for Deposit LDP

### Is the site included in the Deposit LDP?

Yes ☐ No ☒

### Comments

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

- There is poor access to the site – the highways network is insufficient to support such a large development
- The site is of high biodiversity and landscape value
- Geophysical problem with the site - landslip



Date : 28/04/2011

## Blaenau Gwent Local Development Plan

Scale : 1:8000

### Findings of the Candidate Site Assessment Process



**Blaenau Gwent**

County Borough Council

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Regeneration Division



**Site Number:** C9

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

**Site Area:** 21.3 ha

**Current Use:** Farmland

**Proposed Use:** Residential

## APPENDIX 3: UPPER EBBW FACH SITES

Site Number: C10

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

Hub Area: Upper Ebbw Fach

Proposed Use: Residential

### Stage 1: Initial Planning Assessment

Has the site satisfied the Initial Planning Assessment?

Yes

☒

No

☐

#### Initial Planning Assessment Conclusions

- The site is previously developed land
- The site is within the existing settlement
- The site is accessible by modes other than the car
- The site is well located in terms of community facilities
- The site is not located in 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?

Yes

☒

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?

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?

Yes

☒ In Part

No

☐

## APPENDIX 3: UPPER EBBW FACH SITES

### Environmental Health Conclusions

Significant work has taken place on this site to deal with contaminated land issues, however further work is required if residential development is proposed

### Is the site acceptable?

Yes

☒

No

☐

### Additional Comments

### Is the site acceptable for further consideration?

Yes

☐

No

☒

### Stage 6: Finalisation of sites for Deposit LDP

### Is the site included in the Deposit LDP?

Yes

☐

No

☒

### Comments

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

- The site is predominantly located within flood zone C2 – residential development is not acceptable in this flood zone
- The site is of high biodiversity value

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

County Borough Council

Regeneration Division



**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

## APPENDIX 3: UPPER EBBW FACH SITES

Site Number: C11

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

☒

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?

Yes

☒

No

☐

#### Biodiversity Conclusions

- Site lies within close proximity to Mulfran, Mynydd Coity, Mynydd James and Gwastad SINC
- 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?

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?

## APPENDIX 3: UPPER EBBW FACH SITES

Yes

☐

No

☒

### Environmental Health Conclusions

The site is suitable for intended purpose

### Is the site acceptable?

Yes

☒

No

☐

### Additional Comments

### Is the site acceptable for further consideration?

Yes

☐

No

☒

### Stage 6: Finalisation of sites for Deposit LDP

### Is the site included in the Deposit LDP?

Yes

☐

No

☒

### Comments

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

- The site is greenfield land of high biodiversity and landscape value

Date : 28/04/2011

## Blaenau Gwent Local Development Plan

Scale : 1:2500

### Findings of the Candidate Site Assessment Process

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Regeneration Division



**Site Number:** C11

**Site Name:** Ffoesmaen Road, Upper Coed Cae, Nantyglo

**Site Area:** 2.42 ha

**Current Use:** Agricultural

**Proposed Use:** Residential



## APPENDIX 3: UPPER EBBW FACH SITES

Site Number: **C12**

Site Name: **Land to North of Winchestown**

Hub Area: **Upper Ebbw Fach**

Proposed Use: **Residential**

### Stage 1: Initial Planning Assessment

**Has the site satisfied the Initial Planning Assessment?**

Yes ☒ No ☐

#### Initial Planning Assessment Conclusions

- The site is previously developed land
- The site is within the existing settlement
- The site is accessible by modes other than the car
- The site is well located in terms of community facilities
- The site is not located in 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?**

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?**

Yes ☒ No ☐

#### Countryside and Landscape Conclusions

The site lies within 100m of a site of Special Historic Interest

**Is the site acceptable?**

Yes ☒ No ☐

#### Environmental Health Conclusions

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

**Is the site acceptable?**





## APPENDIX 3: UPPER EBBW FACH SITES

Yes

☒

No

☐

### Additional Comments

### Is the site acceptable for further consideration?

Yes

☒

No

☐

### Stage 3: Consultation with Appropriate Bodies

#### Countryside Council for Wales Comments

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

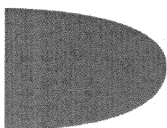
No comments received

### Is the site acceptable for further consideration?

Yes

☒

No

☐

## APPENDIX 3: UPPER EBBW FACH SITES

### Stage 4: Assessment against the LDP Preferred Strategy

	Objective	Score
1	Develop Ebbw Vale as the main service and retail hub for the County Borough	<b>Not Relevant</b>
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	<b>Not Relevant</b>
3	Support and deliver the regeneration of the former Ebbw Vale steelworks ensuring that the benefits are spread across the County Borough	<b>Not Relevant</b>
4	Increase economic activity through facilitating diversification of the economic base and support for the manufacturing sector by encouraging specialisation	<b>Not Relevant</b>
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	<b>Not Relevant</b>
6	Stem out migration and attract people to the area to create a more balanced population	<b>Green</b>
7	Provide a range of types and tenures of new homes to meet local housing needs and attract people to the area	<b>Green</b>
8	Improve accessibility to services through the promotion of sustainable modes and transport, particularly, public transport, walking and cycling.	<b>Green</b>
9	Improve education levels and skills through supporting infrastructure development of the Learning Campus, new schools and integrated education services, including life-long learning	<b>Green</b>
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	<b>Question Mark</b>
11	Capitalise on the unique landscape and natural heritage, foster sustainable tourism and promote community pride	<b>Not Relevant</b>
12	Protect, enhance and manage the diversity of the biodiversity resource of Blaenau Gwent through the identification of ecological corridors	<b>Green</b>
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.	<b>Green</b>
14	To minimise further climate change contributions and mitigate its predicted effects on the county Borough	<b>Green</b>
<b>Score</b>		<b>20</b>

## APPENDIX 3: UPPER EBBW FACH SITES

### Stage 5: Assessment against the LDP Sustainability Objectives

	Objective	Score
1	To promote economic growth and strengthen and diversify the economy	Not Relevant
2	To increase levels of local employment and ensure distribution of opportunities	Not Relevant
3	To enable the development of a strong tourism economy in Blaenau Gwent complementary to the regional offer	Not Relevant
4	To enhance the viability and vitality of town centres	Green
5	To meet identified housing need	Green
6	To improve the quality of Blaenau Gwent's housing stock	Green
7	To secure the delivery and maintenance of quality affordable housing	Green
8	To improve educational attainment and increase skill levels	Not Relevant
9	To improve accessibility to education, leisure, employment, health, homes and community services for all sectors of the community	Green
10	To promote community health, social care and well-being	Not Relevant
11	To reduce crime, social disorder and fear of crime	Green
12	Protect and enhance the Welsh culture	Not Relevant
13	To encourage modal shift from private transport to sustainable transport	Green
14	To protect and enhance biodiversity across Blaenau Gwent	Green
15	To conserve and enhance the heritage assets of Blaenau Gwent and their settings	Green
16	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development, where this will not result in damage or loss to biodiversity	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 compatible with the Preferred Strategy and Sustainability Objectives?**

Yes

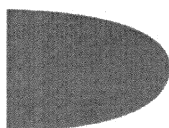


No



#### Comments

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



## APPENDIX 3: UPPER EBBW FACH SITES

### Stage 6: Finalisation of sites for Deposit LDP

**Is the site included in the Deposit LDP?**

Yes



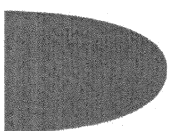
No



#### **Comments**

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

## APPENDIX 3: UPPER EBBW FACH SITES



Date : 28/04/2011

## Blaenau Gwent Local Development Plan

Scale : 1:1250

### Findings of the Candidate Site Assessment Process

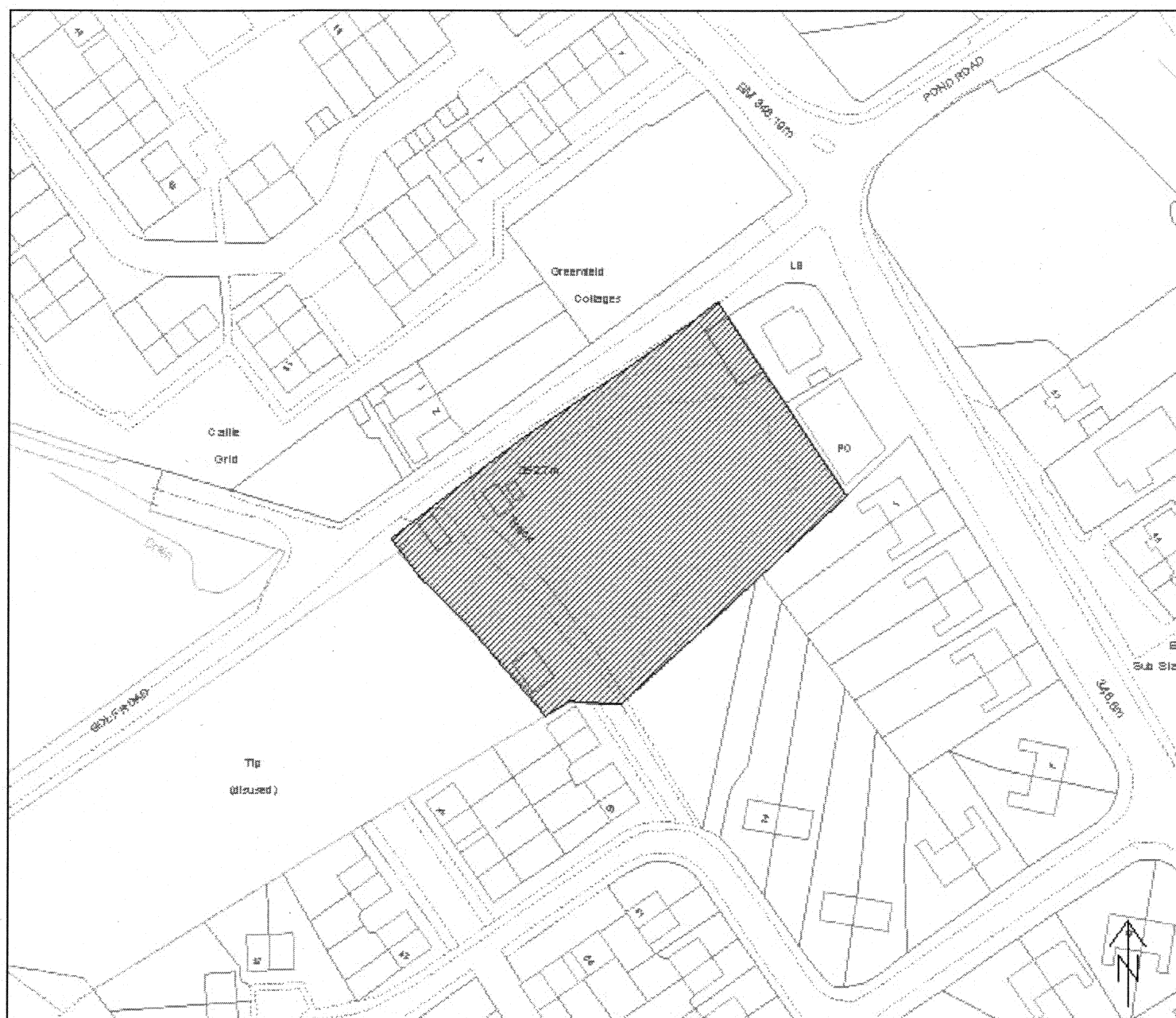
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**Blaenau Gwent**

County Borough Council

Regeneration Division



**Site Number:** C12

**Site Name:** Land to North of Winchestown

**Site Area:** 0.42 ha

**Current Use:** Vacant Land

**Proposed Use:** Residential

## APPENDIX 3: UPPER EBBW FACH SITES

Site Number: C13

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?

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 street-lighting, 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?

Yes

☐

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?

Yes

☐

No

☒

## APPENDIX 3: UPPER EBBW FACH SITES

### Countryside and Landscape Conclusions

- Wider historic landscape setting of the Roundhouse Towers needs to be taken into account
- Trees present on site

### Is the site acceptable?

Yes ☒ In Part No ☐

### Environmental Health Conclusions

- The site is suitable for the intended purpose

### Is the site acceptable?

Yes ☒ No ☐

### Additional Comments

- Telegraph poles running across the site

### Is the site acceptable for further consideration?

Yes ☒ No ☐

### Stage 3: Consultation with Appropriate Bodies

### Countryside Council for Wales Comments

No comments received

### Environment Agency Wales Comments

- 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 watercourse on site which should be protected by a 5m buffer zone

### 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: Yes
- Coal mining geology issues: No
- Past surface mining: No
- Known mine gas issues: No
- Previous coal mining related hazards: No



## APPENDIX 3: UPPER EBBW FACH SITES

### 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



### 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

## APPENDIX 3: UPPER EBBW FACH SITES

### Stage 5: Assessment against the LDP Sustainability Objectives

	Objective	Score
1	To promote economic growth and strengthen and diversify the economy	Not Relevant
2	To increase levels of local employment and ensure distribution of opportunities	Not Relevant
3	To enable the development of a strong tourism economy in Blaenau Gwent complementary to the regional offer	Not Relevant
4	To enhance the viability and vitality of town centres	Green
5	To meet identified housing need	Green
6	To improve the quality of Blaenau Gwent's housing stock	Green
7	To secure the delivery and maintenance of quality affordable housing	Green
8	To improve educational attainment and increase skill levels	Not Relevant
9	To improve accessibility to education, leisure, employment, health, homes and community services for all sectors of the community	Green
10	To promote community health, social care and well-being	Not Relevant
11	To reduce crime, social disorder and fear of crime	Green
12	Protect and enhance the Welsh culture	Not Relevant
13	To encourage modal shift from private transport to sustainable transport	Green
14	To protect and enhance biodiversity across Blaenau Gwent	Red
15	To conserve and enhance the heritage assets of Blaenau Gwent and their settings	Green
16	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development, where this will not result in damage or loss to biodiversity	Red
17	To conserve soil resources and their quality	Red
18	To reduce emissions of greenhouse gases, in particular carbon dioxide	Green
19	To reduce waste generation and maximise reuse and recycling	Green
20	To maintain air quality	Green
21	To maintain current low levels of vulnerability of all development to flooding	Green
22	To promote the use of sustainably sourced products and resources	Green
23	To increase energy efficiency and generation and use of renewable energy across the County Borough	Green
24	To conserve and enhance surface and ground water quality	Green
25	Protect the quality and character of the landscape and enhance where necessary	Yellow
Score		35

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

Yes

☐

No

☒

#### 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



## APPENDIX 3: UPPER EBBW FACH SITES

### Stage 6: Finalisation of sites for Deposit LDP

**Is the site included in the Deposit LDP?**

Yes

☐

No

☒

#### **Comments**

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

- The site is "land-locked" at present in respect of gaining access to the adopted public highway
- The site is greenfield land of high ecological, landscape and historic value

## APPENDIX 3: UPPER EBBW FACH SITES

Date : 28/04/2011

## Blaenau Gwent Local Development Plan

Scale : 1:2500

### Findings of the Candidate Site Assessment Process



**Blaenau Gwent**

County Borough Council

Regeneration Division

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**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

## APPENDIX 3: UPPER EBBW FACH SITES

Site Number: C14

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

☒

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?

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?

Yes

☒

No

☐

#### Countryside and Landscape Conclusions

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

Is the site acceptable?

Yes

☒

No

☐

#### Environmental Health Conclusions

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

Is the site acceptable?

Yes

☒

No

☐

## APPENDIX 3: UPPER EBBW FACH SITES

### Additional Comments

Is the site acceptable for further consideration?

Yes



No



### Stage 3: Consultation with Appropriate Bodies

#### Countryside Council for Wales Comments

No comments received

#### Environment Agency Wales Comments

- 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
- 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



## APPENDIX 3: UPPER EBBW FACH SITES

### Stage 4: Assessment against the LDP Preferred Strategy

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



## APPENDIX 3: UPPER EBBW FACH SITES

### Stage 5: Assessment against the LDP Sustainability Objectives

	Objective	Score
1	To promote economic growth and strengthen and diversify the economy	Not Relevant
2	To increase levels of local employment and ensure distribution of opportunities	Not Relevant
3	To enable the development of a strong tourism economy in Blaenau Gwent complementary to the regional offer	Not Relevant
4	To enhance the viability and vitality of town centres	Green
5	To meet identified housing need	Green
6	To improve the quality of Blaenau Gwent's housing stock	Green
7	To secure the delivery and maintenance of quality affordable housing	Green
8	To improve educational attainment and increase skill levels	Not Relevant
9	To improve accessibility to education, leisure, employment, health, homes and community services for all sectors of the community	Green
10	To promote community health, social care and well-being	Not Relevant
11	To reduce crime, social disorder and fear of crime	Green
12	Protect and enhance the Welsh culture	Not Relevant
13	To encourage modal shift from private transport to sustainable transport	Green
14	To protect and enhance biodiversity across Blaenau Gwent	Green
15	To conserve and enhance the heritage assets of Blaenau Gwent and their settings	Green
16	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development, where this will not result in damage or loss to biodiversity	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 compatible with the Preferred Strategy and Sustainability Objectives?**

Yes

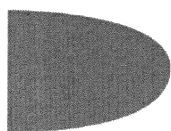


No



#### Comments

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



## APPENDIX 3: UPPER EBBW FACH SITES

### Stage 6: Finalisation of sites for Deposit LDP

**Is the site included in the Deposit LDP?**

Yes



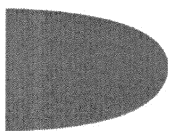
No



#### **Comments**

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

## APPENDIX 3: UPPER EBBW FACH SITES



Date : 28/04/2011

## Blaenau Gwent Local Development Plan

Scale : 1:1250

### Findings of the Candidate Site Assessment Process

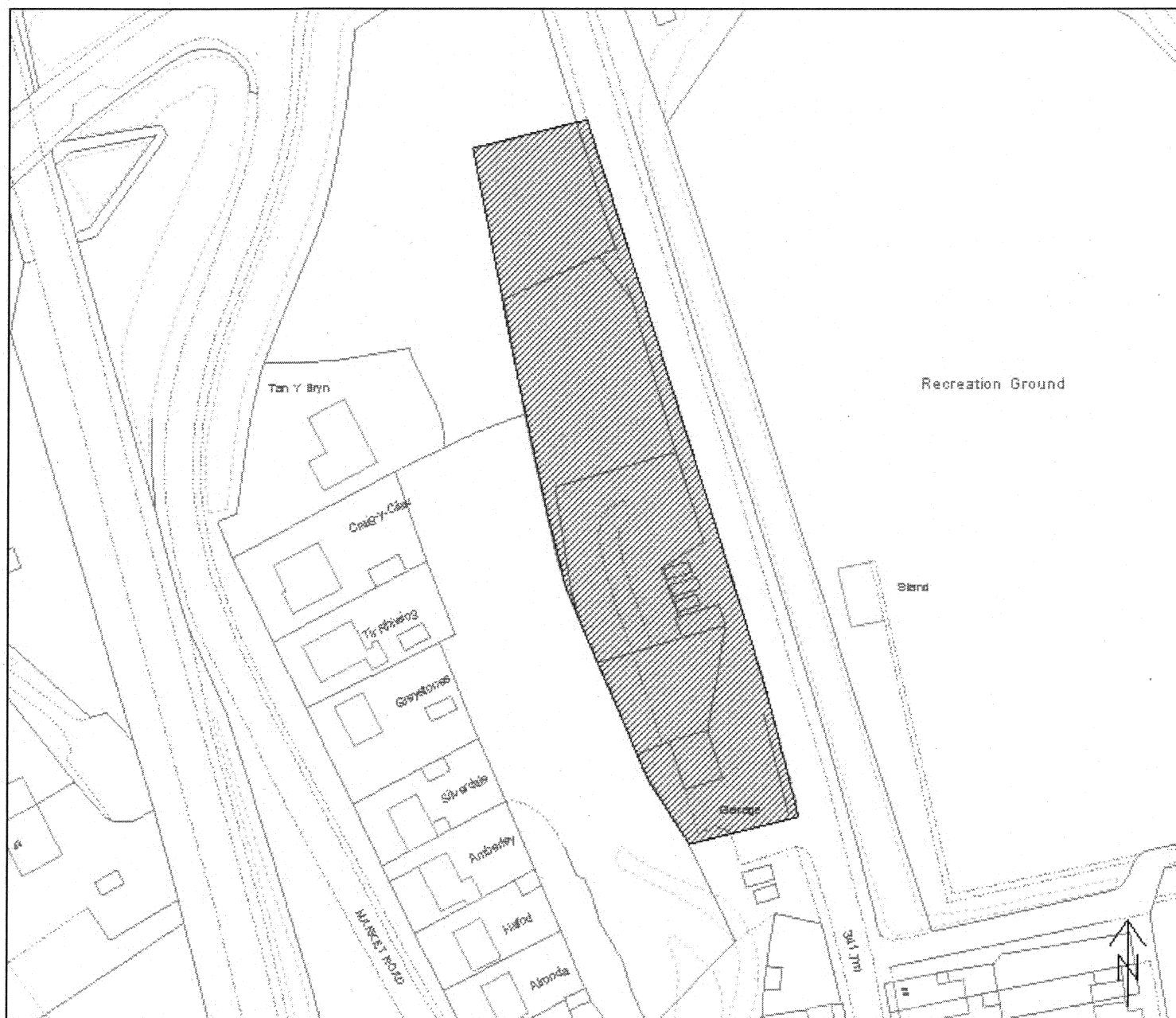


**Blaenau Gwent**

County Borough Council

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Regeneration Division



**Site Number:** C14

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

**Site Area:** 0.45 ha

**Current Use:** Vacant Land

**Proposed Use:** Residential

## APPENDIX 3: UPPER EBBW FACH SITES

Site Number: C15

Site Name: Land North of Winches Row, Nantyglo

Hub Area: Upper Ebbw Fach

Proposed Use: Residential

### Stage 1: Initial Planning Assessment

Has the site satisfied the Initial Planning Assessment?

Yes

☒

No

☐

#### Initial Planning Assessment Conclusions

- The site is Greenfield land (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 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 as there is good highway infrastructure

Is the site acceptable?

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 newt and otter.
- 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

## APPENDIX 3: UPPER EBBW FACH SITES

### 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?

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

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

### Countryside Council for Wales Comments

We are aware that BAP or LBAP habitats are currently present on the site (Grassland – MG5a, MG6b).

### 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 zone
- The site is adjacent to a historic landfill and former scarpyard

## APPENDIX 3: UPPER EBBW FACH SITES

### Glamorgan-Gwent Archaeological Trust Ltd Comments

- Archaeological Restraint - Restraint. Site of Winch's Pit and other coal mines.
- 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 determination of planning application.

### 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
- 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



## APPENDIX 3: UPPER EBBW FACH SITES

### Stage 4: Assessment against the LDP Preferred Strategy

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



## APPENDIX 3: UPPER EBBW FACH SITES

### Stage 5: Assessment against the LDP Sustainability Objectives

	Objective	Score
1	To promote economic growth and strengthen and diversify the economy	Not Relevant
2	To increase levels of local employment and ensure distribution of opportunities	Not Relevant
3	To enable the development of a strong tourism economy in Blaenau Gwent complementary to the regional offer	Not Relevant
4	To enhance the viability and vitality of town centres	Green
5	To meet identified housing need	Green
6	To improve the quality of Blaenau Gwent's housing stock	Green
7	To secure the delivery and maintenance of quality affordable housing	Green
8	To improve educational attainment and increase skill levels	Not Relevant
9	To improve accessibility to education, leisure, employment, health, homes and community services for all sectors of the community	Green
10	To promote community health, social care and well-being	Not Relevant
11	To reduce crime, social disorder and fear of crime	Green
12	Protect and enhance the Welsh culture	Not Relevant
13	To encourage modal shift from private transport to sustainable transport	Green
14	To protect and enhance biodiversity across Blaenau Gwent	Red
15	To conserve and enhance the heritage assets of Blaenau Gwent and their settings	Green
16	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development, where this will not result in damage or loss to biodiversity	Red
17	To conserve soil resources and their quality	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		41

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

Yes



No



#### Comments

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

## APPENDIX 3: UPPER EBBW FACH SITES

### Stage 6: Finalisation of sites for Deposit LDP

#### Is the site included in the 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



**Blaenau Gwent**

County Borough Council

Regeneration Division

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**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

## APPENDIX 3: UPPER EBBW FACH SITES

Site Number: C16  
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

☒

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

☒

No

☐

#### Biodiversity Conclusions

- Whole site has been planted in a range of young broadleaved tree species – willow, alder, guelder 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?

Yes

☒ In Part

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?

Yes

☒ In Part

No

☐

## APPENDIX 3: UPPER EBBW FACH SITES

### 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

### Is the site acceptable?

Yes ☒ No ☐

### Additional Comments

### Is the site acceptable for further consideration?

Yes ☒ No ☐

### Stage 3: Consultation with Appropriate Bodies

### Countryside Council for Wales Comments

No comments received

### Environment Agency Wales Comments

- The site lies on a minor aquifer 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.
- Watercourses run through the site. The watercourses should be protected by a 5m buffer zone.

### 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: Yes
- Coal mining geology: No
- Past surface mining: No
- Known mine gas issues: No
- Previous coal mining related hazards: No

### Welsh Water Comments

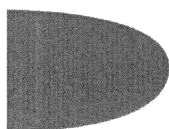
No comments received

### CADW

No comments received

### Is the site acceptable for further consideration?

Yes ☒ No ☐



## APPENDIX 3: UPPER EBBW FACH SITES

### Stage 4: Assessment against the LDP Preferred Strategy

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

## APPENDIX 3: UPPER EBBW FACH SITES

### Stage 5: Assessment against the LDP Sustainability Objectives

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

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

Yes

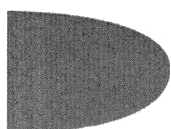


No



### Comments

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



## APPENDIX 3: UPPER EBBW FACH SITES

### Stage 6: Finalisation of sites for Deposit LDP

#### Is the site included in the Deposit LDP?

Yes

☐

No

☒

#### Comments

Although the site performed reasonably well against the Preferred Strategy and Sustainability Objectives, it is proposed to not allocate the site in the Deposit Local Development Plan.

The site is considered an undeveloped pocket of an otherwise developed employment sites (i.e. Rising Sun Industrial Estate). It is considered more appropriate for the site to be protected under the Employment Protection Area policy, rather than as an allocation for new development. The Employment Background Paper provides more detail on this approach.



## APPENDIX 3: UPPER EBBW FACH SITES

Date : 28/04/2011

## Blaenau Gwent Local Development Plan

Scale : 1:2500

### Findings of the Candidate Site Assessment Process



**Blaenau Gwent**

County Borough Council

Regeneration Division

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**Site Number:** C16

**Site Name:** Rising Sun Upper

**Site Area:** 1.48 ha

**Current Use:** Former Scrap Yard and Grassland

**Proposed Use:** Employment

## APPENDIX 3: UPPER EBBW FACH SITES

Site Number: C17

Site Name: Factory Road, Brynmawr

Hub Area: Upper Ebbw Fach

Proposed Use: Residential

### Stage 1: Initial Planning Assessment

Has the site satisfied the Initial Planning Assessment?

Yes

☒

No

☐

#### Initial Planning Assessment Conclusions

- The site is previously developed land
- The site is within the existing settlement
- The site is accessible by modes other than the car
- The site is well located in terms of community facilities
- The site is not located in 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?

Yes

☒

No

☐

#### Biodiversity Conclusions

- Presence of scattered trees/hedgerow along eastern boundary which may support bats, breeding birds

Is the site acceptable?

Yes

☒

No

☐

#### Countryside and Landscape Conclusions

Trees on site which should be retained

Is the site acceptable?

Yes

☒

No

☐

#### Environmental Health Conclusions

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

Is the site acceptable?

Yes

☒

No

☐

## APPENDIX 3: UPPER EBBW FACH SITES

### Additional Comments

Planning permission was approved, subject to the signing of S106, for residential development

### Is the site acceptable for further consideration?

Yes ☐ No ☒

### Stage 6: Finalisation of sites for Deposit LDP

### Is the site included in the Deposit LDP?

Yes ☒ No ☐

### Comments

The site is included in the Deposit LDP as a housing commitment to reflect the planning permission

Date : 28/04/2011

## Blaenau Gwent Local Development Plan

Scale : 1:1250

### Findings of the Candidate Site Assessment Process



**Blaenau Gwent**

County Borough Council

Regeneration Division

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**Site Number:** C17

**Site Name:** Factory Road, Brynmawr

**Site Area:** 0.93 ha (combined area)

**Current Use:** Vacant Land (Former factory)

**Proposed Use:** Residential

## APPENDIX 3: UPPER EBBW FACH SITES

Site Number: **C18**  
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 ☒ 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?

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?

Yes ☐ No ☒

## APPENDIX 3: UPPER EBBW FACH SITES

### Countryside and Landscape Conclusions

- The site falls within 100m of a site of Special Historic Interest
- Gateway to the Valleys Regional Park at Brynmawr
- Visual impact – high
- Isolated settlement

### Is the site acceptable?

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

### Is the site acceptable for further consideration?

Yes

☒

No

☐

### Additional Comments

- A proposed cycle track (candidate site C20) crosses the site and proposed railway trackbed (candidate site C27) crosses the site
- The site is overlooked by BBNP and HOV Road with prominent views so site design will need to be handled with care

### Is the site acceptable for further consideration?

Yes

☒

Tourism

No

☒

Residential

### Comments

The site is not considered acceptable for residential development for the following reasons:

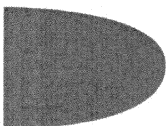
- The site is of high biodiversity and landscape value
- The site is located adjacent to Brynmawr SSSI and is in a prominent location next to the Brecon Beacons National Park
- It is difficult to envisage how access to the site will be achieved

However, taking into account the position of the site as a gateway to the Valleys Regional Park and Brecon Beacons National Park the site is taken forward for further consideration for tourism use

### Stage 3: Consultation with Appropriate Bodies

### 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.



## APPENDIX 3: UPPER EBBW FACH SITES

### 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.

### 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: Yes
- Coal Mining Geology: No
- Past Surface Mining: Yes
- Known Mine Gas Issues: No
- Previous Coal Mining Related Hazards: No.

### CADW

No comments received

### Welsh Water Comments

No comments received

Is the site acceptable for further consideration?

Yes



No





## APPENDIX 3: UPPER EBBW FACH SITES

### Stage 4: Assessment against the LDP Preferred Strategy

	Objective	Score
1	Develop Ebbw Vale as the main service and retail hub for the County Borough	Not Relevant
2	Create a network of vibrant district/local centres (secondary hubs) well linked to the main hub of Ebbw Vale that provide a range of local services and facilities for the local communities	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	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

## APPENDIX 3: UPPER EBBW FACH SITES

### Stage 5: Assessment against the LDP Sustainability Objectives

	Objective	Score
1	To promote economic growth and strengthen and diversify the economy	Green
2	To increase levels of local employment and ensure distribution of opportunities	Green
3	To enable the development of a strong tourism economy in Blaenau Gwent complementary to the regional offer	Green
4	To enhance the viability and vitality of town centres	Green
5	To meet identified housing need	Not Relevant
6	To improve the quality of Blaenau Gwent's housing stock	Not Relevant
7	To secure the delivery and maintenance of quality affordable housing	Not Relevant
8	To improve educational attainment and increase skill levels	Green
9	To improve accessibility to education, leisure, employment, health, homes and community services for all sectors of the community	Green
10	To promote community health, social care and well-being	Green
11	To reduce crime, social disorder and fear of crime	Green
12	Protect and enhance the Welsh culture	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 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 a tourism use in this area

## APPENDIX 3: UPPER EBBW FACH SITES

### Stage 6: Finalisation of sites for Deposit LDP

**Is the site included in the Deposit LDP?**

Yes

☐

No

☒

**Comments**

Although the site performed reasonably well against the Preferred Strategy and Sustainability Appraisal Objectives for a tourism use the Regeneration Department confirmed that the site is no longer required for this use

Date : 28/04/2011

## Blaenau Gwent Local Development Plan

Scale : 1:4500

### Findings of the Candidate Site Assessment Process

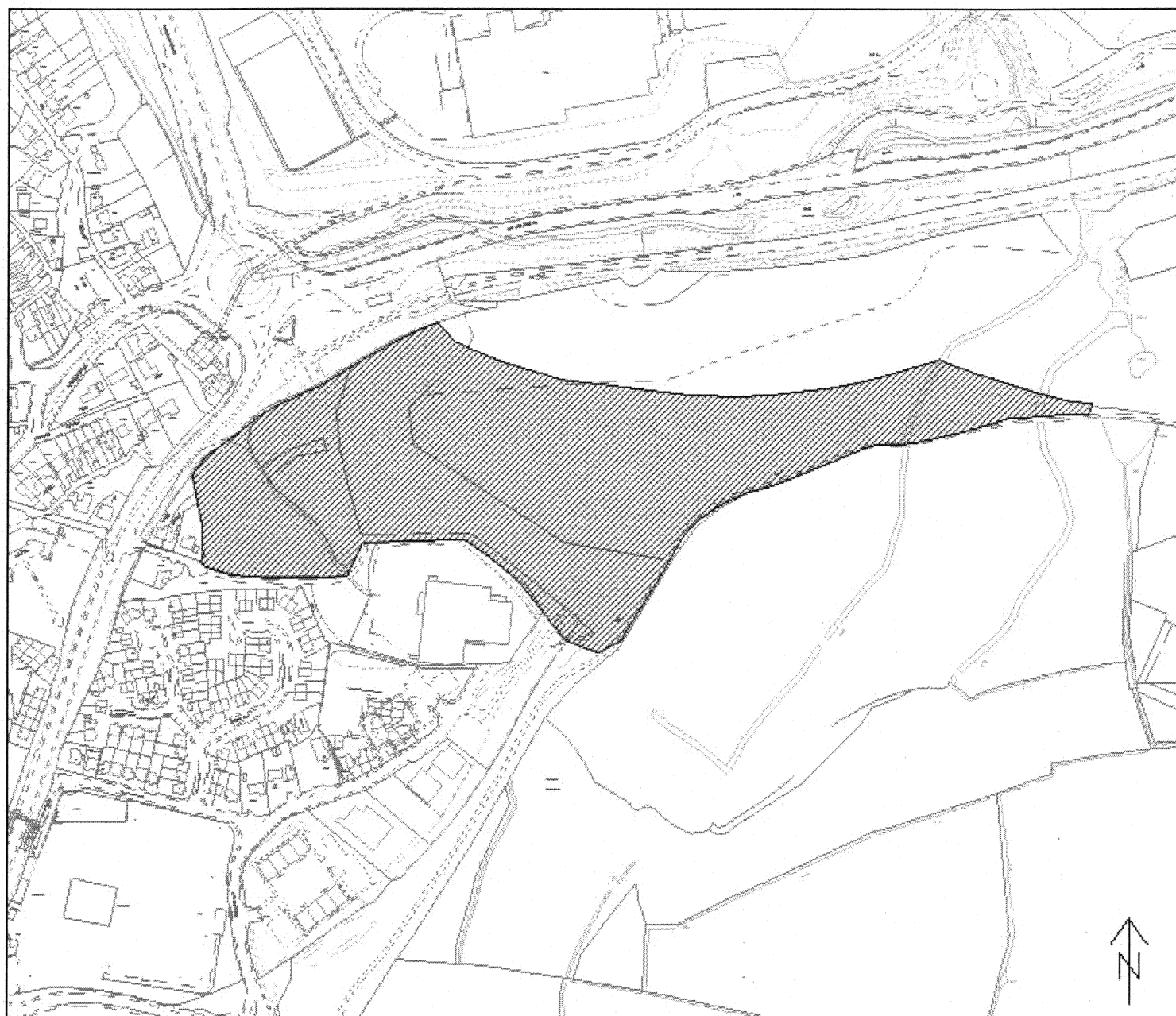


**Blaenau Gwent**

County Borough Council

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Regeneration Division



**Site Number:** C18

**Site Name:** Ben Ward's Field

**Site Area:** 7.02 ha

**Current Use:** Vacant Land

**Proposed Use:** (1) Residential (2) Tourism

## APPENDIX 3: UPPER EBBW FACH SITES

Site Number: **C19**  
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 ☒ 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?

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?

Yes ☒ In Part 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?

Yes ☒ In Part No ☐

## APPENDIX 3: UPPER EBBW FACH SITES

### Environmental Health Conclusions

- There is potential for contaminated land and so a ground investigation and risk assessment is required
- There is also the potential for odour, light and noise pollution

### Is the site acceptable?

Yes



No



### Additional Comments

- The site is located next to Bro Helyg primary school therefore only B1 employment use would be appropriate at this location

### 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. 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.
- Watercourses run through the site. The watercourses should be protected by a 5m buffer zone.
- Part of the site is located in zone C2 as defined by TAN 15 – the site should be considered by SFCA or FCA or the red line boundary could be amended to fall outside the extreme flood outline

#### Glamorgan-Gwent Archaeological Trust Ltd Comments

Archaeological restraint – former coal tips – reclaimed

#### The Coal Authority Comments

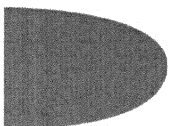
- Possible / known shallow mine workings: Yes
- Underground workings: Yes
- Recorded mine entries: Yes
- Coal mining geology: No
- Past surface mining: No
- Known mine gas issues: No
- Previous coal mining related hazards: No

#### Welsh Water Comments

No comments received

#### CADW

No comments received



## APPENDIX 3: UPPER EBBW FACH SITES

Is the site acceptable for further consideration?

Yes



No



### 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		13



## APPENDIX 3: UPPER EBBW FACH SITES

### Stage 5: Assessment against the LDP Sustainability Objectives

	Objective	Score
1	To promote economic growth and strengthen and diversify the economy	Green
2	To increase levels of local employment and ensure distribution of opportunities	Green
3	To enable the development of a strong tourism economy in Blaenau Gwent complementary to the regional offer	Not Relevant
4	To enhance the viability and vitality of town centres	Not Relevant
5	To meet identified housing need	Not Relevant
6	To improve the quality of Blaenau Gwent's housing stock	Not Relevant
7	To secure the delivery and maintenance of quality affordable housing	Not Relevant
8	To improve educational attainment and increase skill levels	Green
9	To improve accessibility to education, leisure, employment, health, homes and community services for all sectors of the community	Green
10	To promote community health, social care and well-being	Green
11	To reduce crime, social disorder and fear of crime	Green
12	Protect and enhance the Welsh culture	Not Relevant
13	To encourage modal shift from private transport to sustainable transport	Green
14	To protect and enhance biodiversity across Blaenau Gwent	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 Sustainability Objectives?

Yes

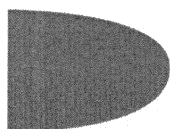


No



### 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 area





## APPENDIX 3: UPPER EBBW FACH SITES

### Stage 6: Finalisation of sites for Deposit LDP

**Is the site included in the Deposit LDP?**

Yes



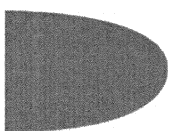
No



#### **Comments**

The site is considered sustainable, developable and compatible with the LDP strategy and is therefore included in the Deposit LDP as an employment allocation

## APPENDIX 3: UPPER EBBW FACH SITES



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

County Borough Council

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

## APPENDIX 3: UPPER EBBW FACH SITES

Site Number: C22

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

☒

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?

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?

Yes

☒

No

☐

#### Countryside and Landscape Conclusions

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

Is the site acceptable?

Yes

☒

No

☐

#### Environmental Health Conclusions

- The site is suitable for intended purpose

Is the site acceptable?

Yes

☒

No

☐

## APPENDIX 3: UPPER EBBW FACH SITES

### Additional Comments

This site needs to be consider in conjunction with candidate site C32

### 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

No comments received

#### The Coal Authority Comments

- Possible/known shallow mine workings: Unknown
- 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: 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



## APPENDIX 3: UPPER EBBW FACH SITES

### Stage 4: Assessment against the LDP Preferred Strategy

	Objective	Score
1	Develop Ebbw Vale as the main service and retail hub for the County Borough	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		29

## APPENDIX 3: UPPER EBBW FACH SITES

### Stage 5: Assessment against the LDP Sustainability Objectives

	Objective	Score
1	To promote economic growth and strengthen and diversify the economy	Green
2	To increase levels of local employment and ensure distribution of opportunities	Green
3	To enable the development of a strong tourism economy in Blaenau Gwent complementary to the regional offer	Not Relevant
4	To enhance the viability and vitality of town centres	Green
5	To meet identified housing need	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 compatible with the Preferred Strategy and Sustainability Objectives?**

Yes

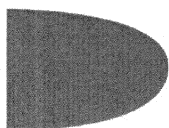


No



#### Comments

The site performed well against the Preferred Strategy and Sustainability Appraisal Objectives for mixed-use development.



## APPENDIX 3: UPPER EBBW FACH SITES

### Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes



No

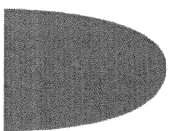


#### Comments

This site has been included in the Deposit LDP as a mixed-use allocation.



## APPENDIX 3: UPPER EBBW FACH SITES



Date : 28/04/2011

## Blaenau Gwent Local Development Plan

Scale : 1:1250

### Findings of the Candidate Site Assessment Process

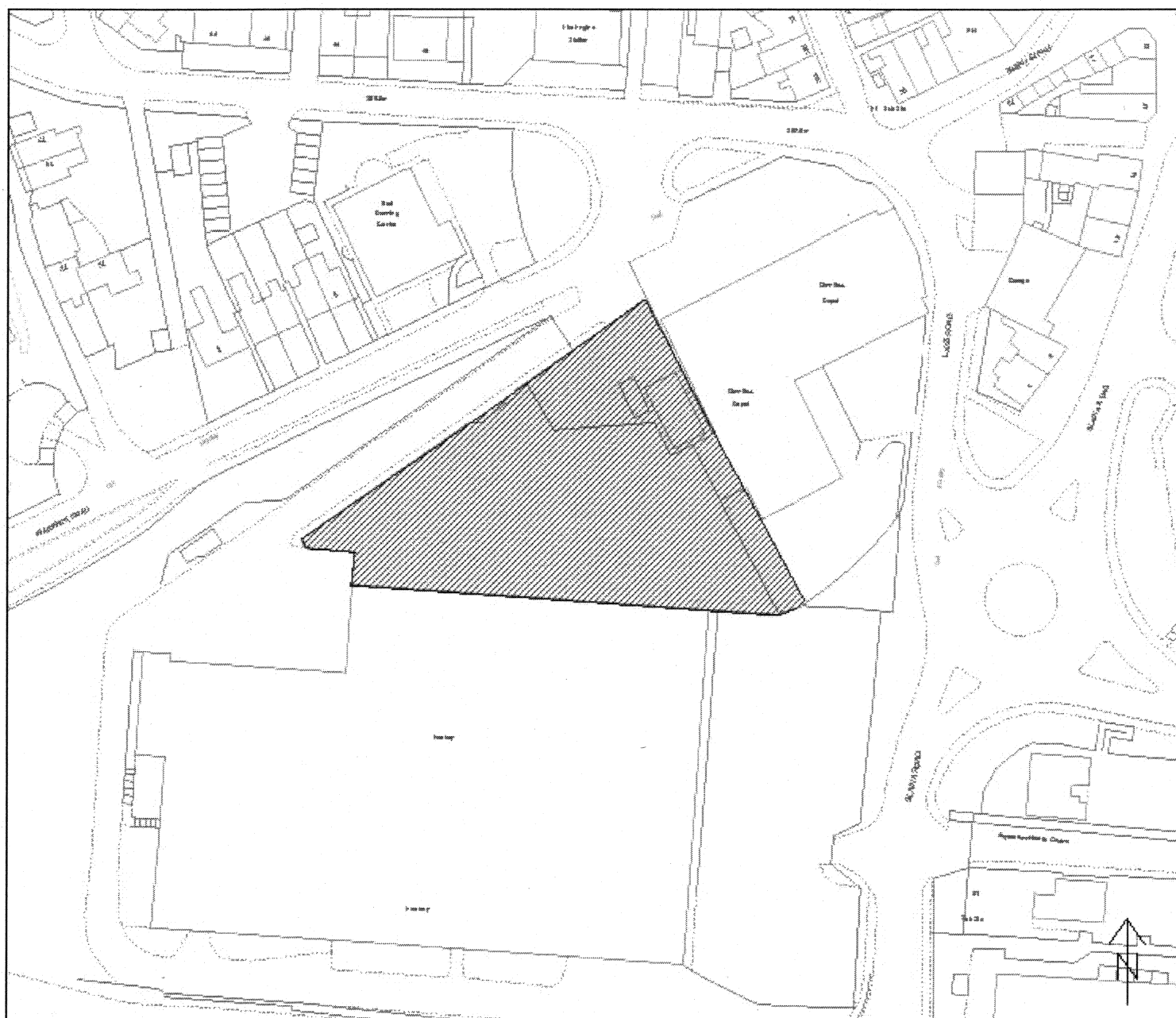


**Blaenau Gwent**

Douglas Borough Council

Regeneration Division

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**Site Number:** C22

**Site Name:** Adjacent to NMC Factory, Blaina Road

**Site Area:** 0.36 ha

**Current Use:** Industrial

**Proposed Use:** Mixed Use

## APPENDIX 3: UPPER EBBW FACH SITES

Site Number: **C23**

Site Name: **Crawshay House, Greenland Road**

Hub Area: **Upper Ebbw Fach**

Proposed Use: **Residential**

### Stage 1: Initial Planning Assessment

**Has the site satisfied the Initial Planning Assessment?**

Yes

☒

No

☐

#### Initial Planning Assessment Conclusions

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

**Justification if the site has not satisfied the Initial Planning Assessment**

.....

### Stage 2: Expert Assessments

#### Highways Conclusions

Access can be achieved, although access point needs to be upgraded as the current access is too narrow

**Is the site acceptable?**

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?**

Yes

☒

No

☐

#### Countryside and Landscape Conclusions

Trees on site

**Is the site acceptable?**

Yes

☒

No

☐

#### Environmental Health Conclusions

The site is suitable for intended purpose

**Is the site acceptable?**

Yes

☒

No

☐

## APPENDIX 3: UPPER EBBW FACH SITES

### Additional Comments

Is the site acceptable for further consideration?

Yes



No



### Stage 3: Consultation with Appropriate Bodies

#### Countryside Council for Wales Comments

No comments received

#### Environment Agency Wales Comments

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

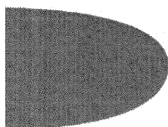
No comments received

Is the site acceptable for further consideration?

Yes



No



## APPENDIX 3: UPPER EBBW FACH SITES

### Stage 4: Assessment against the LDP Preferred Strategy

	Objective	Score
1	Develop Ebbw Vale as the main service and retail hub for the County Borough	<b>Not Relevant</b>
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	<b>Not Relevant</b>
3	Support and deliver the regeneration of the former Ebbw Vale steelworks ensuring that the benefits are spread across the County Borough	<b>Not Relevant</b>
4	Increase economic activity through facilitating diversification of the economic base and support for the manufacturing sector by encouraging specialisation	<b>Not Relevant</b>
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	<b>Not Relevant</b>
6	Stem out migration and attract people to the area to create a more balanced population	<b>Green</b>
7	Provide a range of types and tenures of new homes to meet local housing needs and attract people to the area	<b>Green</b>
8	Improve accessibility to services through the promotion of sustainable modes and transport, particularly, public transport, walking and cycling.	<b>Green</b>
9	Improve education levels and skills through supporting infrastructure development of the Learning Campus, new schools and integrated education services, including life-long learning	<b>Green</b>
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	<b>Question Mark</b>
11	Capitalise on the unique landscape and natural heritage, foster sustainable tourism and promote community pride	<b>Not Relevant</b>
12	Protect, enhance and manage the diversity of the biodiversity resource of Blaenau Gwent through the identification of ecological corridors	<b>Green</b>
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.	<b>Green</b>
14	To minimise further climate change contributions and mitigate its predicted effects on the county Borough	<b>Green</b>
<b>Score</b>		<b>20</b>

## APPENDIX 3: UPPER EBBW FACH SITES

### Stage 5: Assessment against the LDP Sustainability Objectives

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

## APPENDIX 3: UPPER EBBW FACH SITES

### Stage 6: Finalisation of sites for Deposit LDP

**Is the site included in the Deposit LDP?**

Yes



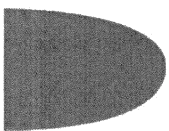
No



#### **Comments**

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

## APPENDIX 3: UPPER EBBW FACH SITES





Date : 28/04/2011

## Blaenau Gwent Local Development Plan

Scale : 1:1250

### Findings of the Candidate Site Assessment Process



Blaenau Gwent

County Borough Council

Regeneration Division

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**Site Number:** C23

**Site Name:** Crawshay House, Greenland Road

**Site Area:** 0.71 ha

**Current Use:** Residential Care Home

**Proposed Use:** Residential

## APPENDIX 3: UPPER EBBW FACH SITES

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?

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?

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?

Yes

☒ In Part

No

☐

#### Countryside and Landscape Conclusions

Visual impact concerns

Needs to be considered in the context of Winchestown

Is the site acceptable?

Yes

☐

No

☒

#### Environmental Health Conclusions

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

## APPENDIX 3: UPPER EBBW FACH SITES

### 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

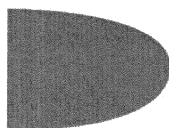
No comments received

### Is the site acceptable for further consideration?

Yes



No



## APPENDIX 3: UPPER EBBW FACH SITES

### Stage 4: Assessment against the LDP Preferred Strategy

	Objective	Score
1	Develop Ebbw Vale as the main service and retail hub for the County Borough	<b>Not Relevant</b>
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	<b>Not Relevant</b>
3	Support and deliver the regeneration of the former Ebbw Vale steelworks ensuring that the benefits are spread across the County Borough	<b>Not Relevant</b>
4	Increase economic activity through facilitating diversification of the economic base and support for the manufacturing sector by encouraging specialisation	<b>Not Relevant</b>
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	<b>Not Relevant</b>
6	Stem out migration and attract people to the area to create a more balanced population	<b>Green</b>
7	Provide a range of types and tenures of new homes to meet local housing needs and attract people to the area	<b>Green</b>
8	Improve accessibility to services through the promotion of sustainable modes and transport, particularly, public transport, walking and cycling.	<b>Green</b>
9	Improve education levels and skills through supporting infrastructure development of the Learning Campus, new schools and integrated education services, including life-long learning	<b>Green</b>
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	<b>Question Mark</b>
11	Capitalise on the unique landscape and natural heritage, foster sustainable tourism and promote community pride	<b>Not Relevant</b>
12	Protect, enhance and manage the diversity of the biodiversity resource of Blaenau Gwent through the identification of ecological corridors	<b>Yellow</b>
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.	<b>Green</b>
14	To minimise further climate change contributions and mitigate its predicted effects on the county Borough	<b>Green</b>
<b>Score</b>		<b>16</b>

## APPENDIX 3: UPPER EBBW FACH SITES

### Stage 5: Assessment against the LDP Sustainability Objectives

	Objective	Score
1	To promote economic growth and strengthen and diversify the economy	Not Relevant
2	To increase levels of local employment and ensure distribution of opportunities	Not Relevant
3	To enable the development of a strong tourism economy in Blaenau Gwent complementary to the regional offer	Not Relevant
4	To enhance the viability and vitality of town centres	Green
5	To meet identified housing need	Green
6	To improve the quality of Blaenau Gwent's housing stock	Green
7	To secure the delivery and maintenance of quality affordable housing	Green
8	To improve educational attainment and increase skill levels	Not Relevant
9	To improve accessibility to education, leisure, employment, health, homes and community services for all sectors of the community	Green
10	To promote community health, social care and well-being	Not Relevant
11	To reduce crime, social disorder and fear of crime	Green
12	Protect and enhance the Welsh culture	Not Relevant
13	To encourage modal shift from private transport to sustainable transport	Green
14	To protect and enhance biodiversity across Blaenau Gwent	Yellow
15	To conserve and enhance the heritage assets of Blaenau Gwent and their settings	Green
16	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development, where this will not result in damage or loss to biodiversity	Green
17	To conserve soil resources and their quality	Green
18	To reduce emissions of greenhouse gases, in particular carbon dioxide	Green
19	To reduce waste generation and maximise reuse and recycling	Green
20	To maintain air quality	Green
21	To maintain current low levels of vulnerability of all development to flooding	Green
22	To promote the use of sustainably sourced products and resources	Green
23	To increase energy efficiency and generation and use of renewable energy across the County Borough	Green
24	To conserve and enhance surface and ground water quality	Yellow
25	Protect the quality and character of the landscape and enhance where necessary	Red
Score		43

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

Yes

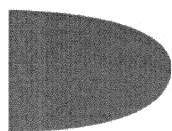


No



#### Comments

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



## APPENDIX 3: UPPER EBBW FACH SITES

### Stage 6: Finalisation of sites for Deposit LDP

#### Is the site included in the Deposit LDP?

Yes

☐

No

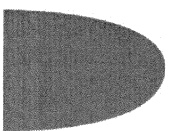
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#### Comments

This site has been considered alongside candidate site C15. This site has been identified as the additional land to enlarge site C15.

However, due to the uncertainty with housing stock transfer and the requirements of Tai Calon and the questions accessing this site, it is proposed to not allocate this site in the Deposit LDP. 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.

## APPENDIX 3: UPPER EBBW FACH SITES



Date : 28/04/2011

## Blaenau Gwent Local Development Plan

Scale : 1:1250

### Findings of the Candidate Site Assessment Process



**Blaenau Gwent**

County Borough Council

Regeneration Division

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**Site Number:** C24

**Site Name:** Land to rear of Waunheulog, Winchestown

**Site Area:** 1.41 ha

**Current Use:** Vacant Land

**Proposed Use:** Residential



## APPENDIX 3: UPPER EBBW FACH SITES

Site Number: C25

Site Name: Brynmawr Infants School and Old Griffin Yard

Hub Area: Upper Ebbw Fach

Proposed Use: Residential

### Stage 1: Initial Planning Assessment

Has the site satisfied the Initial Planning Assessment?

Yes

☒

No

☐

#### Initial Planning Assessment Conclusions

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

Justification if the site has not satisfied the Initial Planning Assessment

.....

### Stage 2: Expert Assessments

#### Highways Conclusions

Access to the site can be achieved

Is the site acceptable?

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?

Yes

☒

No

☐

#### Countryside and Landscape Conclusions

Trees on site

Is the site acceptable?

Yes

☒

No

☐

#### Environmental Health Conclusions

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

Is the site acceptable?

Yes

☒

No

☐

## APPENDIX 3: UPPER EBBW FACH SITES

### Additional Comments

Is the site acceptable for further consideration?

Yes



No



### Stage 3: Consultation with Appropriate Bodies

#### Countryside Council for Wales Comments

No comments received

#### Environment Agency Wales Comments

- 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<sup>th</sup>/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



## APPENDIX 3: UPPER EBBW FACH SITES

### Stage 4: Assessment against the LDP Preferred Strategy

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

## APPENDIX 3: UPPER EBBW FACH SITES

### Stage 5: Assessment against the LDP Sustainability Objectives

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

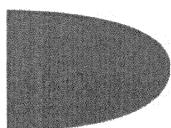


No



#### 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



## APPENDIX 3: UPPER EBBW FACH SITES

### Stage 6: Finalisation of sites for Deposit LDP

**Is the site included in the Deposit LDP?**

Yes




No



**Comments**

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

## APPENDIX 3: UPPER EBBW FACH SITES

Date : 28/04/2011	Blaenau Gwent Local Development Plan	 Cynghor Bwrdeistref Sirol <b>Blaenau Gwent</b> County Borough Council  Regeneration Division
Scale : 1:1250	Findings of the Candidate Site Assessment Process	
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**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

## APPENDIX 3: UPPER EBBW FACH SITES

Site Number: **C26**

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

☒

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?**

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?**

Yes

☒

No

☐

#### Countryside and Landscape Conclusions

Mature trees on site which should be retained

**Is the site acceptable?**

Yes

☒

No

☐

#### Environmental Health Conclusions

The site is suitable for intended purpose

**Is the site acceptable?**

Yes

☒

No

☐



## APPENDIX 3: UPPER EBBW FACH SITES

### Additional Comments

Is the site acceptable for further consideration?

Yes



No



### Stage 3: Consultation with Appropriate Bodies

#### Countryside Council for Wales Comments

No comments received

#### Environment Agency Wales Comments

- 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

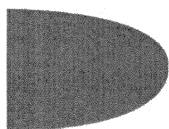
No comments received

Is the site acceptable for further consideration?

Yes



No



## APPENDIX 3: UPPER EBBW FACH SITES

### Stage 4: Assessment against the LDP Preferred Strategy

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

## APPENDIX 3: UPPER EBBW FACH SITES

### Stage 5: Assessment against the LDP Sustainability Objectives

	Objective	Score
1	To promote economic growth and strengthen and diversify the economy	Not Relevant
2	To increase levels of local employment and ensure distribution of opportunities	Not Relevant
3	To enable the development of a strong tourism economy in Blaenau Gwent complementary to the regional offer	Not Relevant
4	To enhance the viability and vitality of town centres	Green
5	To meet identified housing need	Green
6	To improve the quality of Blaenau Gwent's housing stock	Green
7	To secure the delivery and maintenance of quality affordable housing	Green
8	To improve educational attainment and increase skill levels	Not Relevant
9	To improve accessibility to education, leisure, employment, health, homes and community services for all sectors of the community	Yellow
10	To promote community health, social care and well-being	Not Relevant
11	To reduce crime, social disorder and fear of crime	Green
12	Protect and enhance the Welsh culture	Not Relevant
13	To encourage modal shift from private transport to sustainable transport	Green
14	To protect and enhance biodiversity across Blaenau Gwent	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		53

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

Yes

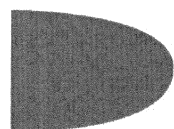


No



#### 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



## APPENDIX 3: UPPER EBBW FACH SITES

### Stage 6: Finalisation of sites for Deposit LDP

#### Is the site included in the Deposit LDP?

Yes

☐

No

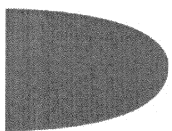
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#### Comments

Although the site performed well against the Preferred Strategy and Sustainability Appraisal Objectives, the site is subject to housing stock transfer and therefore there is uncertainty about the future of the site, Due to this uncertainty, the site has not been included in the Deposit LDP.

However the site is located within the settlement boundary and come forward as windfall site.

## APPENDIX 3: UPPER EBBW FACH SITES



Date : 28/04/2011

## Blaenau Gwent Local Development Plan

Scale : 1:2500

### Findings of the Candidate Site Assessment Process



**Blaenau Gwent**

County Borough Council

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

## APPENDIX 3: UPPER EBBW FACH SITES

Site Number: **C28**

Site Name: **Adjacent to Blaen y Cwm School**

Hub Area: **Upper Ebbw Fach**

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

### Stage 1: Initial Planning Assessment

**Has the site satisfied the Initial Planning Assessment?**

Yes

☒

No

☐

#### Initial Planning Assessment Conclusions

- The site is 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

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### Stage 2: Expert Assessments

#### Highways Conclusions

- Existing access can facilitate proposal
- An access point will need to be constructed

**Is the site acceptable?**

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?**

Yes

☐

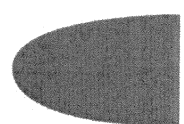
No

☒

#### Countryside and Landscape Conclusions

Peripheral trees should be retained

**Is the site acceptable?**



## APPENDIX 3: UPPER EBBW FACH SITES

Yes



No



### Environmental Health Conclusions

- There is also the potential for odour, light and noise pollution

### Is the site acceptable?

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?

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 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

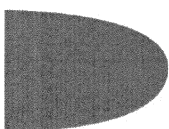
Archaeological restraint – none known

#### 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.





## APPENDIX 3: UPPER EBBW FACH SITES

### CADW

No comments received

### Is the site acceptable for further consideration?

Yes



No



### Proposed Use: (1) Employment

#### 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

## APPENDIX 3: UPPER EBBW FACH SITES

### Stage 5: Assessment against the LDP Sustainability Objectives

	Objective	Score
1	To promote economic growth and strengthen and diversify the economy	Green
2	To increase levels of local employment and ensure distribution of opportunities	Green
3	To enable the development of a strong tourism economy in Blaenau Gwent complementary to the regional offer	Not Relevant
4	To enhance the viability and vitality of town centres	Green
5	To meet identified housing need	Not Relevant
6	To improve the quality of Blaenau Gwent's housing stock	Not Relevant
7	To secure the delivery and maintenance of quality affordable housing	Not Relevant
8	To improve educational attainment and increase skill levels	Green
9	To improve accessibility to education, leisure, employment, health, homes and community services for all sectors of the community	Green
10	To promote community health, social care and well-being	Green
11	To reduce crime, social disorder and fear of crime	Green
12	Protect and enhance the Welsh culture	Not Relevant
13	To encourage modal shift from private transport to sustainable transport	Green
14	To protect and enhance biodiversity across Blaenau Gwent	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		32

## APPENDIX 3: UPPER EBBW FACH SITES

### 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 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		11

## APPENDIX 3: UPPER EBBW FACH SITES

### Stage 5: Assessment against the LDP Sustainability Objectives

	Objective	Score
1	To promote economic growth and strengthen and diversify the economy	Green
2	To increase levels of local employment and ensure distribution of opportunities	Green
3	To enable the development of a strong tourism economy in Blaenau Gwent complementary to the regional offer	Green
4	To enhance the viability and vitality of town centres	Green
5	To meet identified housing need	Not Relevant
6	To improve the quality of Blaenau Gwent's housing stock	Not Relevant
7	To secure the delivery and maintenance of quality affordable housing	Not Relevant
8	To improve educational attainment and increase skill levels	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	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	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	Red
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	Yellow
Score		21

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

Yes

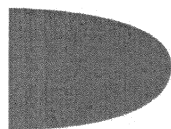


No



#### Comments

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



## APPENDIX 3: UPPER EBBW FACH SITES

### Stage 6: Finalisation of sites for Deposit LDP

#### Is the site included in the Deposit LDP?

Yes

☐

No

☒

#### Comments

Although, 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, there are questions over the site's deliverability. The site is in private ownership, however there are 'title' problems in terms of who owns the land. This has not been resolved in the last 15 years and there is uncertainty if it can ever be resolved. Therefore the site is not included in the Deposit Plan as an allocation.

However the site is located within the settlement boundary and therefore can come forward as a windfall site.

## APPENDIX 3: UPPER EBBW FACH SITES

Date : 28/04/2011

## Blaenau Gwent Local Development Plan

Scale : 1:2500

### Findings of the Candidate Site Assessment Process



Blaenau Gwent

County Borough Council

Regeneration Division

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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

## APPENDIX 3: UPPER EBBW FACH SITES

Site Number: **C29**  
Site Name: **Cwmcraehen Lower**  
Hub Area: **Upper Ebbw Fach**  
Proposed Use: **Employment**

### Stage 1: Initial Planning Assessment

#### Has the site satisfied the Initial Planning Assessment?

Yes ☒ No ☐

#### Initial Planning Assessment Conclusions

- The site is previously developed land
- The site is within the existing settlement
- The site is accessible by modes other than the car
- The site is 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?

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?

Yes ☒ In Part No ☐

#### Countryside and Landscape Conclusions

- Site lies within 100m of a site of Special Historic Interest
- Consider visual impact

#### Is the site acceptable?

Yes ☒ No ☐



## APPENDIX 3: UPPER EBBW FACH SITES

### 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

### Is the site acceptable?

Yes



No



### Additional Comments

### Is the site acceptable for further consideration?

Yes



No



### Stage 3: Consultation with Appropriate Bodies

### Countryside Council for Wales Comments

No comments received

### Environment Agency Wales Comments

- The site lies on a minor aquifer and former industrial use (scrap yard). 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.
- Watercourses run through the site. The watercourses should be protected by a 5m buffer zone.

### 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

No comments received

### CADW

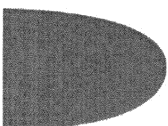
No comments received

### Is the site acceptable for further consideration?

Yes



No



## APPENDIX 3: UPPER EBBW FACH SITES

### Stage 4: Assessment against the LDP Preferred Strategy

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

## APPENDIX 3: UPPER EBBW FACH SITES

### Stage 5: Assessment against the LDP Sustainability Objectives

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

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

Yes

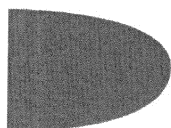


No



#### Comments

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



## APPENDIX 3: UPPER EBBW FACH SITES

### Stage 6: Finalisation of sites for Deposit LDP

#### Is the site included in the Deposit LDP?

Yes

☐

No

☒


#### Comments

Although, 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 it is proposed to not allocate the site in the Deposit Local Development Plan.

The site is considered an undeveloped pocket of an otherwise developed employment sites (i.e. Cwmcrachen Industrial Estate). It is considered more appropriate for the site to be protected under the Employment Protection Area policy, rather than as an allocation for new development. The Employment Background Paper provides more detail on this approach.

## APPENDIX 3: UPPER EBBW FACH SITES



Date : 28/04/2011	Blaenau Gwent Local Development Plan	 Dyngor Bwrdeistref Sirol <b>Blaenau Gwent</b> County Borough Council Regeneration Division
Scale : 1:2500	Findings of the Candidate Site Assessment Process	
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**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

## APPENDIX 3: UPPER EBBW FACH SITES

Site Number: **C31**

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

☒

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?**

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?**

Yes

☐

No

☒

#### Countryside and Landscape Conclusions

- Visually the site is part of the wider open space corridor
- Visually obtrusive from the A467

## APPENDIX 3: UPPER EBBW FACH SITES

**Is the site acceptable?**

Yes

☐

No

☒

### Environmental Health Conclusions

The site is suitable for intended purpose

**Is the site acceptable?**

Yes

☒

No

☐

### Additional Comments

Question the viability of the site if the site requires major highway improvements

**Is the site acceptable for further consideration?**

Yes

☐

No

☒

### Stage 6: Finalisation of sites for Deposit LDP

**Is the site included in the Deposit LDP?**

Yes

☐

No

☒

### Comments

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

- 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

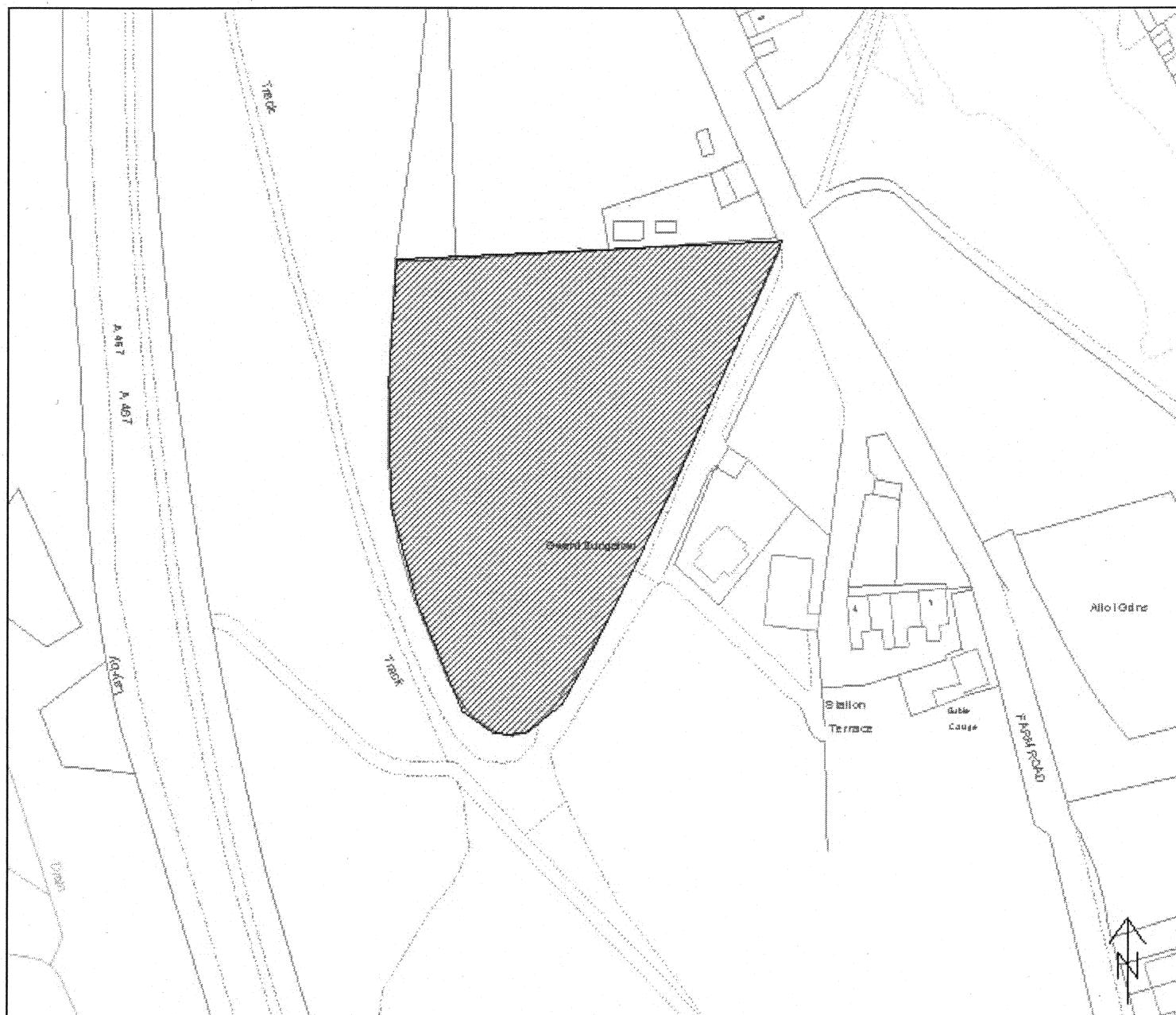


**Blaenau Gwent**

County Borough Council

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

## APPENDIX 3: UPPER EBBW FACH SITES

Site Number: C32

Site Name: 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

☒

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?

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?

Yes

☒

No

☐

#### Environmental Health Conclusions

- The site is suitable for intended purpose

Is the site acceptable?

Yes

☒

No

☐

## APPENDIX 3: UPPER EBBW FACH SITES

### 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

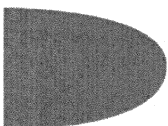
No comments received

### Is the site acceptable for further consideration?

Yes



No



## APPENDIX 3: UPPER EBBW FACH SITES

### Stage 4: Assessment against the LDP Preferred Strategy

	Objective	Score
1	Develop Ebbw Vale as the main service and retail hub for the County Borough	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		29

## APPENDIX 3: UPPER EBBW FACH SITES

### Stage 5: Assessment against the LDP Sustainability Objectives

	Objective	Score
1	To promote economic growth and strengthen and diversify the economy	Green
2	To increase levels of local employment and ensure distribution of opportunities	Green
3	To enable the development of a strong tourism economy in Blaenau Gwent complementary to the regional offer	Not Relevant
4	To enhance the viability and vitality of town centres	Green
5	To meet identified housing need	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 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 mixed use development in this hub area.

## APPENDIX 3: UPPER EBBW FACH SITES

### Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes



No



#### Comments

This site has been included in the Deposit LDP as a mixed-use allocation.

## APPENDIX 3: UPPER EBBW FACH SITES

Date : 28/04/2011

## Blaenau Gwent Local Development Plan

Scale : 1:1250

### Findings of the Candidate Site Assessment Process

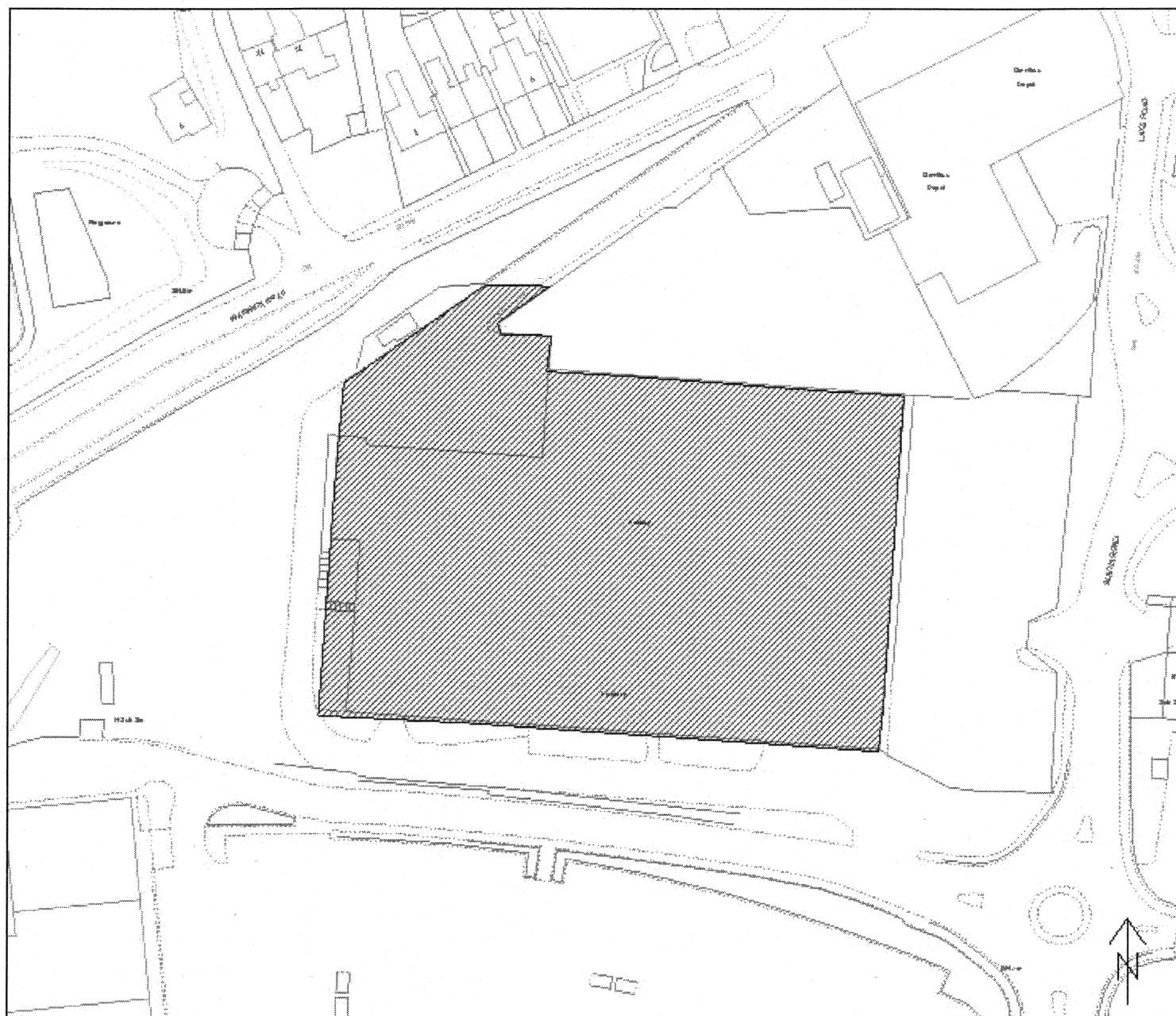
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Blaenau Gwent

County Borough Council

Regeneration Division



**Site Number:** C32

**Site Name:** NMC Factory, Blaina Road

**Site Area:** 0.90 ha

**Current Use:** Industrial

**Proposed Use:** Mixed Use



## APPENDIX 3: UPPER EBBW FACH SITES

Site Number: **C36**

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

☒

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?**

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?**

Yes

☒ In Part

No

☐

#### Countryside and Landscape Conclusions

- The site is suitable for intended purpose

**Is the site acceptable?**

Yes

☒

No

☐

## APPENDIX 3: UPPER EBBW FACH SITES

### 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 ☐

### 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: Finalisation of sites for Deposit LDP

### Is the site included in the Deposit LDP?

Yes ☐ No ☒

### Comments

The site is not included in the Deposit 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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**Blaenau Gwent**  
County Borough Council

Regeneration Division



**Site Number:** C36

**Site Name:** BEWA (UK) Noble Square Industrial Estate

**Site Area:** 0.35 ha

**Current Use:** Industrial

**Proposed Use:** Residential

## APPENDIX 3: UPPER EBBW FACH SITES

Site Number: **C37**

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 ☒ No ☐

#### 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?**

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?**

Yes ☐ No ☒

#### Countryside and Landscape Conclusions

- High visual impact
- Site isolated from any existing settlement

## APPENDIX 3: UPPER EBBW FACH SITES

**Is the site acceptable?**

Yes

☐

No

☒

### 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 acceptable?**

Yes

☒

No

☐

### Additional Comments

**Is the site acceptable for further consideration?**

Yes

☐

No

☒

### Stage 6: Finalisation of sites for Deposit LDP

**Is the site included in the Deposit LDP?**

Yes

☐

No

☒

### Comments

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

- The site is greenfield land of high biodiversity value
- 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 : 1:3000

### Findings of the Candidate Site Assessment Process



**Blaenau Gwent**

County Borough Council

Regeneration Division

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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

## APPENDIX 3: UPPER EBBW FACH SITES

Site Number: C38

Site Name: Brynawelon, Nantyglo

Hub Area: Upper Ebbw Fach

Proposed Use: Residential

### Stage 1: Initial Planning Assessment

Has the site satisfied the Initial Planning Assessment?

Yes



No



#### Initial Planning Assessment Conclusions

- The site is previously developed land
- The site is 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



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?

Yes



No



#### Countryside and Landscape Conclusions

- High visual impact
- Site isolated from any existing settlement

Is the site acceptable?

Yes



No



## APPENDIX 3: UPPER EBBW FACH SITES

### Environmental Health Conclusions

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

### Is the site acceptable?

Yes ☒ No ☐

### Additional Comments

### Is the site acceptable for further consideration?

Yes ☐ No ☒

### Stage 6: Finalisation of sites for Deposit LDP

### Is the site included in the Deposit LDP?

Yes ☐ No ☒

### Comments

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

- The site is of high biodiversity value
- 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
- 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

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**Blaenau Gwent**

Dumfries Borough Council

Regeneration Division



**Site Number:** C38

**Site Name:** Brynawleon, Nantyglo

**Site Area:** 0.86 ha

**Current Use:** Grazing

**Proposed Use:** Residential

## APPENDIX 3: UPPER EBBW FACH SITES

Site Number: C39

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?

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?

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



No



#### Countryside and Landscape Conclusions

The site is suitable for intended purpose

Is the site acceptable?

Yes



No



#### 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

## APPENDIX 3: UPPER EBBW FACH SITES

### Is the site acceptable?

Yes



No



### Additional Comments

The site is located next to a Listed Building – Former Boiler House

### 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

- Site of Semtex Factory
- Area reclaimed – no archaeological restraint

#### The Coal Authority Comments

- Possible / known shallow mine workings: No
- 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

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



## APPENDIX 3: UPPER EBBW FACH SITES

### 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 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	Yellow
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		19

## APPENDIX 3: UPPER EBBW FACH SITES

### Stage 5: Assessment against the LDP Sustainability Objectives

	Objective	Score
1	To promote economic growth and strengthen and diversify the economy	Not Relevant
2	To increase levels of local employment and ensure distribution of opportunities	Not Relevant
3	To enable the development of a strong tourism economy in Blaenau Gwent complementary to the regional offer	Not Relevant
4	To enhance the viability and vitality of town centres	Green
5	To meet identified housing need	Green
6	To improve the quality of Blaenau Gwent's housing stock	Green
7	To secure the delivery and maintenance of quality affordable housing	Green
8	To improve educational attainment and increase skill levels	Not Relevant
9	To improve accessibility to education, leisure, employment, health, homes and community services for all sectors of the community	Green
10	To promote community health, social care and well-being	Not Relevant
11	To reduce crime, social disorder and fear of crime	Green
12	Protect and enhance the Welsh culture	Not Relevant
13	To encourage modal shift from private transport to sustainable transport	Green
14	To protect and enhance biodiversity across Blaenau Gwent	Green
15	To conserve and enhance the heritage assets of Blaenau Gwent and their settings	Yellow
16	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development, where this will not result in damage or loss to biodiversity	Green
17	To conserve soil resources and their quality	Green
18	To reduce emissions of greenhouse gases, in particular carbon dioxide	Green
19	To reduce waste generation and maximise reuse and recycling	Green
20	To maintain air quality	Green
21	To maintain current low levels of vulnerability of all development to flooding	Green
22	To promote the use of sustainably sourced products and resources	Green
23	To increase energy efficiency and generation and use of renewable energy across the County Borough	Green
24	To conserve and enhance surface and ground water quality	Green
25	Protect the quality and character of the landscape and enhance where necessary	Green
Score		53

## APPENDIX 3: UPPER EBBW FACH SITES

### 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 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	Red
3	Support and deliver the regeneration of the former Ebbw Vale steelworks ensuring that the benefits are spread across the County Borough	Not Relevant
4	Increase economic activity through facilitating diversification of the economic base and support for the manufacturing sector by encouraging specialisation	Green
5	Provide a range of employment sites and premises to meet the needs of businesses of all sizes in manufacturing, the technological and service sectors	Not Relevant
6	Stem out migration and attract people to the area to create a more balanced population	Not Relevant
7	Provide a range of types and tenures of new homes to meet local housing needs and attract people to the area	Not Relevant
8	Improve accessibility to services through the promotion of sustainable modes and transport, particularly, public transport, walking and cycling.	Green
9	Improve education levels and skills through supporting infrastructure development of the Learning Campus, new schools and integrated education services, including life-long learning	Not Relevant
10	Create an accessible network of green open spaces and high quality leisure infrastructure to promote participation in sport and active recreation to improve health and well-being	Question Mark
11	Capitalise on the unique landscape and natural heritage, foster sustainable tourism and promote community pride	Yellow
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		9

## APPENDIX 3: UPPER EBBW FACH SITES

### Stage 5: Assessment against the LDP Sustainability Objectives

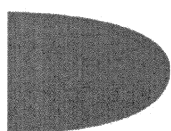
	Objective	Score
1	To promote economic growth and strengthen and diversify the economy	Green
2	To increase levels of local employment and ensure distribution of opportunities	Green
3	To enable the development of a strong tourism economy in Blaenau Gwent complementary to the regional offer	Not Relevant
4	To enhance the viability and vitality of town centres	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

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

Yes



No



## APPENDIX 3: UPPER EBBW FACH SITES

### 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: Finalisation of sites for Deposit LDP

#### Is the site included in the Deposit LDP?

Yes



No

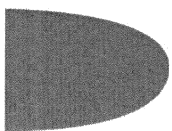


### Comments

The site is considered sustainable, developable and compatible with the LDP Strategy if included in the Deposit Plan as a residential allocation



## APPENDIX 3: UPPER EBBW FACH SITES



Date : 03/05/2011

## Blaenau Gwent Local Development Plan



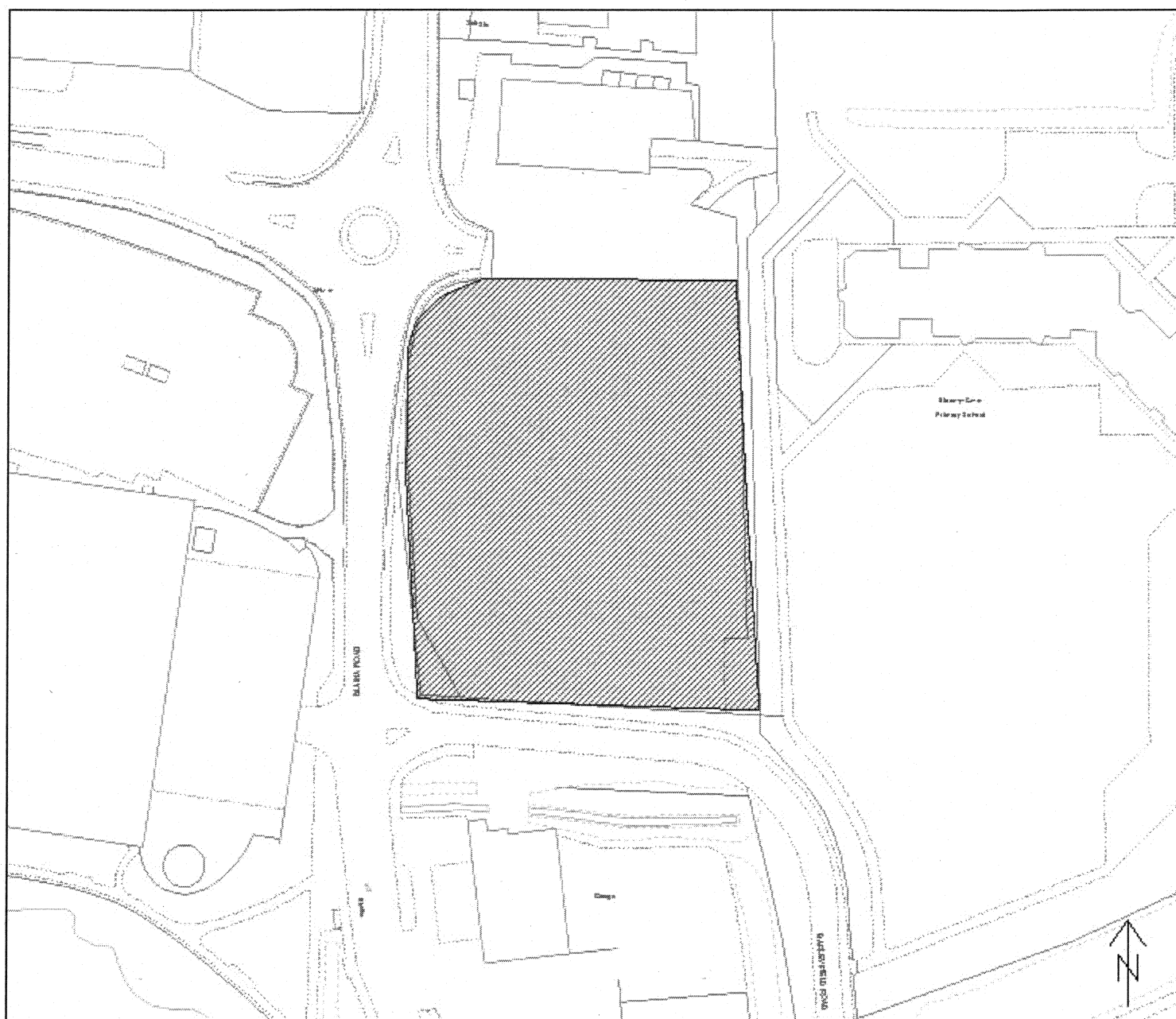
Blaenau Gwent  
County Borough Council

Regeneration Division

Scale : 1:1250

### Findings of the Candidate Site Assessment Process

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**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

## APPENDIX 3: UPPER EBBW FACH SITES

Site Number: **C40**

Site Name: **Extension to the Cwmcrachen Gypsy Site**

Hub Area: **Upper Ebbw Fach**

Proposed Use: **Gypsy and Traveller Accommodation**

### Stage 1: Initial Planning Assessment

**Has the site satisfied the Initial Planning Assessment?**

Yes

☒

No

☐

#### Initial Planning Assessment Conclusions

- The site is previously developed land
- The site is within the existing settlement
- The site is 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

☒

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?**

Yes

☒

No

☐

#### Countryside and Landscape Conclusions

The site is suitable for intended purpose

**Is the site acceptable?**

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

## APPENDIX 3: UPPER EBBW FACH SITES

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

#### **Health and Safety Executive**

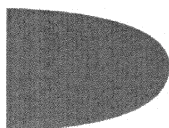
None of the development is within a hazardous installation zone. However it is advisable that you check whether any pipelines cross the development sites.

Is the site acceptable for further consideration?

Yes



No



## APPENDIX 3: UPPER EBBW FACH SITES

### Stage 4: Assessment against the LDP Preferred Strategy

	Objective	Score
1	Develop Ebbw Vale as the main service and retail hub for the County Borough	<b>Not Relevant</b>
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	<b>Not Relevant</b>
3	Support and deliver the regeneration of the former Ebbw Vale steelworks ensuring that the benefits are spread across the County Borough	<b>Not Relevant</b>
4	Increase economic activity through facilitating diversification of the economic base and support for the manufacturing sector by encouraging specialisation	<b>Not Relevant</b>
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	<b>Not Relevant</b>
6	Stem out migration and attract people to the area to create a more balanced population	<b>Green</b>
7	Provide a range of types and tenures of new homes to meet local housing needs and attract people to the area	<b>Green</b>
8	Improve accessibility to services through the promotion of sustainable modes and transport, particularly, public transport, walking and cycling.	<b>Green</b>
9	Improve education levels and skills through supporting infrastructure development of the Learning Campus, new schools and integrated education services, including life-long learning	<b>Green</b>
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	<b>Question Mark</b>
11	Capitalise on the unique landscape and natural heritage, foster sustainable tourism and promote community pride	<b>Not Relevant</b>
12	Protect, enhance and manage the diversity of the biodiversity resource of Blaenau Gwent through the identification of ecological corridors	<b>Green</b>
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.	<b>Green</b>
14	To minimise further climate change contributions and mitigate its predicted effects on the county Borough	<b>Green</b>
<b>Score</b>		<b>20</b>

## APPENDIX 3: UPPER EBBW FACH SITES

### Stage 5: Assessment against the LDP Sustainability Objectives

	Objective	Score
1	To promote economic growth and strengthen and diversify the economy	Not Relevant
2	To increase levels of local employment and ensure distribution of opportunities	Not Relevant
3	To enable the development of a strong tourism economy in Blaenau Gwent complementary to the regional offer	Not Relevant
4	To enhance the viability and vitality of town centres	Green
5	To meet identified housing need	Green
6	To improve the quality of Blaenau Gwent's housing stock	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 compatible with the Preferred Strategy and Sustainability Objectives?**

Yes

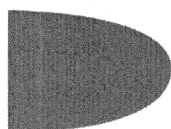


No



#### Comments

The site performed well against the Preferred Strategy and Sustainability Appraisal Objectives for gypsy traveller accommodation



## APPENDIX 3: UPPER EBBW FACH SITES

### Stage 6: Finalisation of sites for Deposit LDP

**Is the site included in the Deposit LDP?**

Yes



No



#### **Comments**

The site is considered sustainable, developable and compatible with the LDP Strategy and is therefore included in the Deposit Plan as an extension to the existing gypsy and traveller accommodation

## APPENDIX 3: UPPER EBBW FACH SITES



Date : 03/05/2011

## Blaenau Gwent Local Development Plan

Scale : 1:1250

### Findings of the Candidate Site Assessment Process



**Blaenau Gwent**

County Borough Council

Regeneration Division

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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

## APPENDIX 3: UPPER EBBW FACH SITES

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?**

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

☒

No

☐

#### Biodiversity Conclusions

The site contains an 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?**

Yes

☒

No

☐

#### Countryside and Landscape Conclusions

The site is suitable for intended purpose

**Is the site acceptable?**

Yes

☒

No

☐

#### Environmental Health Conclusions

There is potential for noise, odour and light nuisance

**Is the site acceptable?**

Yes

☒

No

☐

## APPENDIX 3: UPPER EBBW FACH SITES

### Additional Comments

Is the site acceptable for further consideration?

Yes



No



### Stage 3: Consultation with Appropriate Bodies

#### Countryside Council for Wales Comments

No comments received

#### Environment Agency Wales Comments

No comments received

#### The Coal Authority Comments

- Possible 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

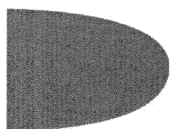
None of the development is within a hazardous installation zone. However it is advisable that you check whether any pipelines cross the development sites.

Is the site acceptable for further consideration?

Yes



No



## APPENDIX 3: UPPER EBBW FACH SITES

### Stage 4: Assessment against the LDP Preferred Strategy

	Objective	Score
1	Develop Ebbw Vale as the main service and retail hub for the County Borough	<b>Not Relevant</b>
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	<b>Not Relevant</b>
3	Support and deliver the regeneration of the former Ebbw Vale steelworks ensuring that the benefits are spread across the County Borough	<b>Not Relevant</b>
4	Increase economic activity through facilitating diversification of the economic base and support for the manufacturing sector by encouraging specialisation	<b>Green</b>
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	<b>Green</b>
6	Stem out migration and attract people to the area to create a more balanced population	<b>Not Relevant</b>
7	Provide a range of types and tenures of new homes to meet local housing needs and attract people to the area	<b>Not Relevant</b>
8	Improve accessibility to services through the promotion of sustainable modes and transport, particularly, public transport, walking and cycling.	<b>Green</b>
9	Improve education levels and skills through supporting infrastructure development of the Learning Campus, new schools and integrated education services, including life-long learning	<b>Not Relevant</b>
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	<b>Question Mark</b>
11	Capitalise on the unique landscape and natural heritage, foster sustainable tourism and promote community pride	<b>Green</b>
12	Protect, enhance and manage the diversity of the biodiversity resource of Blaenau Gwent through the identification of ecological corridors	<b>Green</b>
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.	<b>Green</b>
14	To minimise further climate change contributions and mitigate its predicted effects on the county Borough	<b>Yellow</b>
<b>Score</b>		<b>16</b>

## APPENDIX 3: UPPER EBBW FACH SITES

### Stage 5: Assessment against the LDP Sustainability Objectives

	Objective	Score
1	To promote economic growth and strengthen and diversify the economy	Green
2	To increase levels of local employment and ensure distribution of opportunities	Green
3	To enable the development of a strong tourism economy in Blaenau Gwent complementary to the regional offer	Not Relevant
4	To enhance the viability and vitality of town centres	Not Relevant
5	To meet identified housing need	Not Relevant
6	To improve the quality of Blaenau Gwent's housing stock	Not Relevant
7	To secure the delivery and maintenance of quality affordable housing	Not Relevant
8	To improve educational attainment and increase skill levels	Green
9	To improve accessibility to education, leisure, employment, health, homes and community services for all sectors of the community	Green
10	To promote community health, social care and well-being	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
Score		41

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

Yes



No



#### Comments

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



## APPENDIX 3: UPPER EBBW FACH SITES

### Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes

☐

No


☒

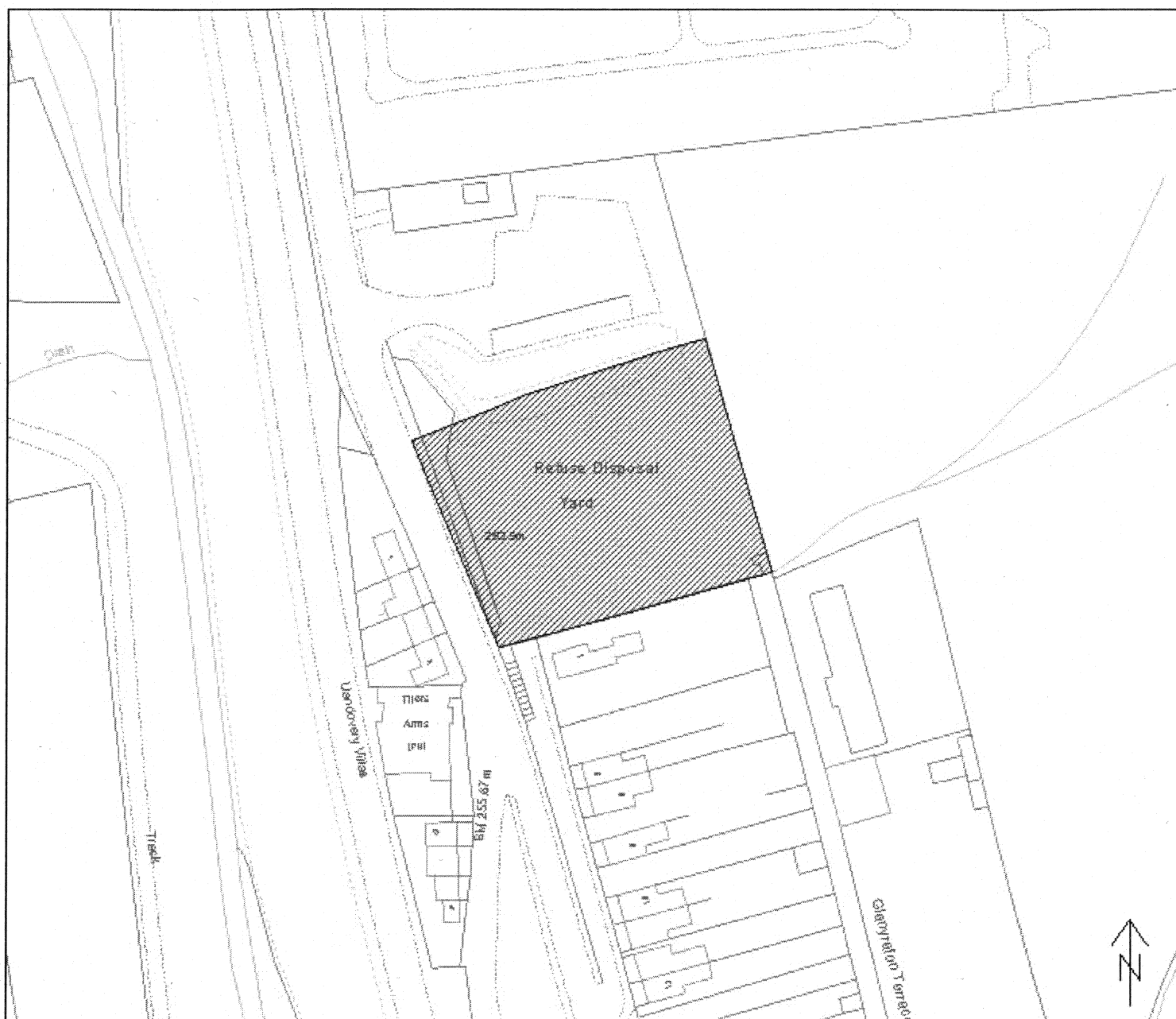
#### Comments

Although the site performed reasonably well against the Preferred Strategy and Sustainability Appraisal Objectives for a waste management facility the Waste Department confirm that the site is no longer required for this use

## APPENDIX 3: UPPER EBBW FACH SITES



Date : 28/04/2011	Blaenau Gwent Local Development Plan	 Dyngor Bwrdeistref Sirol <b>Blaenau Gwent</b> County Borough Council  Regeneration Division
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



## APPENDIX 3: UPPER EBBW FACH SITES

Site Number: **C49**  
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 ☒ 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?**

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?**

Yes ☒ No ☐

#### Countryside and Landscape Conclusions

The site is suitable for intended purpose

**Is the site acceptable?**

Yes ☒ No ☐

#### Environmental Health Conclusions

- There is potential for light and noise pollution

## APPENDIX 3: UPPER EBBW FACH SITES

Is the site acceptable for further consideration?

Yes



No



**Additional Comments**

Is the site acceptable for further consideration?

Yes



No



**Stage 3: Consultation with Appropriate Bodies**

**Countryside Council for Wales Comments**

No comments received

**Environment Agency Wales Comments**

No comments received

**Glamorgan-Gwent Archaeological Trust Ltd Comments**

- Restraint- Post-medieval defensive structures and farm
- Archaeological restraints do not prevent allocation of land in LDP: Archaeological requirements will depend on detailed proposals.

**The Coal Authority Comments**

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

**CADW**

No comments received

**Welsh Water Comments**

No comments received

**Health and Safety Executive**

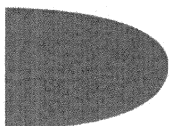
This site is not within a hazardous installation zone. However it is advisable that you check whether any pipelines cross the development sites.

Is the site acceptable for further consideration?

Yes



No



## APPENDIX 3: UPPER EBBW FACH SITES

### Stage 4: Assessment against the LDP Preferred Strategy

	Objective	Score
1	Develop Ebbw Vale as the main service and retail hub for the County Borough	Not Relevant
2	Create a network of vibrant district/local centres (secondary hubs) well linked to the main hub of Ebbw Vale that provide a range of local services and facilities for the local communities	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

## APPENDIX 3: UPPER EBBW FACH SITES

### Stage 5: Assessment against the LDP Sustainability Objectives

	Objective	Score
1	To promote economic growth and strengthen and diversify the economy	Green
2	To increase levels of local employment and ensure distribution of opportunities	Green
3	To enable the development of a strong tourism economy in Blaenau Gwent complementary to the regional offer	Green
4	To enhance the viability and vitality of town centres	Green
5	To meet identified housing need	Not Relevant
6	To improve the quality of Blaenau Gwent's housing stock	Not Relevant
7	To secure the delivery and maintenance of quality affordable housing	Not Relevant
8	To improve educational attainment and increase skill levels	Green
9	To improve accessibility to education, leisure, employment, health, homes and community services for all sectors of the community	Green
10	To promote community health, social care and well-being	Green
11	To reduce crime, social disorder and fear of crime	Green
12	Protect and enhance the Welsh culture	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



## APPENDIX 3: UPPER EBBW FACH SITES

### Stage 6: Finalisation of sites for Deposit LDP

**Is the site included in the Deposit LDP?**

Yes



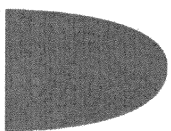
No



**Comments**

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

## APPENDIX 3: UPPER EBBW FACH SITES



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**  
County Borough Council

Regeneration Division



**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

## APPENDIX 3: UPPER EBBW FACH SITES

Site Number: C50

Site Name: Brynmawr Roundabout

Hub Area: Upper Ebbw Fach

Proposed Use: Leisure and Tourism

### Stage 1: Initial Planning Assessment

Has the site satisfied the Initial Planning Assessment?

Yes

☒

No

☐

#### Initial Planning Assessment Conclusions

- The site is previously developed land
- The site is 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?

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?

Yes

☒

No

☐



## APPENDIX 3: UPPER EBBW FACH SITES

### 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

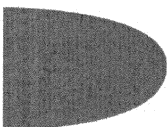
- Possible/ Known Shallow Mine Workings: Yes
- Underground Workings: Yes
- Recorded Mine entries: No
- Coal Mining Geology: No
- Past Surface Mining: No
- Known Mine Gas Issues: No
- Previous Coal Mining Related Hazards: No.

#### CADW

No comments received

#### Welsh Water Comments

No comments received



## APPENDIX 3: UPPER EBBW FACH SITES

### 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 further consideration?

Yes



No



### Stage 4: Assessment against the LDP Preferred Strategy

	Objective	Score
1	Develop Ebbw Vale as the main service and retail hub for the County Borough	Not Relevant
2	Create a network of vibrant district/local centres (secondary hubs) well linked to the main hub of Ebbw Vale that provide a range of local services and facilities for the local communities	Green
3	Support and deliver the regeneration of the former Ebbw Vale steelworks ensuring that the benefits are spread across the County Borough	Not Relevant
4	Increase economic activity through facilitating diversification of the economic base and support for the manufacturing sector by encouraging specialisation	Green
5	Provide a range of employment sites and premises to meet the needs of businesses of all sizes in manufacturing, the technological and service sectors	Not Relevant
6	Stem out migration and attract people to the area to create a more balanced population	Not Relevant
7	Provide a range of types and tenures of new homes to meet local housing needs and attract people to the area	Not Relevant
8	Improve accessibility to services through the promotion of sustainable modes and transport, particularly, public transport, walking and cycling.	Yellow
9	Improve education levels and skills through supporting infrastructure development of the Learning Campus, new schools and integrated education services, including life-long learning	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		11

## APPENDIX 3: UPPER EBBW FACH SITES

### Stage 5: Assessment against the LDP Sustainability Objectives

	Objective	Score
1	To promote economic growth and strengthen and diversify the economy	Green
2	To increase levels of local employment and ensure distribution of opportunities	Green
3	To enable the development of a strong tourism economy in Blaenau Gwent complementary to the regional offer	Green
4	To enhance the viability and vitality of town centres	Green
5	To meet identified housing need	Not Relevant
6	To improve the quality of Blaenau Gwent's housing stock	Not Relevant
7	To secure the delivery and maintenance of quality affordable housing	Not Relevant
8	To improve educational attainment and increase skill levels	Green
9	To improve accessibility to education, leisure, employment, health, homes and community services for all sectors of the community	Green
10	To promote community health, social care and well-being	Green
11	To reduce crime, social disorder and fear of crime	Green
12	Protect and enhance the Welsh culture	Not Relevant
13	To encourage modal shift from private transport to sustainable transport	Yellow
14	To protect and enhance biodiversity across Blaenau Gwent	Red
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		22

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

Yes

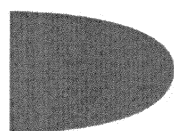


No



#### 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



## APPENDIX 3: UPPER EBBW FACH SITES

### Stage 6: Finalisation of sites for Deposit LDP

**Is the site included in the Deposit LDP?**

Yes

☐

No

☒

**Comments**

Although the site performed reasonably well against the Preferred Strategy and Sustainability Appraisal Objectives for a tourism use the Regeneration Department confirm that the site is no longer required for this use

Date : 28/04/2011

Blaenau Gwent Local Development Plan

Scale : 1:4000

Findings of the Candidate Site Assessment Process



Blaenau Gwent

County Borough Council

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Regeneration Division



**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

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