

Blaenau Gwent County Borough Council
Cyngor Bwrdeisdref Sirol Blaenau Gwent



Findings of the Candidate Site Assessment Process

Appendix 1: Tredegar Sites

APPENDIX 1: TREDEGAR SITES

Site Number: **A4**

Site Name: **Former Gas Holder Station, Vale Terrace**

Hub Area: **Tredeggar**

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

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 close proximity to an area of international/national importance for biodiversity
- The site lies within flood zone B of the TAN 15 Flood Risk Maps

Justification if the site has not satisfied the Initial Planning Assessment

Stage 2: Expert Assessments

Highways Conclusions

- Good highway infrastructure
- Access can be achieved off Poplar Road or Rawlinson Terrace
- Footway upgrading works would be required (tactile crossing)

Is the site acceptable?

Yes

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No

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Biodiversity Conclusions

- Remnant of ancient woodland i.e. bluebell adjacent to Rawlinson Terrace and Poplar Rd which needs to be retained and have appropriate buffering
- Wet flushes, close to woodland – potential for amphibians – need to be retained
- Post Industrial Habitat on flat areas – declining habitat, locally and nationally
- Hedgerow along Vale Terrace which needs to be retained as wildlife corridor and have appropriate buffering

Is the site acceptable?

Yes

☒ In Part

No

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Countryside and Landscape Conclusions

- Protection and appropriate buffering to woodland, scrub, hedgerows and mature trees is required

Is the site acceptable?

Yes

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No

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APPENDIX 1: TREDEGAR SITES

Environmental Health Conclusions

The site is currently unsuitable for housing without site investigation and remediation

Is the site acceptable?

Yes

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No

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Additional Comments

- Questions over whether the site is developable due to the cost of the remediation works - may need public intervention
- In 2009, a planning application was made for the construction of 27 residential units, but was later withdrawn in 2010

Is the site acceptable for further consideration?

Yes

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In Part

No

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Stage 3: Consultation with Appropriate Bodies

Countryside Council for Wales Comments

No comments received

Environment Agency Wales Comments

- Site lies on coal measures and is classed as minor aquifer. Site previously used as a gas holder station, so there is potential for contamination
- Recommended that at a minimum a preliminary risk assessment be undertaken to establish the risk to controlled waters at the site
- Site lies within zone B of WAG's Development Advice Maps – no knowledge of flooding at the site – no adverse comments in terms of flood risk

Glamorgan-Gwent Archaeological Trust Ltd Comments

- Archaeological restraint – site of Gas Works
- May require archaeological works in remediation

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

No comments received

APPENDIX 1: TREDEGAR SITES

CADW

No Comments received

Is the site acceptable for further consideration?

Yes



No



Proposed Use: (1) Residential

Stage 4: Assessment against the LDP Preferred Strategy

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

APPENDIX 1: TREDEGAR SITES

Stage 5: Assessment against the LDP Sustainability Objectives

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

APPENDIX 1: TREDEGAR SITES

Proposed Use: (2) Mixed Use

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	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	Green
7	Provide a range of types and tenures of new homes to meet local housing needs and attract people to the area	Green
8	Improve accessibility to services through the promotion of sustainable modes and transport, particularly, public transport, walking and cycling.	Green
9	Improve education levels and skills through supporting infrastructure development of the Learning Campus, new schools and integrated education services, including life-long learning	Green
10	Create an accessible network of green open spaces and high quality leisure infrastructure to promote participation in sport and active recreation to improve health and well-being	Question Mark
11	Capitalise on the unique landscape and natural heritage, foster sustainable tourism and promote community pride	Not Relevant
12	Protect, enhance and manage the diversity of the biodiversity resource of Blaenau Gwent through the identification of ecological corridors	Yellow
13	Raise the standard of design to improve the quality of the physical and natural environment; and protect and enhance Blaenau Gwent's historic and cultural environment.	Green
14	To minimise further climate change contributions and mitigate its predicted effects on the county Borough	Green
Score		16

APPENDIX 1: TREDEGAR 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	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	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	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		39

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

Yes



No



Comments

The site performed well against the Sustainability Appraisal Objectives and Preferred Strategy for both residential and mixed use purposes when compared to other sites proposed for these uses.

APPENDIX 1: TREDEGAR 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

Although the site performed well against the Sustainability Appraisal Objectives and Preferred Strategy for both proposed uses, questions remain over whether the site is developable due to the cost of the remediation works. The site has also not come forward in a good economic climate (within the Unitary Development Plan period). It is therefore considered that the site is not deliverable and viable and should not be taken forward in the LDP.

However, the site is located within the settlement boundary, if the contamination issue can be resolved the site could come forward as a windfall site.

APPENDIX 1: TREDEGAR SITES

Date : 28/04/2011

Blaenau Gwent Local Development Plan

Scale : 1:1250

Findings of the Candidate Site Assessment Process



County Borough Council
Blaenau Gwent
County Borough Council

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Regeneration Division



Site Number: A4

Site Name: Former Gas Holder Station, Vale Terrace

Site Area: 0.56 ha

Current Use: Vacant plus Gas Governor

Proposed Use: (1) Residential (2) Mixed Use

APPENDIX 1: TREDEGAR SITES

Site Number: **A5**

Site Name: **Northern boundary to Bryn Pica Housing Estate**

Hub Area: **Tredegar**

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
- Part of the site is adjacent to the existing settlement, the other part of the site is considered out of settlement
- The site is accessible by modes other than the car
- Part of 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 is a sub-standard, unmade track that does not facilitate two-way traffic flow
- Access to the site can only be achieved via the existing car parking facility at Aneurin Bevan Stones Memorial, which is in different land ownership and could potentially be an issue

Is the site acceptable?

Yes

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No

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Biodiversity Conclusions

- High ecological value. Adjacent to Bryn Serth and Waun y Pound SINC. Provides important natural buffering to these areas
- Presence of running natural water ditch/wildlife corridor through site
- Protected species on site – badger and grayling butterfly recorded within 250m

Is the site acceptable?

Yes

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No

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Countryside and Landscape Conclusions

- Proximity to open moorland and the Aneurin Bevan Stones. Commencement point for the Sirhowy Valley work
- Visual quality of the local environment has already been compromised by recent planning decisions

Is the site acceptable?

Yes

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No

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APPENDIX 1: TREDEGAR SITES

Environmental Health Conclusions

- Site is suitable for intended purposes

Is the site acceptable?

Yes

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No

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Additional Comments

- Part of the site could be looked at when undertaking the Settlement Boundary Review process
- Application for residential development refused in 2004
- The land is in multiple ownership

Is the site acceptable for further consideration?

Yes

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In Part

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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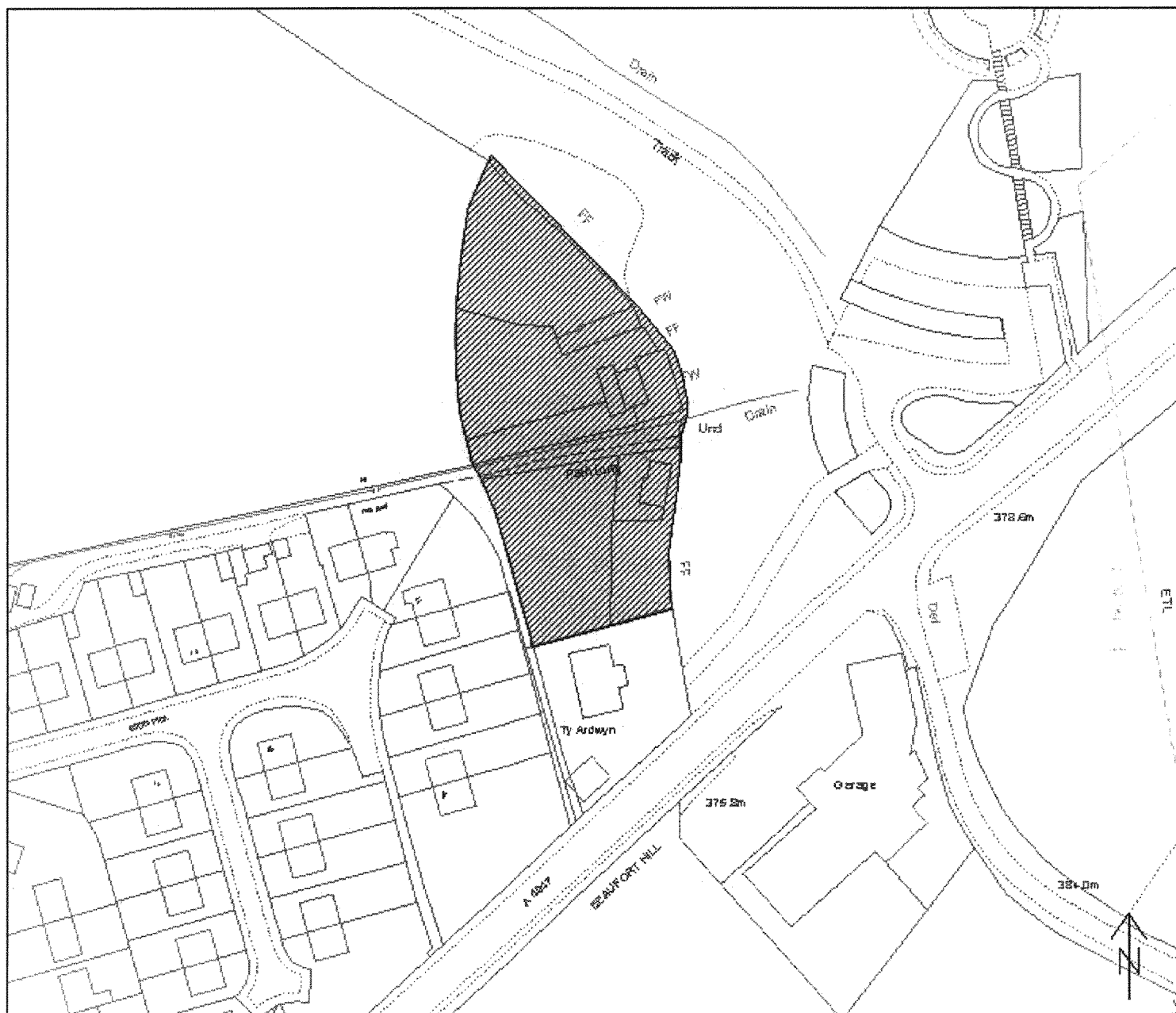
No

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Comments

The site is not included in the Deposit Plan 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	 Cyngor Bwrdeistref Sirol Blaenau Gwent County Borough Council Regeneration Division
Scale : 1:1250	Findings of the Candidate Site Assessment Process	
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Site Number: A5

Site Name: Northern Boundary to Bryn Pica Housing Estate

Site Area: 0.33 ha

Current Use: Pony Paddocks

Proposed Use: Residential

APPENDIX 1: TREDEGAR SITES

Site Number: **A6**
Site Name: **Land opposite Hunts Lodge**
Hub Area: **Tredeggar**
Proposed Use: **Residential**

Stage 1: Initial Planning Assessment

Has the site satisfied the Initial Planning Assessment?

Yes

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No

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Initial Planning Assessment Conclusions

- The site is greenfield land
- The site is outside of 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

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Stage 2: Expert Assessments

Highways Conclusions

- The A4048 can accommodate the proposal subject to road safety measures being implemented. These measures are to include a reduction in the speed limit at this location
- Associated traffic calming measures and new footway links must be incorporated into any scheme

Is the site acceptable?

Yes

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No

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Biodiversity Conclusions

- Presence of 2 Local Biodiversity Action Plan plant species within 250m – Midland Hawthorn and marshy St. John's Wort, and Swallow
- Site lies adjacent to Sirhowy Valley corridor – major ecological corridor and recreational route
- Presence of mature trees
- Greenfield site of open rural character
- Forms a valuable part of a wider ecological network of fields, woodland, scrub and the river corridor and its surrounding environment

Is the site acceptable?

Yes

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No

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Countryside and Landscape Conclusions

- Prominent position in a valley landscape that has avoided linear development along its length thus giving Tredeggar a unique position as the 'head of the valley' town

Is the site acceptable?

APPENDIX 1: TREDEGAR SITES

Yes

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No

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Environmental Health Conclusions

- The site is suitable for intended purpose

Is the site acceptable?

Yes

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No

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Additional Comments

- No historic designations, however there are historic landscape issues along this corridor
- Planning application for a dwelling refused at this site in 2004

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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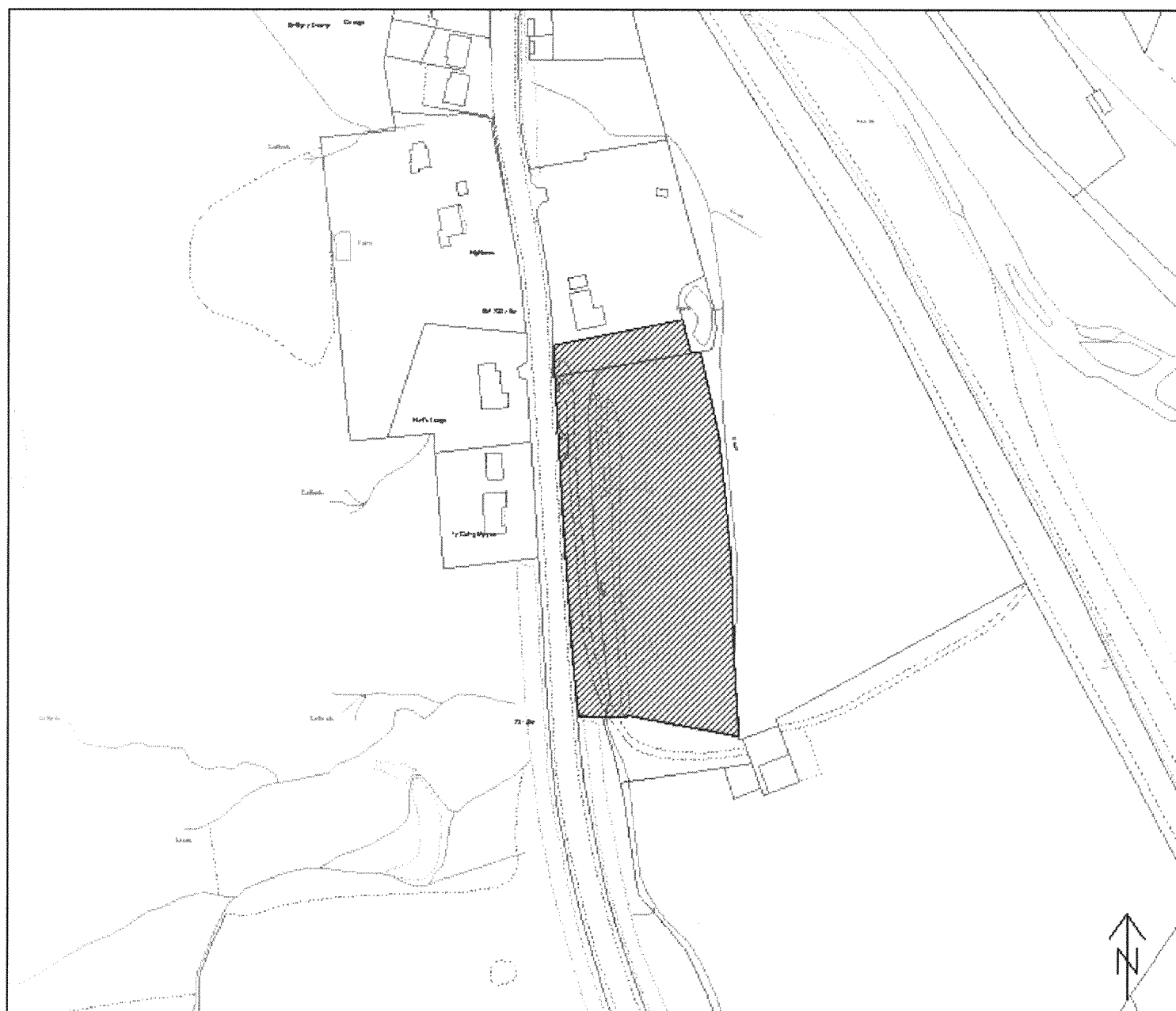
No

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Comments

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

- The site is of high ecological value and is a greenfield site of open rural character
- The site forms a valuable part of a wider ecological network
- The site is outside the urban settlement
- The site is located in a visually prominent position in a valley landscape



Site Number: A6

Site Name: Land Opposite Hunts Lodge, Tredegar

Site Area: 1.0 ha

Current Use: Part Barn & Fenced Area

Proposed Use: Residential

APPENDIX 1: TREDEGAR SITES

Site Number: **A7**
Site Name: **Rear of Factories and Pochin House**
Hub Area: **Tredegar**
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 outside of the main settlement of Tredegar, although located on the edge of the small hamlet of Pochin
- 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

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Stage 2: Expert Assessments

Highways Conclusions

The existing surrounding highway network serving, as the only means of access to the proposed site is sub standard in design for both vehicles and pedestrians alike. The roadways vary in width and hence cannot safely facilitate two-way traffic flows, have poor forward visibility splays at carriageway bends and the area has limited footway provisions for pedestrian movements.

Is the site acceptable?

Yes ☐ No ☒

Biodiversity Conclusions

- Immediately adjacent to Chapel House SINC – site forms natural open space and buffering to SINC
- Row of mature trees present which need to be protected

Is the site acceptable?

Yes ☐ No ☒

Countryside and Landscape Conclusions

Pochin is a small settlement in a rural valley that is unusual in the South Wales valleys for its lack of linear development. The existing settlement and any possible additions would be visually prominent in the landscape.

Is the site acceptable?

Yes ☐ No ☒

APPENDIX 1: TREDEGAR SITES

Environmental Health Conclusions

Maybe necessary for a noise assessment – depends on commercial operations opposite the site

Is the site acceptable?

Yes

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No

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Additional Comments

Planning permission for 2 dwellings on this site refused in 2005

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 LDP for the following reasons:

- The only means of access to the site is sub-standard for both vehicles and pedestrians alike
 - The site is visually prominent in the valley landscape
- The site is located immediately adjacent to Chapel House SINC – forms natural open space and buffering to SINC

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: A7

Site Name: Rear of Factories and Pochin House

Site Area: 0.46 ha

Current Use: Vacant Land (Former Tip)

Proposed Use: Residential

APPENDIX 1: TREDEGAR SITES

Site Number: **A8**
Site Name: **Trefil Quarry Extension**
Hub Area: **Tredegar**
Proposed Use: **Mineral Extraction**

Stage 1: Initial Planning Assessment

Has the site satisfied the Initial Planning Assessment?

Yes ☒ No ☐

Initial Planning Assessment Conclusions

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

Justification if the site has not satisfied the Initial Planning Assessment

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Stage 2: Expert Assessments

Highways Conclusions

- Access to the development site is to be gained via the access serving the existing quarry

Is the site acceptable?

Yes ☒ No ☐

Biodiversity Conclusions

- Part of wider countryside of upland moorland
- Presence of protected species – bats, peregrine, red grouse all on site and fieldfare and kestrel within 250m
- Potential presence of LBAP priority species such as ring ouzel, fritillary butterflies
- Presence of UK and LBAP habitats – rush pasture, dwarf scrub heath

Is the site acceptable?

Yes ☐ No ☒

Countryside and Landscape Conclusions

- The site borders the Brecon Beacons National Park and is rated highly as a landscape within Landmap, hence the designation of a Special Landscape Area

Is the site acceptable?

Yes ☐ No ☒

Environmental Health Conclusions

The extension of the existing quarry site may result in an increase of noise levels, therefore both a BS4142 and a TAN 11 assessment are required

APPENDIX 1: TREDEGAR 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

- The site runs into Mynydd Llangynidr a (GCR) site adjacent to Mynydd Llangatwg, 1 of 4 of the Usk Bat Sites SAC
- The extension could affect hibernation sites for Lesser Horseshoe Bats thus having a detrimental impact on their Favourable Conservation Status

Environment Agency Wales Comments

- The site is located on a Shon Sheffrey Protection Zone (SPZ) and major and minor aquifers. The site is sensitive due to its location on a SPZ and major aquifer. A discharge consent is in place, any development may have an impact on the suitability of this consent
- To support any planning application a water feature survey and a hydrogeological risk assessment would be required.

Glamorgan-Gwent Archaeological Trust Ltd Comments

- Archaeological Restraint
- Trefil Quarry to the west of the area is a scheduled ancient monument. Little field survey of the area has been undertaken.
- Archaeological restraints do not prevent allocation of land in LDP: However, Archaeological desk-based assessment including field survey plus possible evaluation of specific sites will be required prior to determination of planning application.

The Coal Authority Comments

- Possible/ Known Shallow Mine Workings: No
- Underground Workings: No
- 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

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

CADW

No Comments received

APPENDIX 1: TREDEGAR 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	Green
5	Provide a range of employment sites and premises to meet the needs of businesses of all sizes in manufacturing, the technological and service sectors	Not Relevant
6	Stem out migration and attract people to the area to create a more balanced population	Not Relevant
7	Provide a range of types and tenures of new homes to meet local housing needs and attract people to the area	Not Relevant
8	Improve accessibility to services through the promotion of sustainable modes and transport, particularly, public transport, walking and cycling.	Red
9	Improve education levels and skills through supporting infrastructure development of the Learning Campus, new schools and integrated education services, including life-long learning	Not Relevant
10	Create an accessible network of green open spaces and high quality leisure infrastructure to promote participation in sport and active recreation to improve health and well-being	Question Mark
11	Capitalise on the unique landscape and natural heritage, foster sustainable tourism and promote community pride	Yellow
12	Protect, enhance and manage the diversity of the biodiversity resource of Blaenau Gwent through the identification of ecological corridors	Red
13	Raise the standard of design to improve the quality of the physical and natural environment; and protect and enhance Blaenau Gwent's historic and cultural environment.	Yellow
14	To minimise further climate change contributions and mitigate its predicted effects on the county Borough	Yellow
Score		-7

APPENDIX 1: TREDEGAR 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	Red
4	To enhance the viability and vitality of town centres	Not Relevant
5	To meet identified housing need	Not Relevant
6	To improve the quality of Blaenau Gwent's housing stock	Not Relevant
7	To secure the delivery and maintenance of quality affordable housing	Not Relevant
8	To improve educational attainment and increase skill levels	Green
9	To improve accessibility to education, leisure, employment, health, homes and community services for all sectors of the community	Yellow
10	To promote community health, social care and well-being	Yellow
11	To reduce crime, social disorder and fear of crime	Green
12	Protect and enhance the Welsh culture	Not Relevant
13	To encourage modal shift from private transport to sustainable transport	Red
14	To protect and enhance biodiversity across Blaenau Gwent	Red
15	To conserve and enhance the heritage assets of Blaenau Gwent and their settings	Yellow
16	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development, where this will not result in damage or loss to biodiversity	Red
17	To conserve soil resources and their quality	Red
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	Red
23	To increase energy efficiency and generation and use of renewable energy across the County Borough	Not Relevant
24	To conserve and enhance surface and ground water quality	Yellow
25	Protect the quality and character of the landscape and enhance where necessary	Red
Score		-13

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

Yes



No



Comments

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

APPENDIX 1: TREDEGAR SITES

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes




No

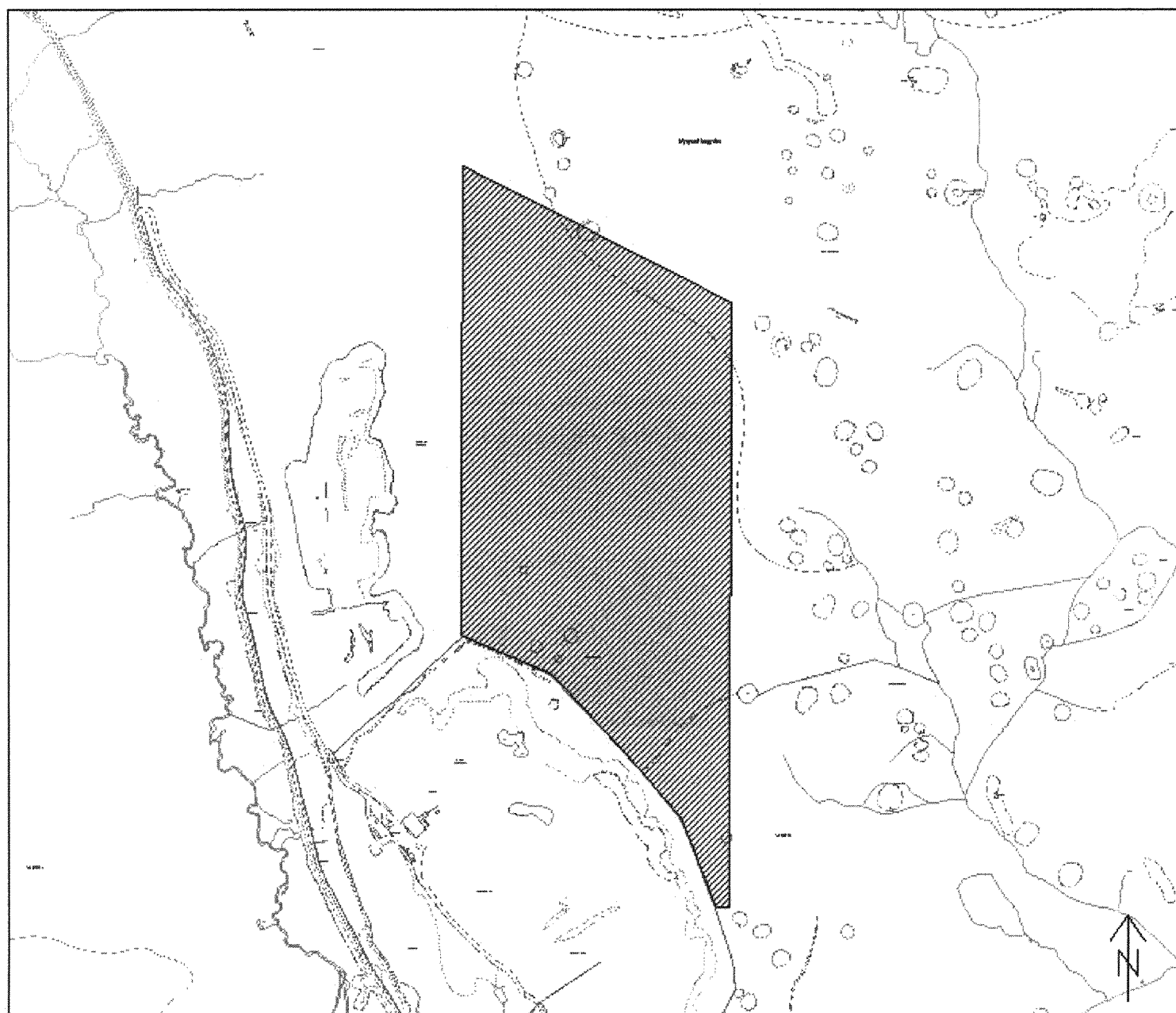


Comments

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

APPENDIX 1: TREDEGAR SITES

Date : 03/05/2011	Blaenau Gwent Local Development Plan	 Blaenau Gwent County Borough Council Regeneration Division
Scale : 1:10000	Findings of the Candidate Site Assessment Process	
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Site Number: A8

Site Name: Trefil Quarry Extension

Site Area: 37.8 ha

Current Use: Part Buffer Zone / Part Countryside

Proposed Use: Mineral Extraction

APPENDIX 1: TREDEGAR SITES

Site Number: **A10**

Site Name: **The Rhyd, Peacehaven,**

Hub Area: **Tredegar**

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

Justification if the site has not satisfied the Initial Planning Assessment

Stage 2: Expert Assessments

Highways Conclusions

- Roadway varies in width considerably and does not safely facilitate two-way traffic flow. Poor forward visibility splays of adjoining carriageway bends. No footways within the vicinity to accommodate pedestrian movements
- Existing highway network does not meet present day road design criteria

Is the site acceptable?

Yes

☐

No

☒

Biodiversity Conclusions

- Existing mixed woodland with a number of mature oak trees
- Forms important part of wider ecological network comprising of Coed y Rhyd plantation and links to the woodland at the back of Rhyd Terrace
- Presence of protected species – bats within 250m of site
- Running water culvert and ditch through the middle of the site

Is the site acceptable?

Yes

☐

No

☒

Countryside and Landscape Conclusions

The valley here has a strong wooded feel to the edge of town. Incursions into the woodlands by development will erode this 'natural' boundary.

Is the site acceptable?

Yes

☐

No

☒

APPENDIX 1: TREDEGAR SITES

Environmental Health Conclusions

The site is suitable for intended purpose

Is the site acceptable?

Yes

☒

No

☐

Additional Comments

- The site needs to be assessed for its historical value, as there are historic issues relating to the site
- The site is very steep

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 existing highway network is substandard
- The site is Greenfield land
- The site is of high ecological value as mixed woodland with a number of mature oak trees.
- The site forms an important part of a wider ecological network comprising of Coed y Rhyd plantation
- The valley here has a strong wooded feel to the edge of town. Incursions into the woodlands by development will erode this 'natural' boundary

Date : 28/04/2011

Blaenau Gwent Local Development Plan

Scale : 1:1250

Findings of the Candidate Site Assessment Process

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Regeneration Division



Site Number: A10

Site Name: The Rhyd, Peacehaven

Site Area: 0.37 ha

Current Use: Forestry

Proposed Use: Residential

APPENDIX 1: TREDEGAR SITES

Site Number: **A11**

Site Name: **Tredegar Ambulance Station**

Hub Area: **Tredegar**

Proposed Use: **Residential**

Stage 1: Initial Planning Assessment

Has the site satisfied the Initial Planning Assessment?

Yes

☒

No

☐

Initial Planning Assessment Conclusions

- The site is previously developed land
- The site is located within the existing settlement
- The site is accessible by modes other than the car
- The site is well located in terms of community facilities
- The site is not located in close proximity to an area of international/national importance for biodiversity
- The site is partially located in flood zone B of the TAN 15 Flood Risk Maps

Justification if the site has not satisfied the Initial Planning Assessment

Stage 2: Expert Assessments

Highways Conclusions

The existing vehicular access serving the proposed site is suitable for an access to serve a residential development as the site has:

- Good pedestrian footway links
- Facilitates two-way traffic flow
- Affords good junction visibility splays

Is the site acceptable?

Yes

☒

No

☐

Biodiversity Conclusions

- Part of site is considered suitable for development.
- Site is immediately adjacent to the River Sirhowy, a major strategic wildlife corridor and surrounding woodland and dense scrub.
- Mature trees and dense scrub around the peripheries of the site help bolster the River corridor and woodland planting and should be protected and enhanced

Is the site acceptable?

Yes

☒ In Part

No

☐

Countryside and Landscape Conclusions

No landscape constraints, although any development here would be prominent to visual receptors and would therefore have to be of high quality.

Is the site acceptable?

Yes

☒

No

☐

APPENDIX 1: TREDEGAR SITES

Environmental Health Conclusions

- Due to the site's close proximity to the petrol station, there is potential for odour, light and noise nuisance
- Due to the site's former industrial use, there is potential for contaminated land therefore a site investigation is required

Is the site acceptable?

Yes

☒

No

☐

Additional Comments

There is uncertainty as to whether the Welsh Ambulance Service Trust will be closing this building

Is the site acceptable for further consideration?

Yes

☒

No

☐

Stage 3: Consultation with Appropriate Bodies

Countryside Council for Wales Comments

No comments received

Environment Agency Wales Comments

- Site lies partly within Zone B. However, it does not lie within flood zones 2 or 3. No concerns regarding flood risk
- Site lies on a minor aquifer. The controlled waters are of low sensitivity and no objection from a groundwater perspective.
- Site lies close to River Sirhowy, therefore recommend a 5 metre buffer strip between any development on the site and the Sirhowy River.

Glamorgan-Gwent Archaeological Trust Ltd Comments

- Archaeological Restraint – Railway Station and Goods Yard
- May require archaeological watching brief during development

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

APPENDIX 1: TREDEGAR SITES

Welsh Water Comments

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

CADW

No comments received

Is the site acceptable for further consideration?

Yes



No



Stage 4: Assessment against the LDP Preferred Strategy

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

APPENDIX 1: TREDEGAR 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	Red
25	Protect the quality and character of the landscape and enhance where necessary	Green
Score		47

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

Yes



No



Comments

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

APPENDIX 1: TREDEGAR SITES

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes

☐

No

☒

Comments

Although the site performed well against the Sustainability Appraisal Objectives and Preferred Strategy, there is uncertainty as to whether the Welsh Ambulance Service Trust will be closing this building. The results of a service delivery and estate rationalisation process are unknown and therefore the Trust cannot confirm the future of the Tredegar site. It is therefore considered that the site is not deliverable and viable and should not be taken forward in the LDP.

However, the site is located within the settlement boundary, if the station does close the site could come forward as a windfall site.

APPENDIX 1: TREDEGAR SITES

Date : 28/04/2011

Blaenau Gwent Local Development Plan

Scale : 1:1250

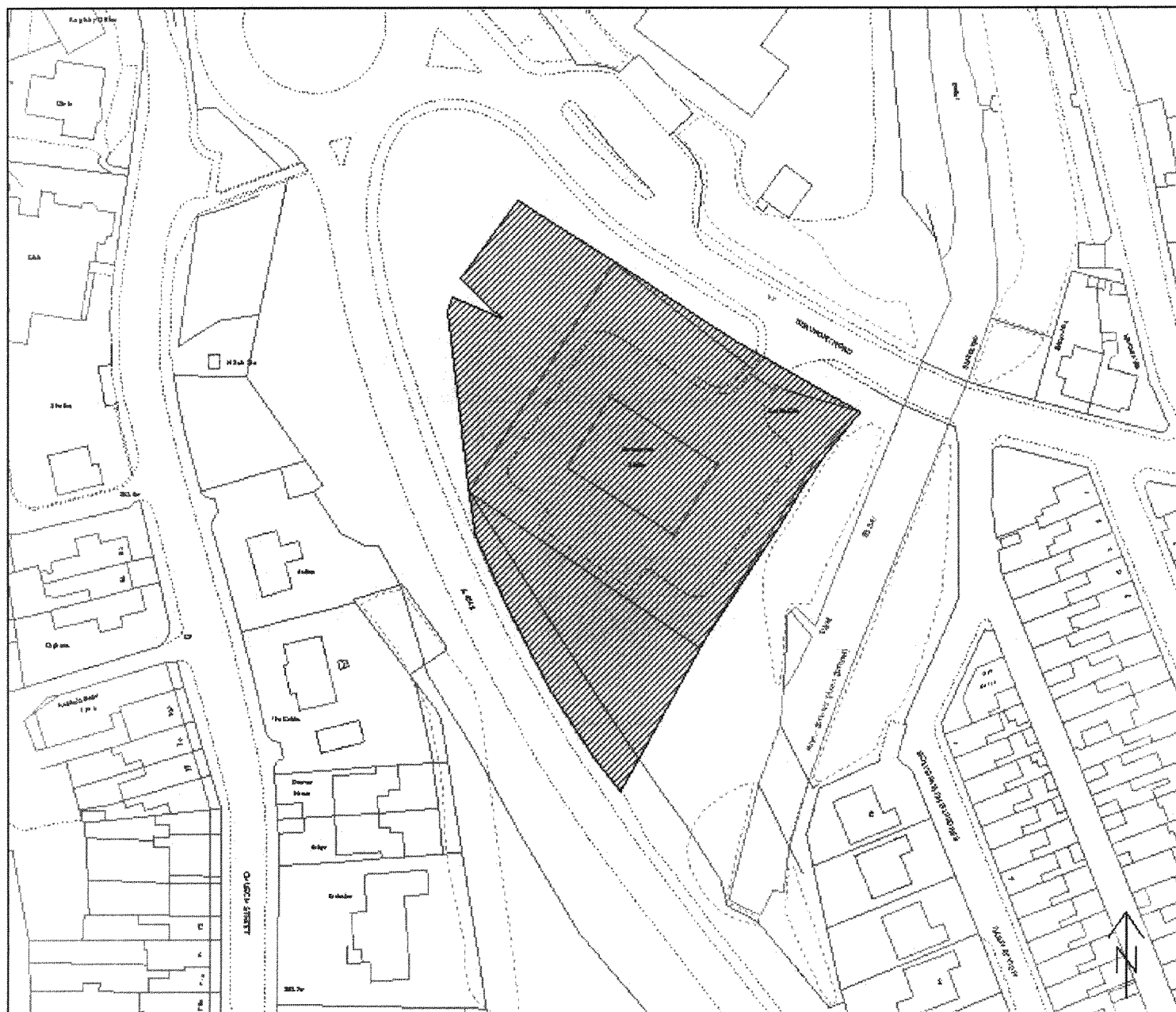
Findings of the Candidate Site Assessment Process

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Blaenau Gwent
Borough Council

Regeneration Division



Site Number: A11

Site Name: Tredegar Ambulance Station

Site Area: 0.55 ha

Current Use: Ambulance Station

Proposed Use: Residential

APPENDIX 1: TREDEGAR SITES

Site Number: **A12**
Site Name: **North side of Merthyr Road**
Hub Area: **Tredegar**
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 PPW (2011) Figure 4.1)
- 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

No existing access points to the plot of land. However, existing highway infrastructure can accommodate proposed development

Is the site acceptable?

Yes

☒

No

☐

Biodiversity Conclusions

- Site forms part of natural open space in close proximity to the entrance of Parc Bryn Bach (LNR and Country Park)
- Presence of protected species – bats within 500m, common frog and grayling within 250m of the site
- Presence of mature unmanaged hedgerow to the south of the site which requires protection and adequate buffering

Is the site acceptable for further consideration?

Yes

☐

No

☒

Countryside and Landscape Conclusions

No landscape constraints, although presence of mature hedgerow to the south of the site which requires protection and adequate buffering

Is the site acceptable?

Yes

☒

No

☐

APPENDIX 1: TREDEGAR SITES

Environmental Health Conclusions

Due to the site's close proximity to the Tafarnaubach Industrial Estate and the Heads of the Valleys Road, there is potential for light and noise nuisance. For the potential noise nuisance a TAN 11 noise assessment is required

Is the site acceptable?

Yes ☒ No ☐

Additional Comments

Outline planning application for residential development withdrawn in February 2011

Is the site acceptable for further consideration?

Yes ☒ No ☐

Stage 3: Consultation with Appropriate Bodies

Countryside Council for Wales Comments

No comments received

Environment Agency Wales Comments

- Site lies on minor aquifer and previous land use is unknown. There is therefore the potential for contamination at the site to pollute controlled waters. It is recommended that at a minimum, preliminary risk assessment be undertaken to establish the risk to controlled waters at the site
- Mature trees on site, it is recommended that the trees should be retained as far as possible

Glamorgan-Gwent Archaeological Trust Ltd Comments

Archaeological Restraint – none known

The Coal Authority Comments

- Possible / known shallow mine workings: Yes
- Underground workings: No
- 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: Require off site mainlaying from a point of adequacy on larger diameter/pressure water mains. The site is crossed by watermain(s). Protective measures of these assets may be required.

CADW

No comments received

APPENDIX 1: TREDEGAR SITES

Is the site acceptable for further consideration?

Yes



No



Stage 4: Assessment against the LDP Preferred Strategy

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

APPENDIX 1: TREDEGAR SITES

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes

☐

No

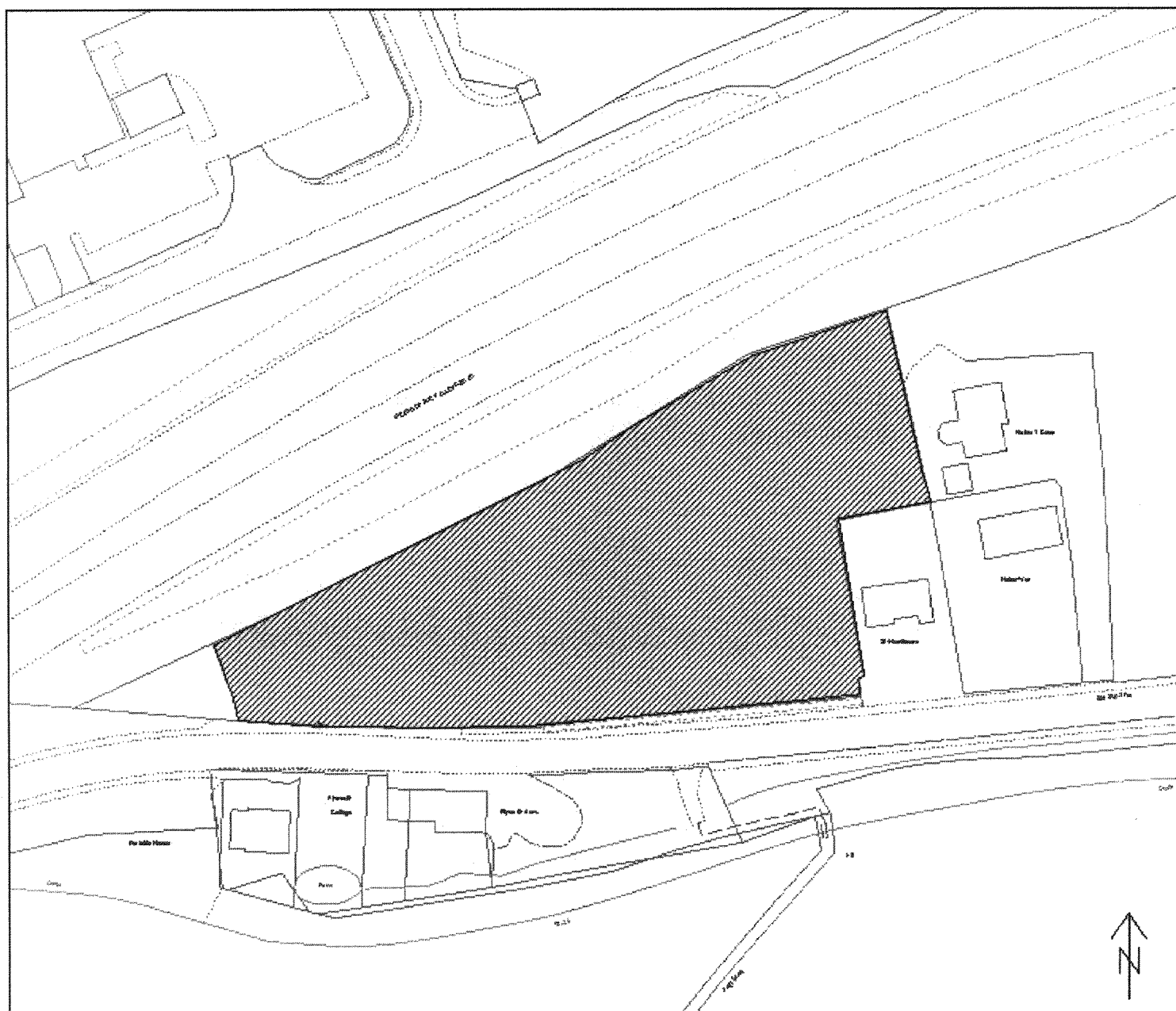
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Comments

The outline planning application made for residential development, although now withdrawn, was for 6 residential dwellings. Therefore the site has not been taken forward into the LDP due to the site accommodating less than 10 dwellings and therefore being classed as a small site.

The site is located in the settlement boundary and therefore can be considered through the planning application process as a small site.

APPENDIX 1: TREDEGAR SITES



Site Number:	A12
Site Name:	North Side of Merthyr Road, Tredegar
Site Area:	0.70 ha
Current Use:	Vacant
Proposed Use:	Residential

APPENDIX 1: TREDEGAR SITES

Site Number: **A13**

Site Name: **Land to the North of Bryn Rhosyn**

Hub Area: **Tredegar**

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 PPW (2011) Figure 4.1)
- 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 existing access road serving Willow Court is narrow in width and does not facilitate two way traffic flow to serve the proposed site. There are no footway links at present serving Willow Court linking the site to the surrounding footway network. However, there are adequate facilities to upgrade the carriageway and footway provisions in order to satisfy highway design/safety requirements.

Is the site acceptable?

Yes ☒ No ☐

Biodiversity Conclusions

- The site is immediately adjacent to Bryn Bach School SINC
- The site provides a green wedge between the SINC and planting along A465 Road
- Presence of protected species – bat and bluebell both within 250m of the site

Is the site acceptable?

Yes ☐ No ☒

Countryside and Landscape Conclusions

Site immediately adjacent to young woodland and the A465 corridor

Is the site acceptable?

Yes ☒ No ☐

APPENDIX 1: TREDEGAR SITES

Environmental Health Conclusions

- Due to the site's close proximity to the Heads of the Valleys Road a TAN 11 noise assessment is required.
- Due to the site's former industrial use, a ground investigation and risk assessment is required for contaminated land

Is the site acceptable?

Yes



No



Additional Comments

- Issues of ground instability which have prevented the site from being developed in the past
- Uncertainty if the site can accommodate 10 or more dwellings

Is the site acceptable for further consideration?

Yes



No



Stage 3: Consultation with Appropriate Bodies

Countryside Council for Wales Comments

No comments received

Environment Agency Wales Comments

Site lies on minor aquifer and previous land use is unknown. There is therefore the potential for contamination at the site to pollute controlled waters. It is recommended that at a minimum, a preliminary risk assessment be undertaken to establish the risk to controlled waters at the site.

CADW

No comments received

Glamorgan-Gwent Archaeological Trust Ltd Comments

Archaeological Restraint – none known

The Coal Authority Comments

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

APPENDIX 1: TREDEGAR SITES

Welsh Water Comments

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

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 1: TREDEGAR 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	Red
25	Protect the quality and character of the landscape and enhance where necessary	Green
Score		39

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

Yes



No



Comments

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

APPENDIX 1: TREDEGAR SITES

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes

☐

No


☒

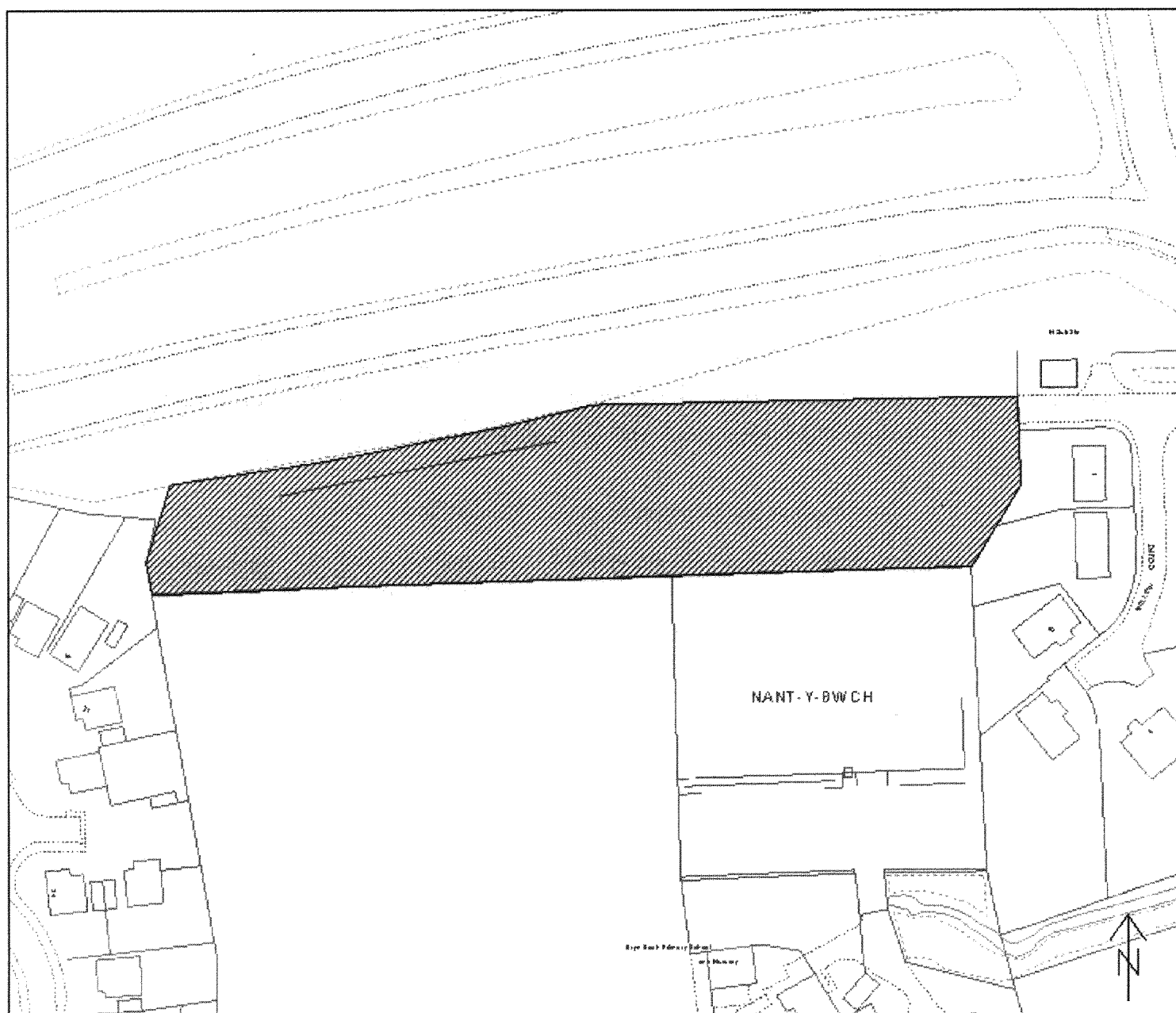
Comments

Although the site performed reasonably well against the Sustainability Appraisal Objectives and Preferred Strategy, it does have ground stability problems which makes the site unviable. There is also uncertainty around whether the site can accommodate 10 or more dwellings to warrant its allocation in the LDP for housing. Therefore it is considered that the site should not be allocated in the LDP.

However, the site is located within the settlement boundary, if the ground stability issue can be overcome the site could come forward as a windfall or small site.

APPENDIX 1: TREDEGAR SITES

Date : 28/04/2011	Blaenau Gwent Local Development Plan	 Cyngor Ddwyddrethol Siro Blaenau Gwent County Borough Council Regeneration Division
Scale : 1:1250	Findings of the Candidate Site Assessment Process	
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Site Number: A13
Site Name: Land to the North of Bryn Rhosyn
Site Area: 0.56 ha
Current Use: Vacant
Proposed Use: Residential

APPENDIX 1: TREDEGAR SITES

Site Number: **A14**

Site Name: **Tredegar Workshops (Business Park)**

Hub Area: **Tredegar**

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 site is partially located within flood zones B and C2 but as employment use is less vulnerable development it is considered acceptable

Justification if the site has not satisfied the Initial Planning Assessment

.....

Stage 2: Expert Assessments

Highways Conclusions

The highway infrastructure serving the proposed development site has already been constructed in compliance with the Highway Authority's requirements

Is the site acceptable?

Yes

☒

No

☐

Biodiversity Conclusions

- Adjacent to the River Sirhowy, a major strategic wildlife corridor, therefore appropriate buffering and protection of this important corridor is required
- Retain and enhance area of grassland/scrub adjacent to retaining wall and footpath as natural buffer along this boundary. This forms natural continuation of ecological corridor extending from woodland
- Retain mature trees to the south of the site

Is the site acceptable?

Yes

☒ In Part

No

☐

Countryside and Landscape Conclusions

Development is adjacent to river corridor and should respect that in terms of layout and landscaping

Is the site acceptable?

Yes

☒

No

☐

APPENDIX 1: TREDEGAR SITES

Environmental Health Conclusions

- Due to the site's former industrial use, a ground investigation and risk assessment is required for contaminated land
- A BS4142 Noise assessment is also required

Is the site acceptable?

Yes



No



Additional Comments

CADW recently conducted a survey and found historical features on site. An archaeological and field assessment would be required with detailed evaluation and mitigation

Is the site acceptable for further consideration?

Yes



No



Stage 3: Consultation with Appropriate Bodies

Countryside Council for Wales Comments

The site is adjacent to the River Sirhowy, which is known to support the Otter, which is a European and Nationally Protected Species

Environment Agency Wales Comments

- Site lies partly within flood zone B and partly C2. It does not lie within flood zones 2 or 3. No objection from a flood risk point of view
- The site lies on a minor aquifer. There is therefore the potential for any contamination at the site to pollute controlled waters. It is recommended that a preliminary risk assessment be undertaken to establish the risk to controlled waters at the site
- It is recommended that a 7 metre buffer zone should be maintained between the River Sirhowy and any development

Glamorgan-Gwent Archaeological Trust Ltd Comments

Significant archaeological restraint – Tredegar Ironworks. Archaeological desk based assessment plus possible evaluation on specific sites required prior to determination of planning application. Archaeological remains may remove some areas of site from development

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

APPENDIX 1: TREDEGAR SITES

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: Potential demands unknown. The site is crossed by watermain(s). Protective measures or a diversion of these assets may be required

CADW

No Comments Received

Is the site acceptable for further consideration?

Yes



No



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		12

APPENDIX 1: TREDEGAR 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	Yellow
13	To encourage modal shift from private transport to sustainable transport	Green
14	To protect and enhance biodiversity across Blaenau Gwent	Yellow
15	To conserve and enhance the heritage assets of Blaenau Gwent and their settings	Yellow
16	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development, where this will not result in damage or loss to biodiversity	Green
17	To conserve soil resources and their quality	Green
18	To reduce emissions of greenhouse gases, in particular carbon dioxide	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	Red
25	Protect the quality and character of the landscape and enhance where necessary	Green
Score		29

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

Yes



No



Comments

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

APPENDIX 1: TREDEGAR SITES

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes



No



Comments

The site is considered developable, sustainable and is in accordance with the LDP Strategy and therefore is allocated in the Deposit Local Development Plan for employment use

APPENDIX 1: TREDEGAR SITES

Date : 28/04/2011

Blaenau Gwent Local Development Plan

Scale : 1:2500

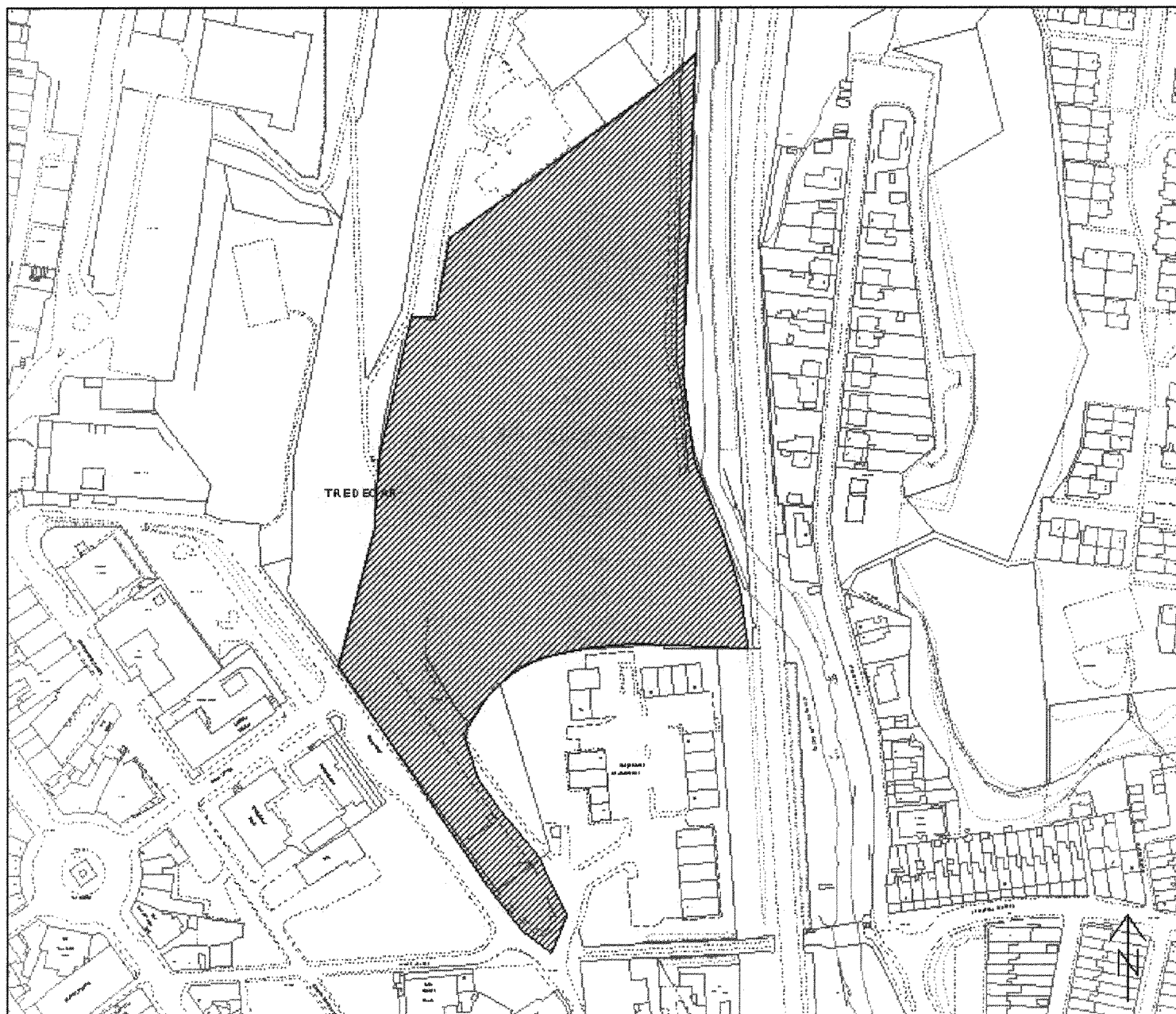
Findings of the Candidate Site Assessment Process



Blaenau Gwent
County Borough Council

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Regeneration Division



Site Number: A14

Site Name: Tredegar Workshops (Business Park)

Site Area: 3.0 ha

Current Use: Vacant

Proposed Use: Employment

APPENDIX 1: TREDEGAR SITES

Site Number: **A15**
Site Name: **Crown Business Park**
Hub Area: **Tredegar**
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

Existing access roadway which serves the site is unadopted. The existing highway infrastructure is acceptable in both design and construction and is more than capable of accommodating the proposal

Is the site acceptable?

Yes ☒ No ☐

Biodiversity Conclusions

- Comprises wet ditches to east and west peripheries of site providing ecological corridors through site
- Hedgerow development along the western boundary – buffering required of these features
- Very wet site which adds ecological variation
- Forms part of wider ecological complex of grassland, woodland, ditches, streams connecting to Bryn Serth SINC and forming a valuable green wedge between residential areas of Scwrfa and the industrial areas on Crown Business Park

Is the site acceptable?

Yes ☐ No ☒

Countryside and Landscape Conclusions

Not all of the site is developable due to topography – LDP needs to reflect actual developable area

Is the site acceptable?

Yes ☒ In Part No ☐

APPENDIX 1: TREDEGAR SITES

Environmental Health Conclusions

The site is a former old coal level and alongside the site runs an old tramway, 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 and previous land use is unknown. There is therefore the potential for any contamination at the site to pollute controlled waters. It is recommended that a preliminary risk assessment be undertaken to establish the risk to controlled waters at the site
- Ordinary watercourses to the South and East of the site. Watercourses should be protected from development by a 5 metre buffer zone

Glamorgan-Gwent Archaeological Trust Ltd Comments

No comments received

The Coal Authority Comments

- Possible / known shallow mine workings: Yes
- Underground workings: Yes
- Recorded mine entries: No
- Coal mining geology: No
- Past surface mining: Yes
- 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: Potential demands unknown. The site is crossed by watermain(s). Protective measures or a diversion of these assets may be required

APPENDIX 1: TREDEGAR SITES

CADW

No comments Received

Is the site acceptable for further consideration?

Yes



No



Stage 4: Assessment against the LDP Preferred Strategy

	Objective	Score
1	Develop Ebbw Vale as the main service and retail hub for the County Borough	Not Relevant
2	Create a network of vibrant district/local centres (secondary hubs) well linked to the main hub of Ebbw Vale that provide a range of local services and facilities for the local communities	Not Relevant
3	Support and deliver the regeneration of the former Ebbw Vale steelworks ensuring that the benefits are spread across the County Borough	Not Relevant
4	Increase economic activity through facilitating diversification of the economic base and support for the manufacturing sector by encouraging specialisation	Green
5	Provide a range of employment sites and premises to meet the needs of businesses of all sizes in manufacturing, the technological and service sectors	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 1: TREDEGAR 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 performed reasonably well against the Sustainability Appraisal Objectives and Preferred Strategy when compared to other sites proposed for employment use

APPENDIX 1: TREDEGAR 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 in accordance with the LDP strategy and therefore is allocated in the Deposit Local Development Plan for employment use

APPENDIX 1: TREDEGAR SITES

Date : 28/04/2011

Blaenau Gwent Local Development Plan

Scale : 1:2500

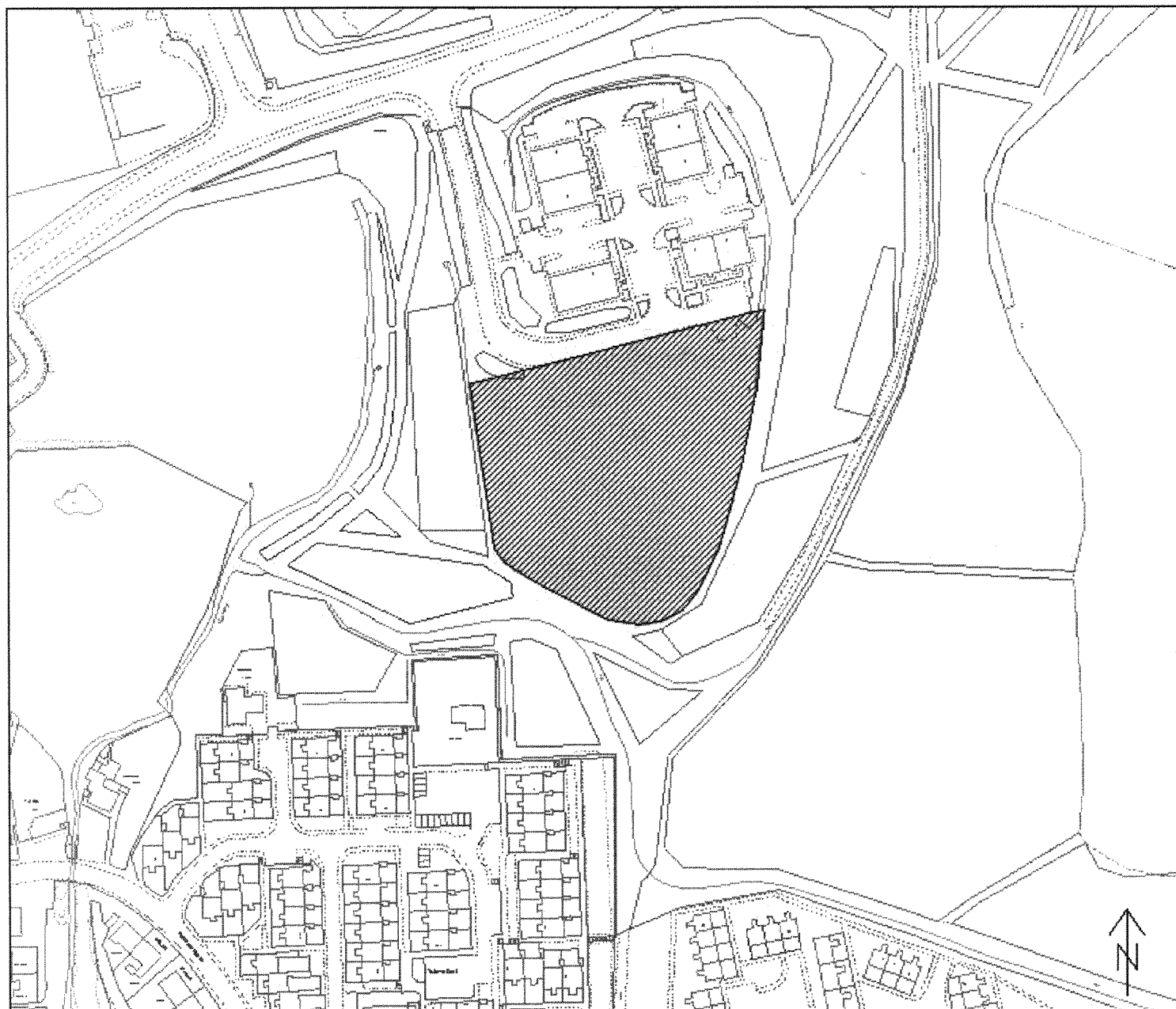
Findings of the Candidate Site Assessment Process



Blaenau Gwent
County Borough Council

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Regeneration Division



Site Number: A15

Site Name: Crown Business Park

Site Area: 1.12 ha

Current Use: Vacant

Proposed Use: Employment

APPENDIX 1: TREDEGAR SITES

Site Number: **A16**
Site Name: **Tyr Morgan Hywel Farm, Nantybwich**
Hub Area: **Tredegar**
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 located on the edge of 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 site is partially located in zone B of the TAN 15 Flood Risk Maps

Justification if the site has not satisfied the Initial Planning Assessment

.....

Stage 2: Expert Assessments

Highways Conclusions

Access to the proposed development site appears only possible via Waterworks Lane which, whilst adopted, is of such sub-standard highway design it could not safely facilitate an increase in traffic movements without substantial infrastructure improvements

Is the site acceptable?

Yes ☐ No ☒

Biodiversity Conclusions

- Greenfield site of rural character and high local biodiversity value with interesting mosaic of horse grazed fields of semi improved and improved grassland with traditional landscape features such as dry stone walling, hedgerow features and mature trees
- Southern part of the site forms part of the Nine Arches SINC
- Eastern part of the site lies adjacent to River Sirhowy, a major wildlife corridor
- Site forms important green wedge between neighbouring development and natural buffer to River Sirhowy
- Strong ecological connectivity to surrounding area rich in protected species and habitats which makes the site more valuable for wildlife. Any development would result in major habitat loss damage and fragmentation

Is the site acceptable?

Yes ☐ No ☒

APPENDIX 1: TREDEGAR SITES

Countryside and Landscape Conclusions

- There are gradients and slopes towards the River Sirhowy which is prone to spate flows and flooding
- The area is immediately adjacent to Nine Arches viaduct which is one of the iconic structures in Tredegar and widely visible from the current A465
- Despite some developments in Nantybwlch the valley has a very rural feel
- There are trees present on site that are worthy of a TPO designation

Is the site acceptable?

Yes ☐ No ☒

Environmental Health Conclusions

The site is suitable for intended purpose

Is the site acceptable?

Yes ☐ No ☒

Additional Comments

- Listed viaduct in close proximity and historic landscape issues
- Overhead power lines cross the site
- Public Right of Way running through the site

Is the site acceptable for further consideration?

Yes ☐ No ☒

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes ☐ No ☒

Comments

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

- Greenfield site of rural character and high local biodiversity value
- Southern part of the site forms part of the Nine Arches SINC
- Difficult to provide access to the site due to numerous constraints
- Listed viaduct in close proximity and historic landscape issues
- Overhead power lines cross the site
- Public Right of Way running through the site
- There are gradients and slopes towards the River Sirhowy which is prone to spate flows and flooding (partially located in flood zone B)

Date : 03/05/2011

Blaenau Gwent Local Development Plan

Scale : 1:3000

Findings of the Candidate Site Assessment Process



Blaenau Gwent
County Borough Council

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Regeneration Division



Site Number: A16

Site Name: Tyr Morgan Farm, Nantybwch, Tredegar

Site Area: 3.4 ha

Current Use: Farmland

Proposed Use: Residential

APPENDIX 1: TREDEGAR SITES

Site Number: **A18**
Site Name: **Sirhowy Infants School**
Hub Area: **Tredeggar**
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 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 existing school access road junction needs to be upgraded. Works to include highway widening, footway links and street lighting provisions
- The existing adopted highway serving as access to the site is capable of accommodating proposed development

Is the site acceptable?

Yes ☒ No ☐

Biodiversity Conclusions

- Presence of protected species – bats within 500m of site
- Areas of semi improved grassland and mature trees should be retained

Is the site acceptable?

Yes ☒ In Part No ☐

Countryside and Landscape Conclusions

Site is suitable for community facility and residential development

Is the site acceptable?

Yes ☒ No ☐

Environmental Health Conclusions

Due to the site's former industrial use (former Sirhowy ironworks), a ground investigation and risk assessment is required

APPENDIX 1: TREDEGAR SITES

Is the site acceptable for further consideration?

Yes



No



Additional Comments

In 2009, planning permission was granted for a community centre and residential development on this site, subject to the signing of a S106 agreement

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 adverse comments

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 1: TREDEGAR 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	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 1: TREDEGAR 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	Green
25	Protect the quality and character of the landscape and enhance where necessary	Green
Score		53

APPENDIX 1: TREDEGAR SITES

Proposed Use: (1) 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	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 1: TREDEGAR 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	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 Sustainability Appraisal Objectives and Preferred Strategy for both residential and a community facility when compared to other sites proposed for these uses

APPENDIX 1: TREDEGAR SITES

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes



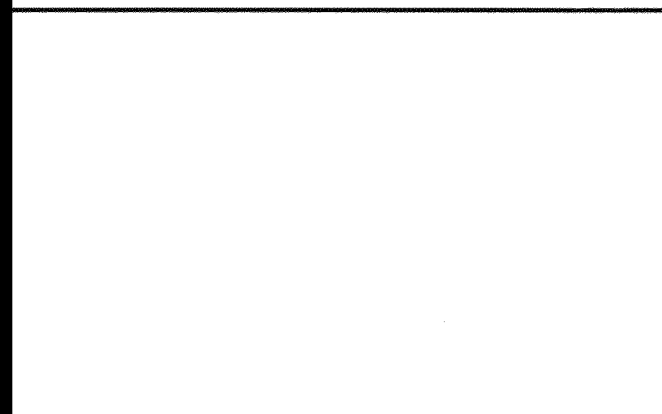
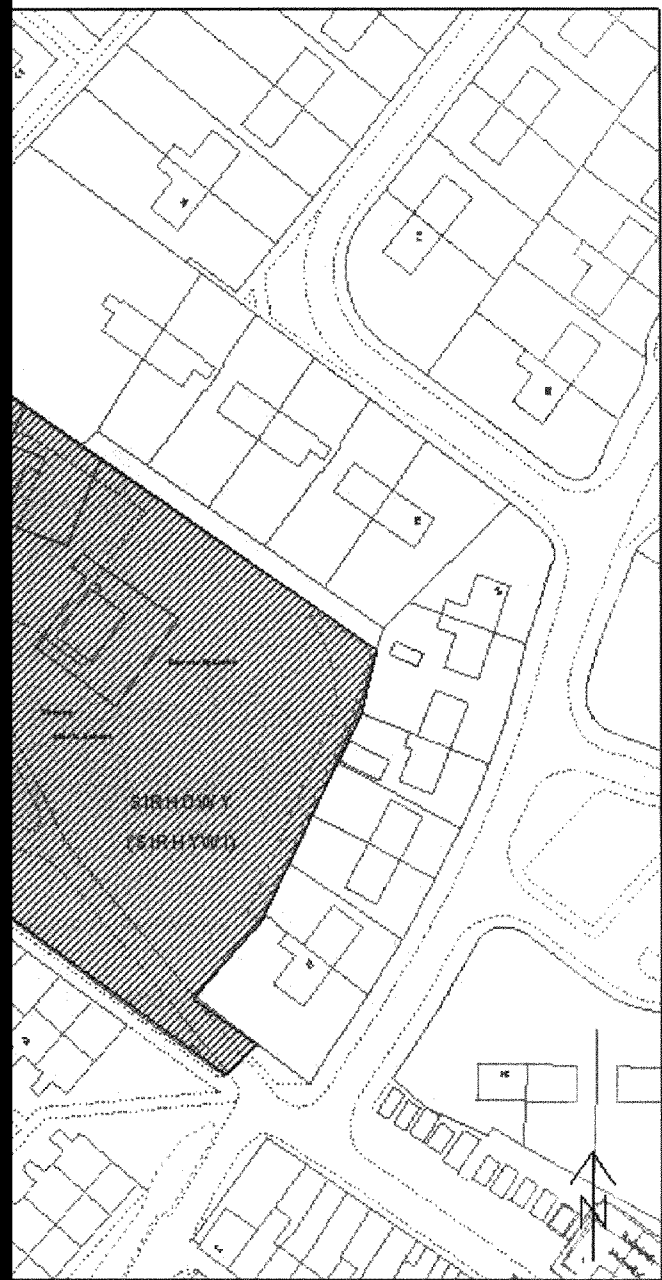
No



Comments

The site is allocated in the Deposit Local Development Plan for a housing commitment and a community facility to reflect the 2009 planning permission

APPENDIX 1: TREDEGAR SITES



APPENDIX 1: TREDEGAR SITES

Site Number: **A19**

Site Name: **Waundeg Housing Site**

Hub Area: **Tredegar**

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 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 highway network in general can accommodate proposal. However, dependent on development proposals some highways may need to be upgraded to meet present day standards

Is the site acceptable?

Yes

☒

No

☐

Biodiversity Conclusions

Scrub habitat, mature trees and rush pasture should be retained along the peripheries of the site, particularly western edge backing onto adjacent housing.

Is the site acceptable?

Yes

☒ In Part

No

☐

Countryside and Landscape Conclusions

Site is acceptable for proposed uses

Is the site acceptable?

Yes

☒

No

☐

Environmental Health Conclusions

Site is suitable for proposed uses

Is the site acceptable for further consideration?

Yes

☒

No

☐

APPENDIX 1: TREDEGAR 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 adverse comments

Glamorgan-Gwent Archaeological Trust Ltd Comments

Archaeological restraint – none known

The Coal Authority Comments

- Possible / known shallow mine workings: Yes
- Underground workings: No
- 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 1: TREDEGAR 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.	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	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		16

APPENDIX 1: TREDEGAR 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

APPENDIX 1: TREDEGAR 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.	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	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		16

APPENDIX 1: TREDEGAR 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	Yellow
10	To promote community health, social care and well-being	Yellow
11	To reduce crime, social disorder and fear of crime	Green
12	Protect and enhance the Welsh culture	Not Relevant
13	To encourage modal shift from private transport to sustainable transport	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	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		45

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

Yes



No



Comments

The site performed well against the Sustainability Appraisal Objectives and Preferred Strategy when compared to other sites proposed for both residential and community facility uses

APPENDIX 1: TREDEGAR SITES

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes

☐

No

☒

Comments

Although the site performed well against the Sustainability Appraisal Objectives and Preferred Strategy for both proposed uses, 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 taken forward into the LDP.

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

APPENDIX 1: TREDEGAR SITES

Date : 28/04/2011

Blaenau Gwent Local Development Plan

Scale : 1:2500

Findings of the Candidate Site Assessment Process



Blaenau Gwent
County Borough Council

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Regeneration Division



Site Number: A19

Site Name: Waundeg Housing Site

Site Area: 1.8 ha

Current Use: Vacant

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

APPENDIX 1: TREDEGAR SITES

Site Number: **A20**
Site Name: **Lower Mount Pleasant, Georgetown**
Hub Area: **Tredegar**
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

- Due to the topography and existing highway network at this location, it is difficult to envisage how safe, adequate access can be achieved linking the site to the public highway
- If the development next to the site met highway standards then access to the site could be achieved via that development

Is the site acceptable?

Yes ☐ No ☒

Biodiversity Conclusions

- Presence of protected species within 250m of site i.e. grayling butterfly
- Potential for bats in existing buildings
- Presence of UK and LBAP habitat – unimproved acid grassland
- Natural open space of rural character

Is the site acceptable?

Yes ☐ No ☒

Countryside and Landscape Conclusions

- Visual incursion, well into the urban fringe although within the settlement boundary of the current UDP
- Any development will need to be of the right quality and fit with the rural character of the surrounding area

Is the site acceptable?

Yes ☒ No ☐

APPENDIX 1: TREDEGAR SITES

Environmental Health Conclusions

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 LDP for the following reasons:

- The site is of high ecological value with a presence of protected species and natural open space of rural character
- Due to the topography and existing highway network at this location, it is difficult to envisage how safe, adequate access can be achieved linking the site to the public highway

Date : 28/04/2011

Blaenau Gwent Local Development Plan

Scale : 1:1250

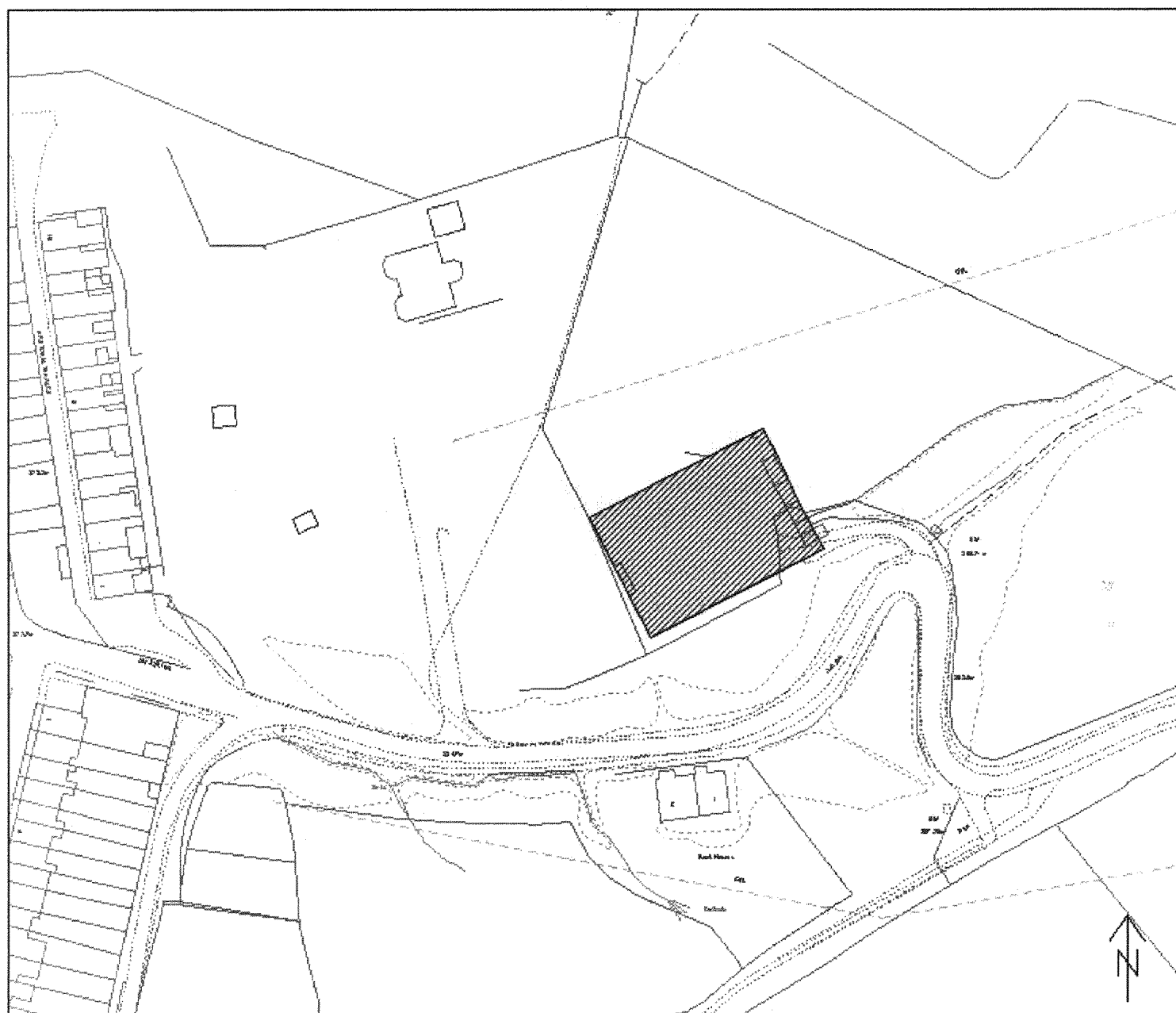
Findings of the Candidate Site Assessment Process



Blaenau Gwent
County Borough Council

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ddata 2011 Arolwg Ordnans LA09002

Regeneration Division



Site Number: A20

Site Name: Lower Mount Pleasant, Georgetown, Tredegar

Site Area: 0.11 ha

Current Use: Vacant, apart from barns

Proposed Use: Residential

APPENDIX 1: TREDEGAR SITES

Site Number: **A21**
Site Name: **Corporation Yard, Ashvale**
Hub Area: **Tredegar**
Proposed Use: **Residential**

Stage 1: Initial Planning Assessment

Has the site satisfied the Initial Planning Assessment?

Yes ☒ No ☐

Initial Planning Assessment Conclusions

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

Justification if the site has not satisfied the Initial Planning Assessment

.....

Stage 2: Expert Assessments

Highways Conclusions

- The existing highway serving the proposed development, whilst adopted, is effectively a rear accommodation lane, serving as rear access to existing dwellings.
- The lane has sub-standard visibility splays at its junction with The Crescent and the land is of such narrow width at the junction that safe two-way traffic flows cannot be achieved.
- The applicant does not control land required to upgrade said lane.

However, the parcel of land in front of this site has planning permission for residential development so access to the site can be achieved from the land in front.

Is the site acceptable?

Yes ☐ No ☒

Biodiversity Conclusions

- Part of site is considered suitable for development – protected species i.e. bats present within 250m radius
- Part of the site includes a green link or ecological corridor comprising scrub and mature trees which should be retained as public open space and exclude from any development – currently well used by dog walkers and community link through housing estate. Any new development should be kept to areas of hard standing wherever possible.
- Retain natural buffer around edge of former council yard (at least 5 metres wide) and plant as native/hedge scrub to bolster green link

Is the site acceptable?

Yes ☒ In Part No ☐

APPENDIX 1: TREDEGAR SITES

Countryside and Landscape Conclusions

The site is suitable for the proposed use

Is the site acceptable?

Yes

☒

No

☐

Environmental Health Conclusions

A phased desk top study is required on the site

Is the site acceptable?

Yes

☒

No

☐

Additional Comments

In 2009, planning permission was granted on the site for residential development

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 minor aquifer and previous land use is light industrial. There is therefore the potential for any contamination at the site to pollute controlled waters. It is recommended that at a minimum, a preliminary risk assessment 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

APPENDIX 1: TREDEGAR SITES

Welsh Water Comments

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

CADW

No comments received

Is the site acceptable for further consideration?

Yes



No



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 1: TREDEGAR 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

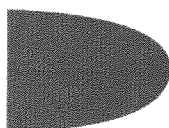


No



Comments

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



APPENDIX 1: TREDEGAR SITES

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes

☒

No

☐

Comments

The site is allocated in the Deposit Local Development Plan as a housing commitment to reflect the 2009 planning permission

Date : 28/04/2011

Blaenau Gwent Local Development Plan

Scale : 1:1250

Findings of the Candidate Site Assessment Process

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Blaenau Gwent
County Borough Council

Regeneration Division



Site Number: A21

Site Name: Corporation Yard, Ashvale, Tredegar

Site Area: 0.4 ha

Current Use: Light Industrial

Proposed Use: Residential

APPENDIX 1: TREDEGAR SITES

Site Number: **A22**
Site Name: **Land at Sirhowy**
Hub Area: **Tredeggar**
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 via Chartist Way
- Junction improvement works will be required – Chartist Way/Beaufort Road, roundabout/signalised junction

Is the site acceptable?

Yes ☒ No ☐

Biodiversity Conclusions

- Retain footpath and green link adjacent to existing housing
- Presence of protected species i.e. bats within 500m radius and regenerating scrub
- Builders rubble/rock – potential presence of reptiles
- Currently natural open space – used by small mammals and as foraging areas for birds
- Allocation appears to include part of the highway verge. This area should be retained as public open space and excluded from the allocation

Is the site acceptable?

Yes ☒ In Part No ☐

Countryside and Landscape Conclusions

Development will be visually prominent in the valley and therefore needs to be of high quality and well integrated into the landscape notwithstanding adjacent development

Is the site acceptable?

Yes ☒ No ☐

APPENDIX 1: TREDEGAR SITES

Environmental Health Conclusions

Due to the site's former industrial use (former iron works and tan pit), a ground investigation and risk assessment is required

Is the site acceptable?

Yes

☒

No

☐

Additional Comments

Ground stability concerns

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

- There is a closed pre-1976 domestic landfill within 500m of the site
- There are no trees on site. The site could be improved by the planting of native species

Glamorgan-Gwent Archaeological Trust Ltd Comments

- Archaeological restraint – coal mine which may require an archaeological watching brief during development

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: The site is crossed by public sewer(s) which may restrict the density of development proposed. Protective measures or a diversion of these assets may be required.
- Sewerage Treatment: No problems

CADW

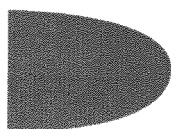
No comments received

Is the site acceptable for further consideration?

Yes

☒

No

☐

APPENDIX 1: TREDEGAR SITES

Stage 4: Assessment against the LDP Preferred Strategy

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

APPENDIX 1: TREDEGAR SITES

Stage 5: Assessment against the LDP Sustainability Objectives

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

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

Yes

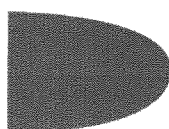


No



Comments

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



APPENDIX 1: TREDEGAR SITES

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes

☐

No


☒

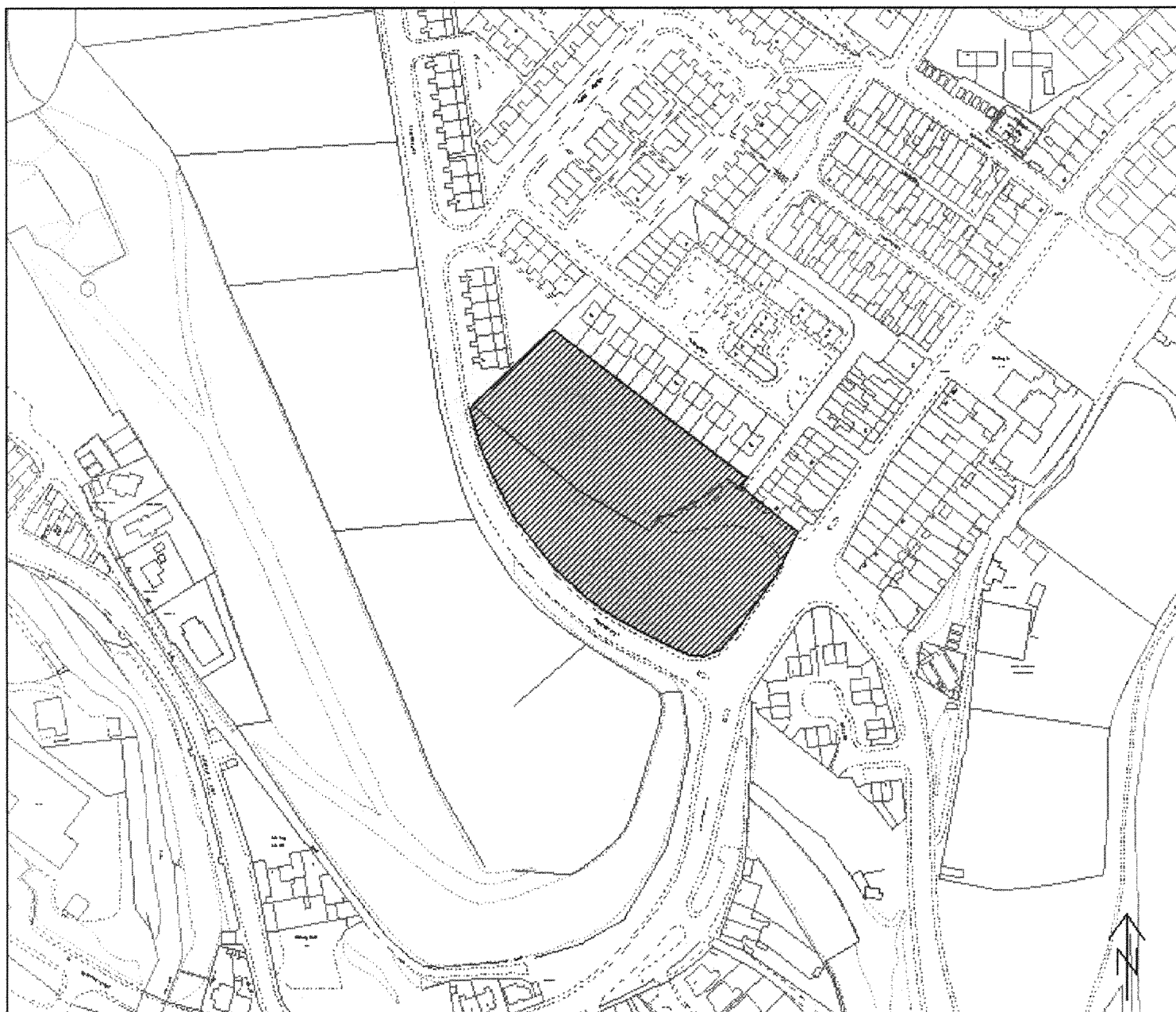
Comments

Although the site performed reasonably well against the Sustainability Appraisal Objectives and Preferred Strategy, there are ground instability problems and mine shafts that make the site unviable, therefore the site should not be taken forward into the LDP.

However, the site is located within the settlement boundary, if the ground stability problems can be resolved the site could come forward as a windfall site.

APPENDIX 1: TREDEGAR SITES

Date : 28/04/2011	Blaenau Gwent Local Development Plan	 Cynghor Bwrdeistref Sirol Blaenau Gwent County Borough Council Regeneration Division
Scale : 1:2500	Findings of the Candidate Site Assessment Process	
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Site Number: A22
Site Name: Land at Sirhowy
Site Area: 1.0 ha
Current Use: Vacant
Proposed Use: Residential

APPENDIX 1: TREDEGAR SITES

Site Number: **A23**

Site Name: **Land adjacent To Bryn Rhosyn**

Hub Area: **Tredegar**

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

- Site can be accessed via existing roadway serving Bryn Rhosyn, or directly onto Merthyr Road
- Major earthworks required in order to gain access/develop site

Is the site acceptable?

Yes ☒ No ☐

Biodiversity Conclusions

- Presence of protected species i.e. bats within 500m, common frog, bluebell and grayling within 250m
- Natural open space in close proximity to Parc Bryn Bach LNR and Country Park

Is the site acceptable?

Yes ☒ In Part No ☐

Countryside and Landscape Conclusions

Site will require remodelling of gradients to make it developable – area of allocation needs to reflect this

Is the site acceptable?

Yes ☒ No ☐

Environmental Health Conclusions

Due to the site's close proximity to Tafarnaubach Industrial Estate and Heads of the Valleys Road, a TAN 11 noise assessment is required

Is the site acceptable?

APPENDIX 1: TREDEGAR SITES

Yes



No



Additional Comments

- Geological constraints
- Low density housing scheme would be preferred – 3 or 4 units

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 adverse comments

Glamorgan-Gwent Archaeological Trust Ltd Comments

Archaeological restraint – none known

The Coal Authority Comments

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

CADW

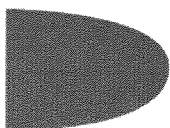
No comments received

Is the site acceptable for further consideration?

Yes



No



APPENDIX 1: TREDEGAR SITES

Stage 4: Assessment against the LDP Preferred Strategy

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

APPENDIX 1: TREDEGAR SITES

Stage 5: Assessment against the LDP Sustainability Objectives

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

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

Yes

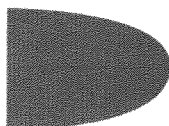


No



Comments

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



APPENDIX 1: TREDEGAR 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 there are ground instability issues. The results of this assessment also indicate that the site could only accommodate 3 or 4 dwellings. Therefore it is not proposed to take this site forward into the LDP.

However the site is located within the settlement boundary and could come forward as a small site if the ground stability issues are resolved.

APPENDIX 1: TREDEGAR SITES

Date : 28/04/2011

Blaenau Gwent Local Development Plan

Scale : 1:2500

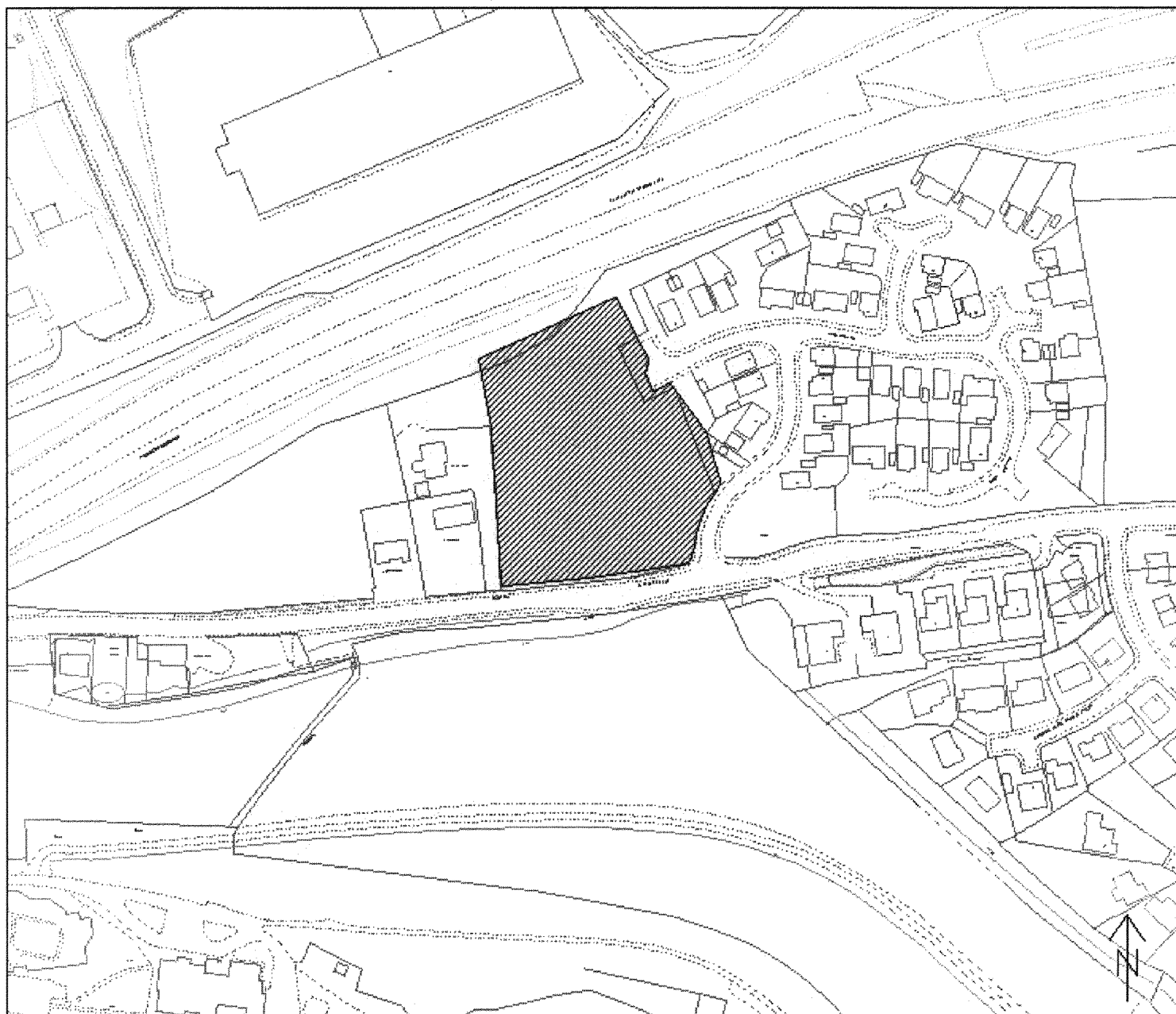
Findings of the Candidate Site Assessment Process



Cyngor Blaenau Gwent Cwm
Blaenau Gwent
County Borough Council

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Regeneration Division



Site Number: A23

Site Name: Land Adjacent to Bryn Rhosyn, Tredegar

Site Area: 0.8 ha

Current Use: Vacant

Proposed Use: Residential

APPENDIX 1: TREDEGAR SITES

Site Number: **A24**
Site Name: **Land at Golwg y Mynydd**
Hub Area: **Tredegar**
Proposed Use: **Residential**

Stage 1: Initial Planning Assessment

Has the site satisfied the Initial Planning Assessment?

Yes ☒ No ☐

Initial Planning Assessment Conclusions

- Part of the site is previously developed land and part is greenfield land
- The site is on the edge of 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

- Existing access point is a track leading to the play area located in the middle of the site via Trefil Road. This access would need to be upgraded to current standards.
- A footway improvement scheme must be implemented linking into the existing highway network.

Is the site acceptable?

Yes ☒ No ☐

Biodiversity Conclusions

- Presence of protected species - otter, bat within 500m
- Natural open space of rural character with good ecological connectivity to surrounding protected sites, habitats and wider countryside – should be retained as public open space
- Site supports mosaic of habitats – woodland, semi improved grassland, remnant hedgerow

Is the site acceptable?

Yes ☐ No ☒

Countryside and Landscape Conclusions

- The rural nature of this valley is extremely valuable and has been recognised through the Sirhowy Valley Landscape Partnership
- The Landmap Consultant has included this area within the Special Landscape Area (SLA) whilst the current UDP has excluded it from the SLA

Is the site acceptable?

Yes ☐ No ☒

APPENDIX 1: TREDEGAR SITES

Environmental Health Conclusions

Site is suitable for intended purpose

Is the site acceptable?

Yes

☒

No

☐

Additional Comments

Trefil Tram Road along southern boundary – historic assessment/evaluation is required prior to 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 has not been taken forward into the deposit LDP for the following reasons:

- The site is of high ecological value – presence of protected species. The site comprises of natural open space of rural character with good ecological connectivity to surrounding protected sites, habitats and wider countryside.
- The rural nature of this valley is extremely valuable
- Included in the Special Landscape Area designation for the LDP
- The site is part Greenfield

Date : 28/04/2011

Blaenau Gwent Local Development Plan

Scale : 1:2500

Findings of the Candidate Site Assessment Process

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Dyngor Barddeistref Sirol
Blaenau Gwent
County Borough Council

Regeneration Division



Site Number: A24

Site Name: Land at Golwg-y-Mynydd, Tredegar

Site Area: 0.6 ha

Current Use: Open Space (Playground on site)

Proposed Use: Residential

APPENDIX 1: TREDEGAR SITES

Site Number: **A25**
Site Name: **Catref Aneurin Bevan**
Hub Area: **Tredegar**
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 needs to be widened, upgraded and reconfigured. Junction spacing needs to be considered in relation to existing

Is the site acceptable?

Yes ☒ No ☐

Biodiversity Conclusions

- Presence of mature trees at the front of the site which should be retained through a tree preservation order
- Presence of protected species – bats within 500m

Is the site acceptable?

Yes ☒ No ☐

Countryside and Landscape Conclusions

Site will have visual prominence in the street scene in Ashvale and any development needs to respect this

Is the site acceptable?

Yes ☒ No ☐

Environmental Health Conclusions

The site is suitable for intended purpose

Is the site acceptable?

Yes ☒ No ☐

APPENDIX 1: TREDEGAR SITES

Additional Comments

- The current use (residential care home) is closing down shortly

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 adverse comments

Glamorgan-Gwent Archaeological Trust Ltd Comments

Archaeological restraint – Site of Ashvale House

The Coal Authority Comments

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

Welsh Water Comments

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

CADW

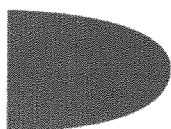
No comments received

Is the site acceptable for further consideration?

Yes



No



APPENDIX 1: TREDEGAR 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 1: TREDEGAR 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	Red
25	Protect the quality and character of the landscape and enhance where necessary	Green
Score		51

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

Yes

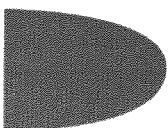


No



Comments

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



APPENDIX 1: TREDEGAR 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 in accordance with the LDP strategy and therefore is allocated in the Deposit Local Development Plan for residential purposes

APPENDIX 1: TREDEGAR SITES

Date : 28/04/2011

Blaenau Gwent Local Development Plan

Scale : 1:1250

Findings of the Candidate Site Assessment Process



Cynghor Bwrdeistref Sirol
Blaenau Gwent
Boreley Borough Council

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Regeneration Division



Site Number: A25

Site Name: Cartref Aneurin Bevan, Ashvale

Site Area: 0.38 ha

Current Use: Residential Care Home

Proposed Use: Residential

APPENDIX 1: TREDEGAR SITES

Site Number: **A26**
Site Name: **Greenacres, St. Lukes Road**
Hub Area: **Tredegar**
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 from St. Lukes Road, although access point needs to be widened to facilitate a two way traffic flow

Is the site acceptable?

Yes ☒ No ☐

Biodiversity Conclusions

- Presence of mature trees which should be retained through a tree preservation order
- Presence of protected species within 250m and potential presence of bats/birds within buildings and mature trees

Is the site acceptable?

Yes ☒ In Part No ☐

Countryside and Landscape Conclusions

Site is in a prominent position on the entrance to Tredegar and any development should reflect its visual importance as a gateway

Is the site acceptable?

Yes ☒ No ☐

Environmental Health Conclusions

The site is suitable for intended purpose

APPENDIX 1: TREDEGAR 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 adverse comments

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

CADW

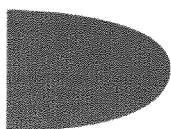
No comments received

Is the site acceptable for further consideration?

Yes



No



APPENDIX 1: TREDEGAR 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 1: TREDEGAR 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	Red
25	Protect the quality and character of the landscape and enhance where necessary	Green
Score		51

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

Yes

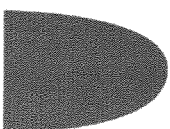


No



Comments

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



APPENDIX 1: TREDEGAR 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 allocated in the Deposit LDP for residential purposes

APPENDIX 1: TREDEGAR 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: A26

Site Name: Greenacres, St Lukes Road

Site Area: 0.5 ha

Current Use: Special Needs Hostel

Proposed Use: Residential

APPENDIX 1: TREDEGAR SITES

Site Number: **A27**
Site Name: **Mile End Field, Georgetown**
Hub Area: **Tredegar**
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 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 highway network is not adequate for additional traffic movements resulting from the proposed development

Is the site acceptable?

Yes ☐ No ☒

Biodiversity Conclusions

- Marshy grassland/rush pasture exists along the northern boundary to the site which is a UK and LBAP priority habitat
- Presence of protected species – grayling within 250m
- Remnant hedgerow occurs along western boundary to the site
- Wet ditches and flushes occur along western and northern boundaries which may support amphibians
- Natural open space of rural character which is more valuable as it forms part of a rich ecological complex of habitats including ponds, woodland, semi improved grassland surrounding the site
- Surrounding area known to support high number of amphibians

Is the site acceptable?

Yes ☐ No ☒

Countryside and Landscape Conclusions

Site is a remnant of the field system adjacent to the urban edge of Tredegar and was formerly part of the sewerage/water works. The boundary of the allocation makes little sense in relation to adding to the urban form of Tredegar and would be visually intrusive in a Special Landscape Area

Is the site acceptable?

Yes ☐ No ☒

APPENDIX 1: TREDEGAR SITES

Environmental Health Conclusions

The site is suitable for intended purpose

Is the site acceptable?

Yes

☒

No

☐

Additional Comments

Very wet and steep site

Is the site acceptable for further consideration?

Yes

☐

No

☒

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes

☐

No

☒

Comments

The site is not allocated in the Deposit Local Development Plan for the following reasons:

- The existing highway network is not adequate for additional traffic movements resulting from the development
- High ecological value – natural open space of rural character which is valuable as it forms part of a rich ecological complex of habitats including ponds, woodland, semi improved grassland surrounding the site
- Presence of protected species
- The site would be visually intrusive in a Special Landscape Area
- The site is Greenfield land

Date : 28/04/2011

Blaenau Gwent Local Development Plan

Scale : 1:2500

Findings of the Candidate Site Assessment Process



Blaenau Gwent
County Borough Council

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Regeneration Division



Site Number: A27

Site Name: Mile End Field, Georgetown

Site Area: 2.8 ha

Current Use: Leisure (Former tennis courts & sports ground)

Proposed Use: Residential

APPENDIX 1: TREDEGAR SITES

Site Number: **A28**

Site Name: **Land at rear of Cripps Avenue, Cefn Golau**

Hub Area: **Tredegar**

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

- Existing access road serving Frondeg is inadequate to serve additional dwellings at present
- The access road would need to be upgraded throughout its entire length
- It is difficult to envisage access from Cripps Avenue due to the steep nature and topography of the site
- The visibility splay on junction from Park Hill is sub-standard

However, access can be achieved via the area of land to the north of the site (candidate site A48 – Hills Bus Depot)

Is the site acceptable?

Yes



No



Biodiversity Conclusions

- Presence of LBAP species *Alchemilla glabra* (Smooth Lady's mantle) within 250m
- Regenerating scrub and trees developing on embankments
- Semi improved neutral grassland
- Part of Cefn Golau's natural open space network which provides refuges for wildlife and areas for public enjoyment/informal recreation. Forms valuable green wedge and ecological corridor through estate. Its ecological value increases as it links to other areas of green space within the estate off Attlee Way and Walter Conwy Avenue.

Is the site acceptable?

Yes



No



Countryside and Landscape Conclusions

The site is suitable for intended purpose

APPENDIX 1: TREDEGAR SITES

Is the site acceptable?

Yes ☒ No ☐

Environmental Health Conclusions

Due to the site's former industrial use (former quarry and old coal level), a ground investigation and risk assessment is required for contaminated land

Is the site acceptable?

Yes ☒ No ☐

Additional Comments

- Area subject to some abuse – fly tipping – needs management
- Steep in some parts

Is the site acceptable for further consideration?

Yes ☒ In Part No ☐

Stage 3: Consultation with Appropriate Bodies

Countryside Council for Wales Comments

No comments received

Environment Agency Wales Comments

No adverse comments

Glamorgan-Gwent Archaeological Trust Ltd Comments

Archaeological restraint – Ironstone Quarry and Coal Level

The Coal Authority Comments

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

CADW

No comments received

APPENDIX 1: TREDEGAR SITES

Welsh Water Comments

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

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 1: TREDEGAR 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	Green
25	Protect the quality and character of the landscape and enhance where necessary	Green
Score		45

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

Yes

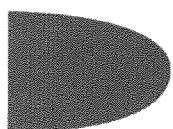


No



Comments

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



APPENDIX 1: TREDEGAR 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, 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 taken forward into the LDP.

Planning permission for residential development on candidate site A48 – Hill's Bus Depot which would provide the access to this site has lapsed. However, both sites are within the settlement boundary and therefore can come forward as a windfall site.

APPENDIX 1: TREDEGAR SITES

Date : 28/04/2011

Blaenau Gwent Local Development Plan

Scale : 1:2500

Findings of the Candidate Site Assessment Process



Cyngor Bwrdeistref Gwent
Blaenau Gwent
County Borough Council

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Regeneration Division



Site Number: A28

Site Name: Land at rear of Cripps Avenue, Cefn Golau

Site Area: 1.0 ha

Current Use: Vacant

Proposed Use: Residential

APPENDIX 1: TREDEGAR SITES

Site Number: **A29**
Site Name: **Crown Business Park (B)**
Hub Area: **Tredegar**
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 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 whole site lies within flood zone C2

Justification if the site has not satisfied the Initial Planning Assessment

.....

Stage 2: Expert Assessments

Highways Conclusions

The roadway serving Crown Avenue Industrial Estate is more than capable of accommodating the development proposal

Is the site acceptable for further consideration?

Yes ☒ No ☐

Biodiversity Conclusions

- Apart from top plateau the site is dominated by steep embankments leading down to Nant Melyn Brook and stream corridor which require full protection and adequate buffering
- Potential presence of otter
- Protection required of dense scrub planting along road
- Development of wetlands as a result of vehicle damage to top plateau – potential to increase in biodiversity value if left to naturalise
- Area of natural open space with strong ecological connectivity to mosaic of habitats such as fields, woodland, streams, ditches and eventually connecting to Bryn Serth SINC. This ecological connectivity makes the site more valuable in terms of retaining as green wedge between housing and industrial estate.

Is the site acceptable for further consideration?

Yes ☐ No ☒

Countryside and Landscape Conclusions

The site is suitable for the intended purpose

Is the site acceptable?

Yes ☒ No ☐

APPENDIX 1: TREDEGAR SITES

Environmental Health Conclusions

The site is suitable for intended purpose

Is the site acceptable?

Yes



No



Additional Comments

Is the site acceptable for further consideration?

Yes



No



Stage 3: Consultation with Appropriate Bodies

Countryside Council for Wales Comments

No comments received

Environment Agency Wales Comments

- The site lies within zone C2. The flood maps confirm that the site is at risk from flooding. The site should be considered as part of Strategic Flood Consequence Assessment or Flood Consequence Assessment.
- 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.
- The Nant Melyn flows along the east of the site. The watercourse should be protected by a 5 metre buffer zone.

Glamorgan-Gwent Archaeological Trust Ltd Comments

Archaeological restraint – none known

The Coal Authority Comments

- Possible / known shallow mine workings: Yes
- Underground workings: No
- 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

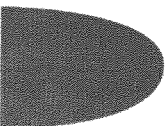
- Sewerage: No problems are envisaged with the public sewerage system for domestic foul discharge from this development
- Sewerage Treatment: No problems are envisaged at the receiving WWTW to accommodate domestic foul flows from this development.

Is the site acceptable for further consideration?

Yes



No



APPENDIX 1: TREDEGAR 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	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 1: TREDEGAR 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	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	Red
22	To promote the use of sustainably sourced products and resources	Green
23	To increase energy efficiency and generation and use of renewable energy across the County Borough	Green
24	To conserve and enhance surface and ground water quality	Red
25	Protect the quality and character of the landscape and enhance where necessary	Green
Score		21

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

Yes

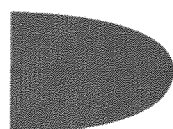


No



Comments

The site performs poorly with the Preferred Strategy and Sustainability Appraisal objectives when compared to other sites proposed for employment use



APPENDIX 1: TREDEGAR SITES

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes

☐

No

☒

Comments

The site has not been taken forward into the Deposit Local Development Plan for the following reasons:

- The site performs poorly with the LDP Strategy and Sustainability Objectives when compared to other sites proposed for employment use
- The site is wholly located within flood zone C2
- The site is of high ecological value

APPENDIX 1: TREDEGAR SITES

Date : 28/04/2011

Blaenau Gwent Local Development Plan

Scale : 1:2500

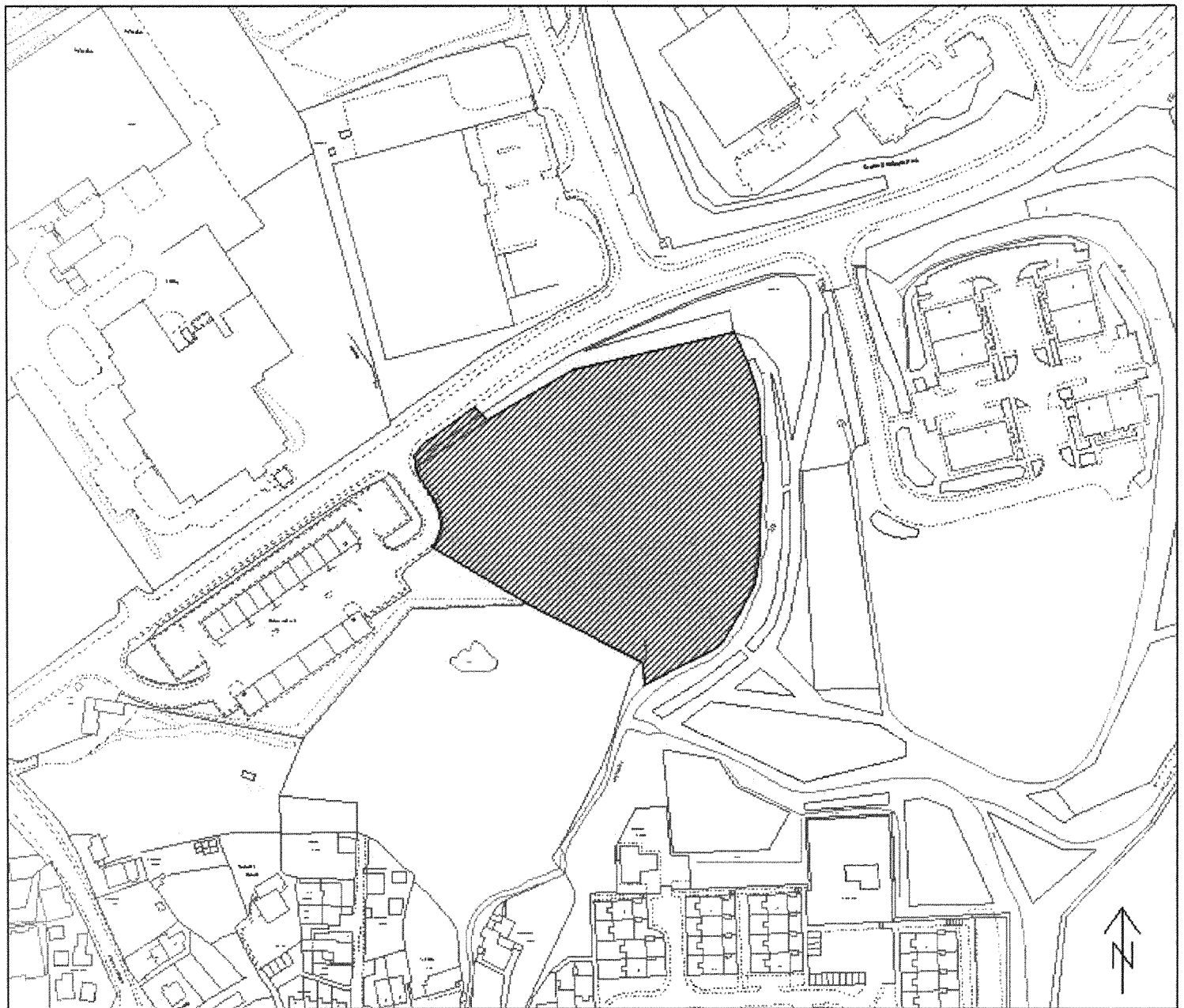
Findings of the Candidate Site Assessment Process



Blaenau Gwent
County Borough Council

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Regeneration Division



Site Number: A29

Site Name: Crown Business Park (B)

Site Area: 1.4 ha

Current Use: Vacant

Proposed Use: Employment

APPENDIX 1: TREDEGAR SITES

Site Number: **A30**

Site Name: **Crown Business Park (G)**

Hub Area: **Tredegar**

Proposed Use: **(1) Employment (2) Retail Warehousing and Hotel**

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

The roadway serving Crown Avenue Industrial Estate is more than capable of accommodating the development proposal

Is the site acceptable?

Yes

☒

No

☐

Biodiversity Conclusions

- Part of site suitable for development (adjacent to A465 and rear of site) comprising rush pasture and developing scrub to be retained as public open space to ensure strong ecological connectivity is retained through site and to neighbouring wildlife areas.
- Retain grassland embankment and developing scrub around peripheries of site
- Retention/protection of Nant Melyn Brook corridor
- Protected species within 250m – skylark and lapwing, common frog present on site in wet ditch
- Site supports a range of habitats including rush pasture (UK and LBAP priority habitat) – declining habitat
- Natural open space with strong ecological connectivity to the adjacent Bryn Serth SINC. This connectivity makes the site more valuable.

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 1: TREDEGAR SITES

Environmental Health Conclusions

- Due to the site's former industrial use (former tram line), a ground investigation and risk assessment is required
- Depending on the proposed employment type, a BS4142 noise assessment may be 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. 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.
- The site lies just outside the sewered area, it is recommended that connection to the mains be sought.
- Watercourses on the periphery of the site. Watercourses should be protected from development 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: No
- 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

APPENDIX 1: TREDEGAR SITES

Welsh Water Comments

- Sewerage: No problems
- Sewerage Treatment: No problems
- Water supply: requires off site mainlaying from a point of adequacy on larger diameter/pressure water mains

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.	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	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		9

APPENDIX 1: TREDEGAR 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	Yellow
14	To protect and enhance biodiversity across Blaenau Gwent	Yellow
15	To conserve and enhance the heritage assets of Blaenau Gwent and their settings	Green
16	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development, where this will not result in damage or loss to biodiversity	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	Green
Score		33

APPENDIX 1: TREDEGAR SITES

Proposed Use: (2) Retail Warehousing and Hotel

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	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.	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	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	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		6

APPENDIX 1: TREDEGAR 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	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	Yellow
14	To protect and enhance biodiversity across Blaenau Gwent	Yellow
15	To conserve and enhance the heritage assets of Blaenau Gwent and their settings	Green
16	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development, where this will not result in damage or loss to biodiversity	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		33

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

Yes

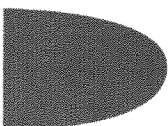


No



Comments

The site performed reasonably well against the Preferred Strategy and Sustainability Objectives when compared to other sites proposed for employment use. However development of this site for retail warehousing and a hotel use is not considered compatible with the LDP Strategy.



APPENDIX 1: TREDEGAR SITES

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes



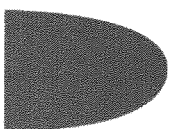
No




Comments

The site is considered sustainable, developable and compatible with the LDP strategy and is therefore allocated in the Deposit LDP for employment purposes

APPENDIX 1: TREDEGAR SITES



Date : 28/04/2011	Blaenau Gwent Local Development Plan	 Blaenau Gwent County Borough Council Regeneration Division
Scale : 1:2500	Findings of the Candidate Site Assessment Process	
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Site Number: A30
Site Name: Crown Business Park (G)
Site Area: 2.21 ha
Current Use: Vacant
Proposed Use: (1) Employment (2) Retail Warehousing and Hotel

APPENDIX 1: TREDEGAR SITES

Site Number: **A31**
Site Name: **Tafarnaubach (West)**
Hub Area: **Tredegar**
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

Access roads serving Tafarnaubach Industrial Estate are more than capable of accommodating development proposals

Is the site acceptable?

Yes

☒

No

☐

Biodiversity Conclusions

- Focus any development to south of site close to the road, retaining as much of the habitat to the north as possible.
- Retention of trees/scrub, particularly along peripheries of the site and some retention of rush pasture
- Wet ditch to rear of site but outside boundary – may support amphibians and require additional buffering to protect its hydrological/ecological value

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

☐

Environmental Health Conclusions

The site was location of a former tank, therefore a site investigation is required for contaminated land

APPENDIX 1: TREDEGAR SITES

Is the site acceptable?

Yes



No



Additional Comments

Wet site – hydrological survey is required

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.
- Ordinary watercourses running along the north side of the site. Watercourses should be protected from development by a 5m buffer zone.

Glamorgan-Gwent Archaeological Trust Ltd Comments

Archaeological restraint – none known

The Coal Authority Comments

- Possible / known shallow mine workings: No
- Underground workings: No
- 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 are envisaged with the public sewerage system for domestic foul discharge from this development
- Sewerage Treatment: No problems are envisaged at the site receiving WWTW to accommodate the domestic foul flows from this development

CADW

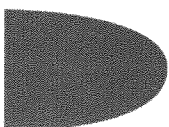
No comments received

Is the site acceptable for further consideration?

Yes



No



APPENDIX 1: TREDEGAR 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 1: TREDEGAR 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	Green
Score		37

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

Yes

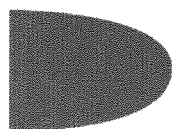


No



Comments

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



APPENDIX 1: TREDEGAR 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 otherwise developed employment sites (i.e. Tafarnaubach 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 1: TREDEGAR SITES

Date : 28/04/2011

Blaenau Gwent Local Development Plan

Scale : 1:2500

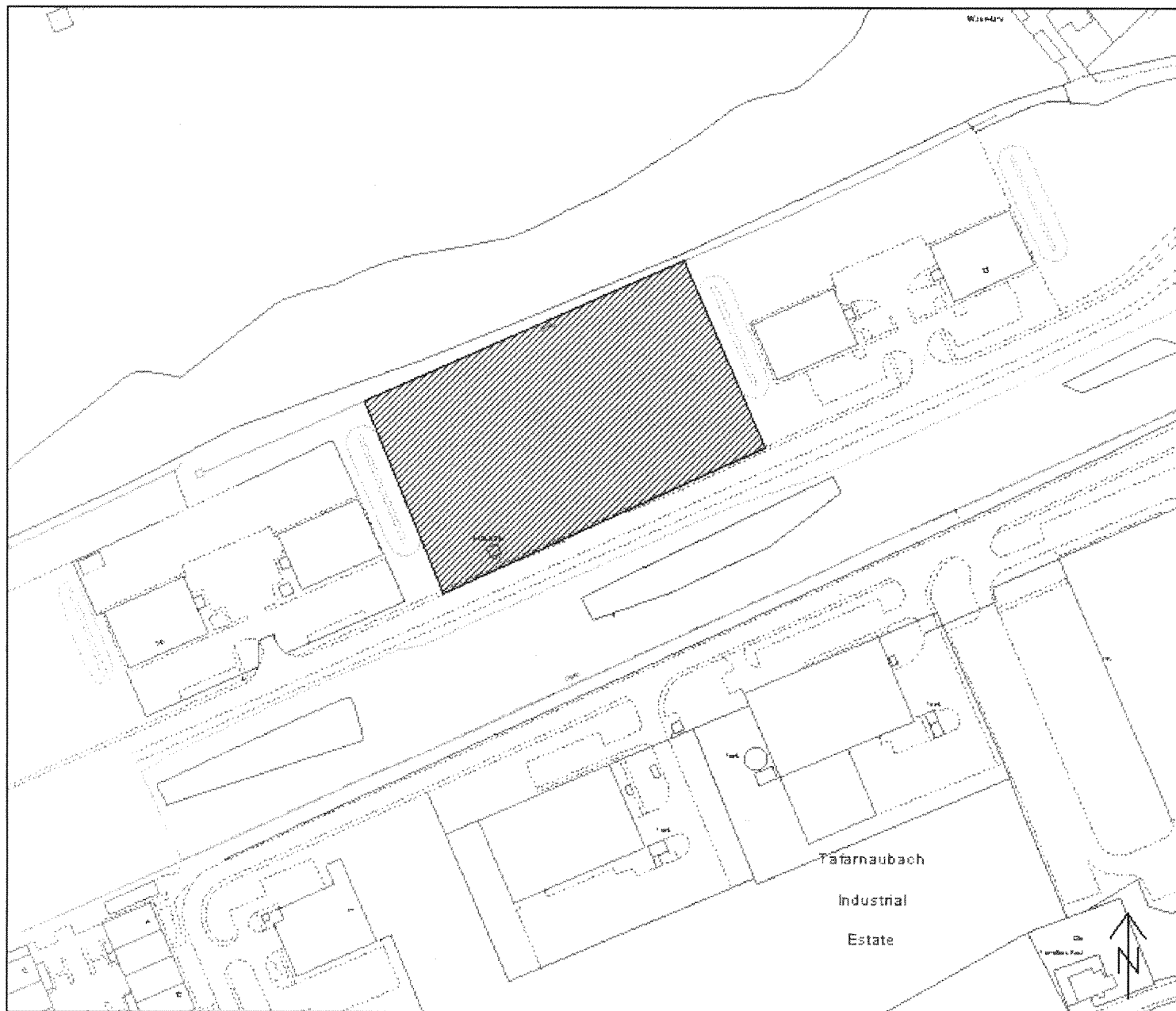
Findings of the Candidate Site Assessment Process



Blaenau Gwent
County Borough Council

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Regeneration Division



Site Number: A31

Site Name: Tafarnaubach (West)

Site Area: 1.2 ha

Current Use: Vacant

Proposed Use: Employment

APPENDIX 1: TREDEGAR SITES

Site Number: **A32**
Site Name: **Tafarnaubach (Central)**
Hub Area: **Tredegar**
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 greenfield land
- The site is within the existing settlement
- The site is accessible by modes other than the car
- The site is well located in terms of community facilities
- The site is not located in 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 roads serving Tafarnaubach Industrial Estate are more than capable of accommodating development proposals

Is the site acceptable?

Yes ☒ No ☐

Biodiversity Conclusions

- Part of the site suitable for development – focus any development to the south of the site close to the road, retaining as much of the habitat to the north as possible.
- Rush pasture, UK and LBAP priority habitat due to its declining status
- Presence of protected species i.e. barn owl within 250m radius

Is the site acceptable?

Yes ☒ In Part No ☐

Countryside and Landscape Conclusions

The site is suitable for the intended purpose

Is the site acceptable?

Yes ☒ No ☐

Environmental Health Conclusions

The site is suitable for the intended purpose

APPENDIX 1: TREDEGAR 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

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

CADW

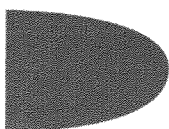
No comments received

Is the site acceptable for further consideration?

Yes



No



APPENDIX 1: TREDEGAR 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 1: TREDEGAR 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	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

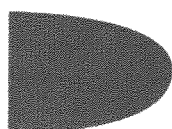


No



Comments

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



APPENDIX 1: TREDEGAR SITES

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes

☐

No

☒

Comments

Although the site performed 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 otherwise developed employment sites (i.e. Tafarnaubach 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.

Date : 28/04/2011

Blaenau Gwent Local Development Plan

Scale : 1:2500

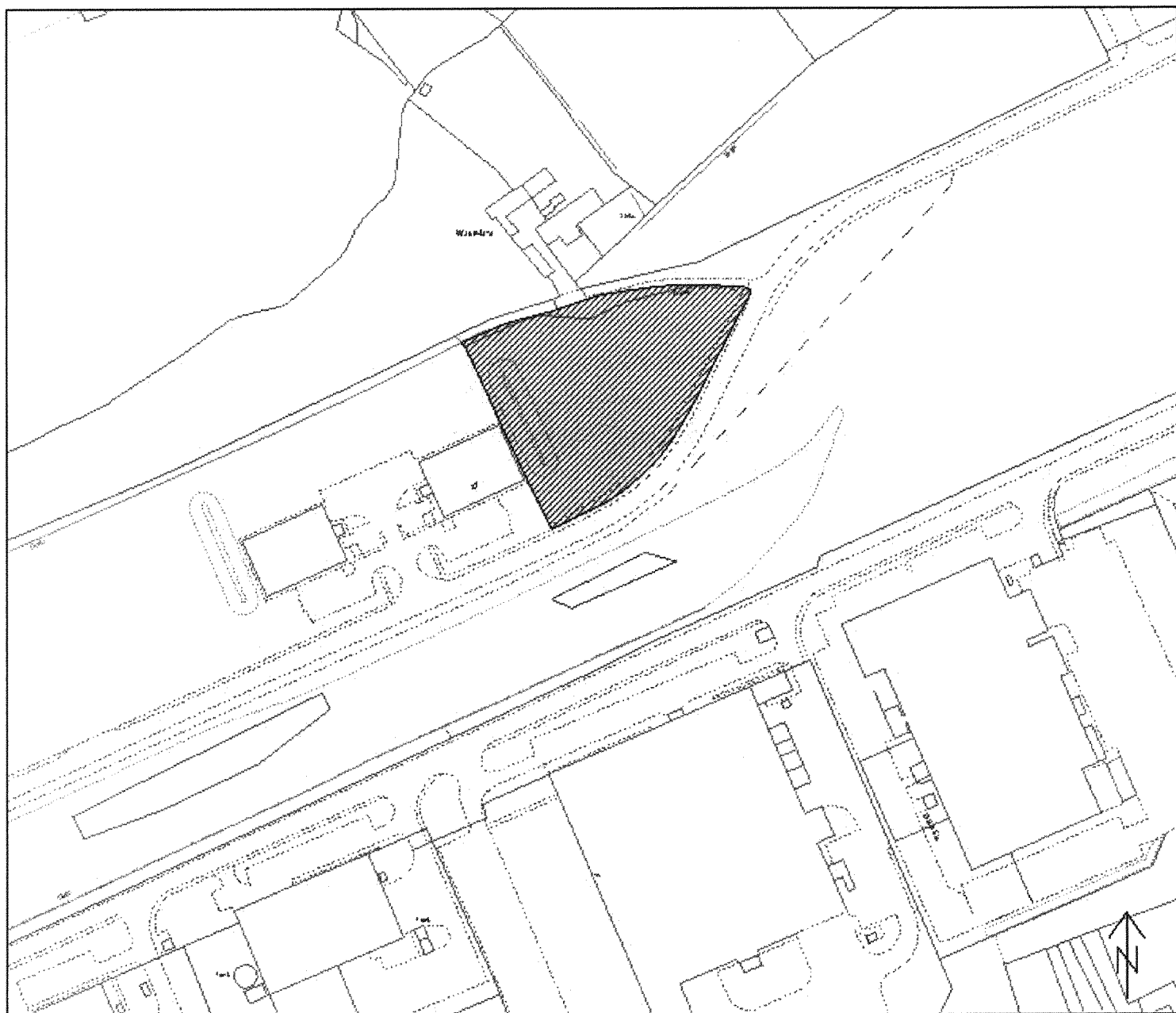
Findings of the Candidate Site Assessment Process



Blaenau Gwent
County Borough Council

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Regeneration Division



Site Number: A32

Site Name: Tafarnaubach (Central)

Site Area: 0.70 ha

Current Use: Vacant

Proposed Use: Employment

APPENDIX 1: TREDEGAR SITES

Site Number: **A33**
Site Name: **Tafarnaubach (North)**
Hub Area: **Tredegar**
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 Greenfield land (as defined in Figure 4.1 in PPW (2011))
- The site is within the existing settlement
- The site is accessible by modes other than the car
- The site is well located in terms of community facilities
- The site is not located in close proximity to an area of international/national importance for biodiversity
- The development is acceptable in terms of flood risk

Justification if the site has not satisfied the Initial Planning Assessment

.....

Stage 2: Expert Assessments

Highways Conclusions

Access roads serving Tafarnaubach Industrial Estate are more than capable of accommodating development proposals

Is the site acceptable?

Yes ☒ No ☐

Biodiversity Conclusions

- Presence of protected species – grayling within 250m
- Supports mosaic of habitats – rush pasture (UK and LBAP priority habitat), wet flushes, scattered and dense scrub – all of which provide breeding and foraging habitats for potential protected species such as bats, birds and amphibians
- Natural open space within an industrial estate. Site has increased in biodiversity value from 1996 survey since it has been left to regenerate naturally
- Strong ecological connectivity to candidate sites A34 and A35 which increases the site's ecological value

Is the site acceptable?

Yes ☐ No ☒

Countryside and Landscape Conclusions

The site is suitable for intended purpose

Is the site acceptable?

Yes ☒ No ☐

APPENDIX 1: TREDEGAR SITES

Environmental Health Conclusions

- The site was the former location for a tram way, therefore there is potential for contaminated land and so a site investigation is required
- There is also the potential for noise pollution and so a BS4142 assessment is required

Is the site acceptable?

Yes ☒ No ☐

Additional Comments

Wet site – hydrological survey is required

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.
- Ordinary watercourses run along the south side of the site. The wooded watercourses should be maintained as an open channel and protected by a buffer zone.

Glamorgan-Gwent Archaeological Trust Ltd Comments

Archaeological restraint – none known

The Coal Authority Comments

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

APPENDIX 1: TREDEGAR SITES

Welsh Water Comments

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

CADW

No comments received

Is the site acceptable for further consideration?

Yes



No



Stage 4: Assessment against the LDP Preferred Strategy

	Objective	Score
1	Develop Ebbw Vale as the main service and retail hub for the County Borough	Not Relevant
2	Create a network of vibrant district/local centres (secondary hubs) well linked to the main hub of Ebbw Vale that provide a range of local services and facilities for the local communities	Not Relevant
3	Support and deliver the regeneration of the former Ebbw Vale steelworks ensuring that the benefits are spread across the County Borough	Not Relevant
4	Increase economic activity through facilitating diversification of the economic base and support for the manufacturing sector by encouraging specialisation	Green
5	Provide a range of employment sites and premises to meet the needs of businesses of all sizes in manufacturing, the technological and service sectors	Green
6	Stem out migration and attract people to the area to create a more balanced population	Not Relevant
7	Provide a range of types and tenures of new homes to meet local housing needs and attract people to the area	Not Relevant
8	Improve accessibility to services through the promotion of sustainable modes and transport, particularly, public transport, walking and cycling.	Green
9	Improve education levels and skills through supporting infrastructure development of the Learning Campus, new schools and integrated education services, including life-long learning	Not Relevant
10	Create an accessible network of green open spaces and high quality leisure infrastructure to promote participation in sport and active recreation to improve health and well-being	Question Mark
11	Capitalise on the unique landscape and natural heritage, foster sustainable tourism and promote community pride	Not Relevant
12	Protect, enhance and manage the diversity of the biodiversity resource of Blaenau Gwent through the identification of ecological corridors	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 1: TREDEGAR 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	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	Green
25	Protect the quality and character of the landscape and enhance where necessary	Green
Score		33

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

Yes

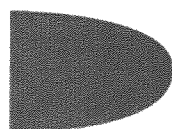


No



Comments

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



APPENDIX 1: TREDEGAR 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 otherwise developed employment sites (i.e. Tafarnaubach 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 1: TREDEGAR SITES

Date : 28/04/2011

Blaenau Gwent Local Development Plan

Scale : 1:2500

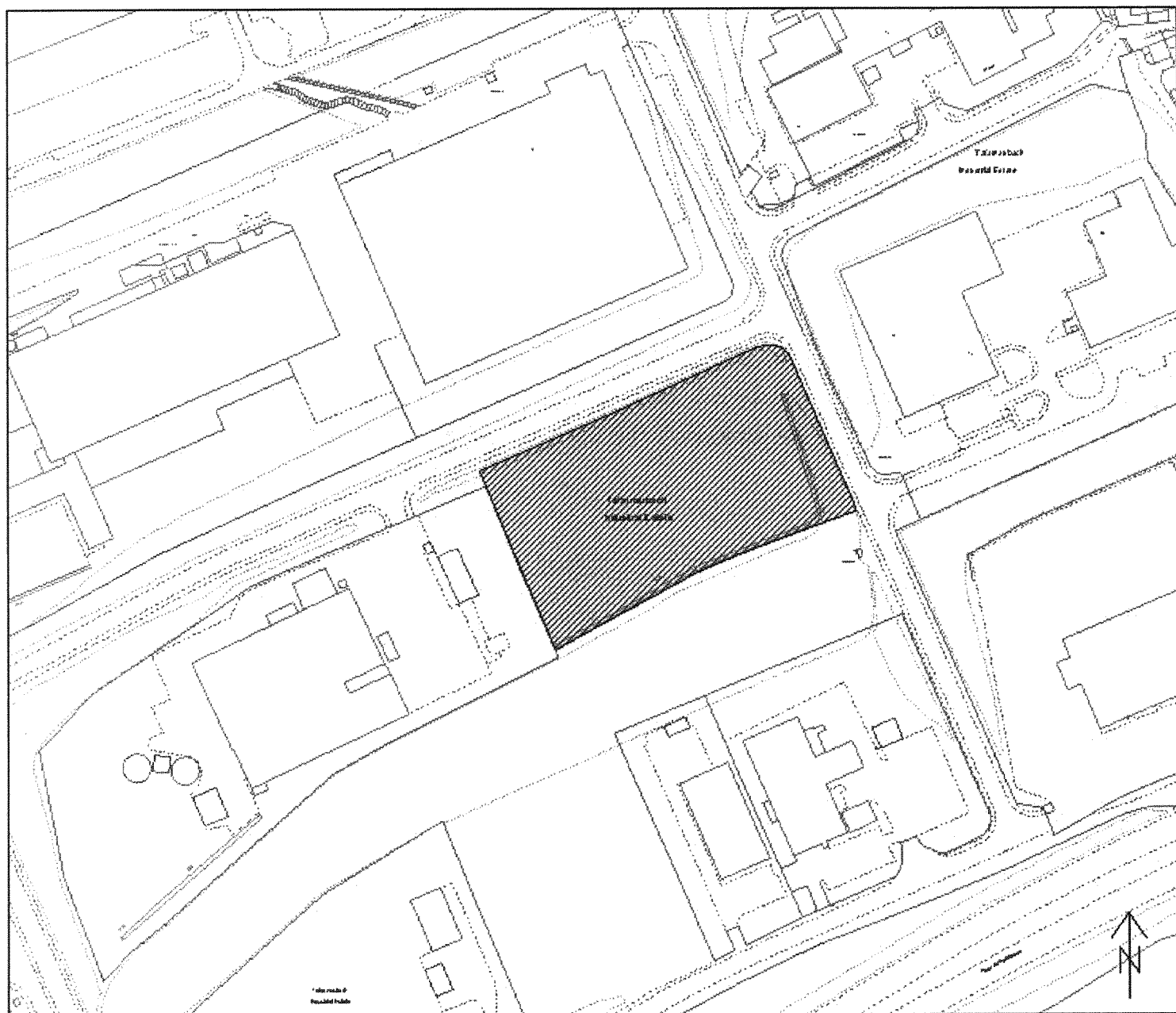
Findings of the Candidate Site Assessment Process



Blaenau Gwent
County Borough Council

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Regeneration Division



Site Number: A33

Site Name: Tafarnaubach (North)

Site Area: 1.07 ha

Current Use: Vacant

Proposed Use: Employment

APPENDIX 1: TREDEGAR SITES

Site Number: **A34**
Site Name: **Tafarnaubach (East)**
Hub Area: **Tredegar**
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 Greenfield land (as defined in Figure 4.1 (PPW 2011))
- The site is within the existing settlement
- The site is accessible by modes other than the car
- The site is well located in terms of community facilities
- The site is not located in close proximity to an area of international/national importance for biodiversity
- The development is acceptable in terms of flood risk

Justification if the site has not satisfied the Initial Planning Assessment

.....

Stage 2: Expert Assessments

Highways Conclusions

- Access roads serving Tafarnaubach Industrial Estate are more than capable of accommodating development proposals
- Existing access point needs to be upgraded

Is the site acceptable?

Yes ☒ No ☐

Biodiversity Conclusions

- Presence of protected species – bats within 500m, grayling, lapwing and brown hare all within 250m
- Supports mosaic of habitats – rush pasture (UK and LBAP priority habitat), wet flushes, scattered and dense scrub – all of which provide breeding and foraging habitats for potential protected species such as bats, birds and amphibians
- Natural open space within an industrial estate. Site has increased in biodiversity value from 1996 survey since it has been left to regenerate naturally
- Strong ecological connectivity to A33 and A35 which increases the site's ecological value
- Allocation includes steep coniferous woodland embankment which needs protecting
- Presence of builders rubble/rocks – may therefore support reptiles

Is the site acceptable?

Yes ☐ No ☒

Countryside and Landscape Conclusions

The site is suitable for intended purpose

Is the site acceptable?

Yes ☒ No ☐

APPENDIX 1: TREDEGAR SITES

Environmental Health Conclusions

- Former brickworks site on neighbouring land therefore a ground investigation and risk assessment is required for contaminated land
- Depending on the proposed employment type, a BS4142 noise assessment may be required

Is the site acceptable?

Yes



No



Additional Comments

Wet site – hydrological survey is required

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

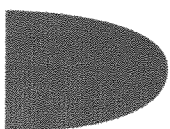
- Possible / known shallow mine workings: Yes
- Underground workings: No
- Recorded mine entries: No
- Coal mining geology: No
- Past surface mining: No
- Known mine gas issues: No
- Previous coal mining related hazards: No

Welsh Water Comments

- Sewerage: No problems are envisaged with the public sewerage system for domestic foul discharge from this development.
- Sewerage Treatment: No problems are envisaged at the site receiving WWTW to accommodate the domestic foul flows from this development.

CADW

No comments received



APPENDIX 1: TREDEGAR 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	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 1: TREDEGAR 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	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	Red
25	Protect the quality and character of the landscape and enhance where necessary	Green
Score		33

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

Yes

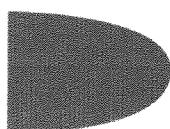


No



Comments

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



APPENDIX 1: TREDEGAR 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 otherwise developed employment sites (i.e. Tafarnaubach 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 1: TREDEGAR SITES

Date : 28/04/2011

Blaenau Gwent Local Development Plan

Scale : 1:2500

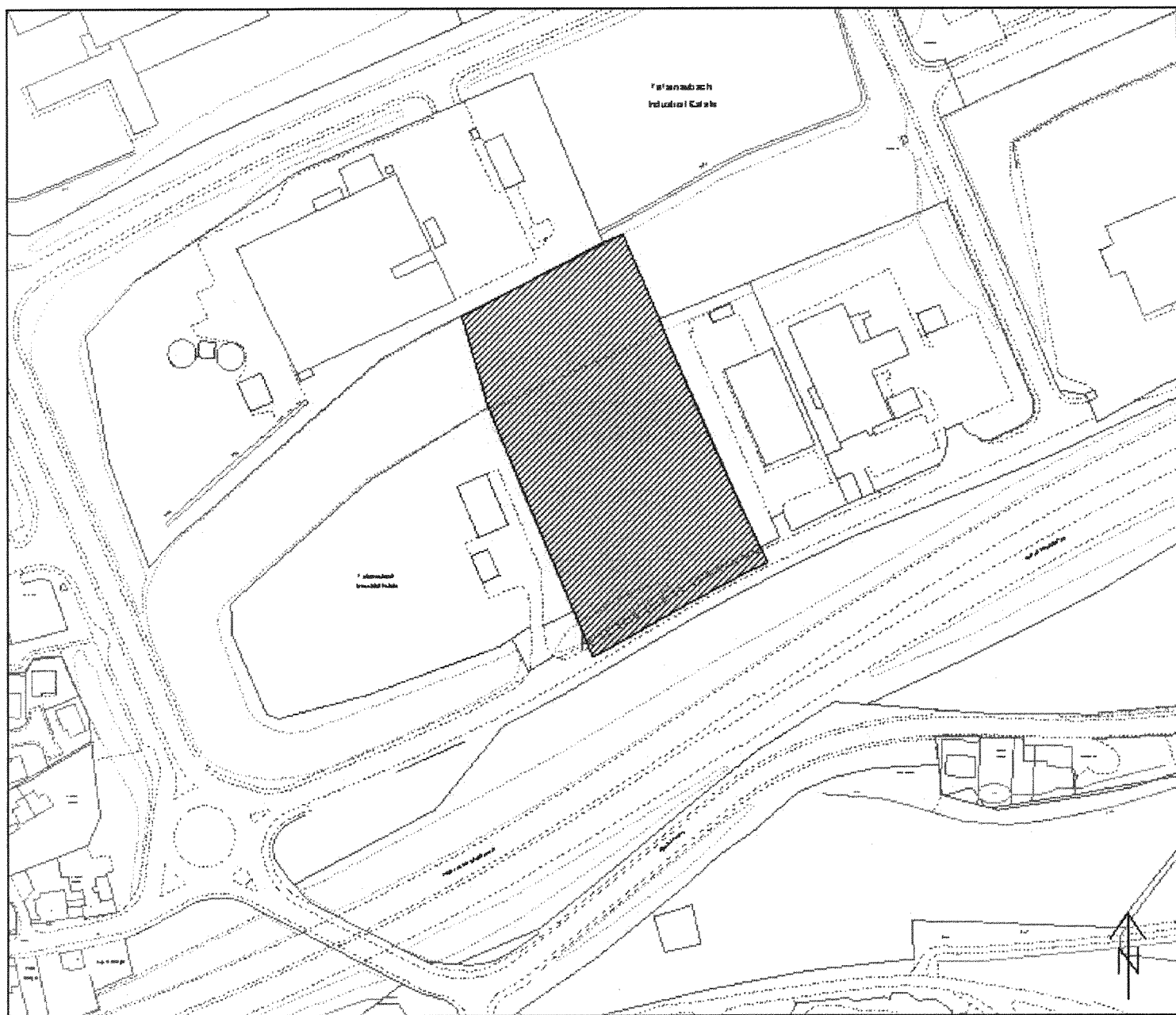
Findings of the Candidate Site Assessment Process



Blaenau Gwent
County Borough Council

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Regeneration Division



Site Number: A34

Site Name: Tafarnaubach (East)

Site Area: 1.2 ha

Current Use: Vacant

Proposed Use: Employment

APPENDIX 1: TREDEGAR SITES

Site Number: **A35**
Site Name: **Tafarnaubach (South)**
Hub Area: **Tredegar**
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 Greenfield land (as defined in Figure 4.1 of PPW 2011)
- The site is within the existing settlement
- The site is accessible by modes other than the car
- The site is well located in terms of community facilities
- The site is not located in close proximity to an area of international/national importance for biodiversity
- The development is acceptable in terms of flood risk

Justification if the site has not satisfied the Initial Planning Assessment

Stage 2: Expert Assessments

Highways Conclusions

- Access roads serving Tafarnaubach Industrial Estate are more than capable of accommodating development proposals
- Existing access located at eastern end of site

Is the site acceptable?

Yes ☒ No ☐

Biodiversity Conclusions

- Presence of protected species – bats within 500m, grayling, lapwing, barn owl and brown hare all within 250m
- Supports mosaic of habitats – rush pasture (UK and LBAP priority habitat), wet flushes, scattered and dense scrub – all of which provide breeding and foraging habitats for potential protected species such as bats, birds and amphibians
- Natural open space within an industrial estate. Site has increased in biodiversity value from 1996 survey since it has been left to regenerate naturally. Probably of greatest ecological value
- Strong ecological connectivity to candidate sites A33 and A35 which increases the site's ecological value
- Allocation includes steep coniferous woodland embankment which needs protecting
- Presence of builders rubble/rocks – may therefore support reptiles

Is the site acceptable?

Yes ☐ No ☒

Countryside and Landscape Conclusions

The site is suitable for intended purpose

Is the site acceptable?

APPENDIX 1: TREDEGAR SITES

Yes



No



Environmental Health Conclusions

- Former industrial use (Bricks Work Site) therefore there is potential for land contamination and so a ground investigation and risk assessment is required
- There is also potential for noise pollution therefore a BS4142 assessment is required

Is the site acceptable for further consideration?

Yes



No



Additional Comments

Wet site – hydrological survey is required

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

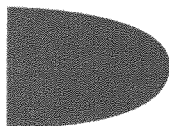
Archaeological restraint – none known

The Coal Authority Comments

- Possible / known shallow mine workings: Yes
- Underground workings: No
- 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



APPENDIX 1: TREDEGAR SITES

Welsh Water Comments

- Sewerage: No problems are envisaged with the public sewerage system for domestic foul discharge from this development
- Sewerage Treatment: No problems are envisaged at the site receiving WWTW to accommodate the domestic foul flows from this development.

Is the site acceptable for further consideration?

Yes ☒ No ☐

Stage 4: Assessment against the LDP Preferred Strategy

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

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

Yes

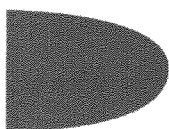


No



Comments

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



APPENDIX 1: TREDEGAR 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 otherwise developed employment sites (i.e. Tafarnaubach 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 1: TREDEGAR SITES

Date : 28/04/2011

Blaenau Gwent Local Development Plan

Scale : 1:2500

Findings of the Candidate Site Assessment Process



Blaenau Gwent
County Borough Council

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Regeneration Division



Site Number: A35

Site Name: Tafarnaubach (South)

Site Area: 1.53 ha

Current Use: Vacant

Proposed Use: Employment

APPENDIX 1: TREDEGAR SITES

Site Number: **A36**
Site Name: **Adjacent to Chartist Way**
Hub Area: **Tredegar**
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 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

- Whilst there is no existing access point serving the site, access to the site can be achieved via Chartist Way

Is the site acceptable?

Yes ☒ No ☐

Biodiversity Conclusions

- Presence of protected species within 250m of site – bats
- Broadleaved woodland appears to be outside boundary but would require appropriate buffering
- Rush pasture in places – UK and LBAP Habitat due to its declining status
- Natural open space adjoining broadleaved woodland to rear which together forms an important strategic natural ecological corridor of rural character through an intensively developed urban area – objective should be to retain this green corridor

Is the site acceptable?

Yes ☒ In Part No ☐

Countryside and Landscape Conclusions

The dominance of development on this plateau could be a very large visual detractor to the landscape of northern Tredegar

Is the site acceptable?

Yes ☐ No ☒

APPENDIX 1: TREDEGAR SITES

Environmental Health Conclusions

Due to its former industrial use (former Sirhowy ironworks and former brickworks site), there is potential for contaminated land and so a ground investigation and risk assessment is required

Is the site acceptable?

Yes ☒ No ☐

Additional Comments

- The site is adjacent to a scheduled ancient monument
- Northern part of the site – potential for archaeological remains (setting of scheduled monument)

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.
- Lines of trees on the western and southern sides link to the Sirhowy river corridor and may provide a flight path for bats. Trees should be retained as conservation and aesthetic features.

Glamorgan-Gwent Archaeological Trust Ltd Comments

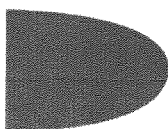
- Fairly significant archaeological restraint – hinterland to Sirhowy Ironworks, including railway sidings, coke ovens and limekilns
- Archaeological desk-based assessment plus possible evaluation on specific sites required prior to determination of planning application. Archaeological remains may remove some areas of the site from development.

The Coal Authority Comments

- Possible / known shallow mine workings: Yes
- 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: No problems
- Sewerage Treatment: No problems
- Water supply: potential demands unknown



APPENDIX 1: TREDEGAR SITES

CADW

No comments received

Is the site acceptable for further consideration?

Yes



No



Stage 4: Assessment against the LDP Preferred Strategy

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

APPENDIX 1: TREDEGAR 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	Yellow
16	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development, where this will not result in damage or loss to biodiversity	Red
17	To conserve soil resources and their quality	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	Red
Score		35

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

Yes

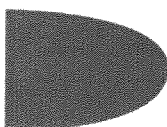


No



Comments

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



APPENDIX 1: TREDEGAR SITES

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes

☒

No

☐

Comments

The site is sustainable, developable and compatible with the LDP strategy and is therefore allocated in the Deposit LDP for residential purposes

APPENDIX 1: TREDEGAR SITES

Date : 28/04/2011

Blaenau Gwent Local Development Plan

Scale : 1:2900

Findings of the Candidate Site Assessment Process



Blaenau Gwent
County Borough Council

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Regeneration Division



Site Number: A36

Site Name: Adj Chartist Way, Tredegar

Site Area: 2.89 ha

Current Use: Vacant

Proposed Use: Residential

APPENDIX 1: TREDEGAR SITES

Site Number: **A37**
Site Name: **Peacehaven**
Hub Area: **Tredegar**
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

Highway infrastructure acceptable subject to localised highway improvement works being completed to the satisfaction of the Highway Authority

Is the site acceptable?

Yes

☒

No

☐

Biodiversity Conclusions

- Allocation includes the ducky/small ducky ponds which are SINC's.
- Any development would result in potential habitat loss, disturbance, affects upon hydrology/ stream feeding ponds.
- Presence of protected species including bat, common toad, frog, palmate newt, dunnock, green woodpecker and barn owl – all within 250m.
- The site supports a range of UK and LBAP habitats including ponds, streams and rush pasture. The site also supports a mosaic of other habitats such as planted broadleaved woodland and semi improved grassland.
- The site has strong ecological connectivity linking to the Rhyd plantation, River Sirhowy which is known to support otters, kingfisher and Lower Troedrihwgair grassland SINC. Development would result in habitat loss, fragmentation and increased public disturbance to wildlife in this peaceful area.
- Presence of old mature trees along the road leading to Troedrihwgair of ecological importance – potential for supporting bats/breeding birds which should be retained and protected with TPO.

Is the site acceptable?

Yes

☐

No

☒

APPENDIX 1: TREDEGAR SITES

Countryside and Landscape Conclusions

- The site is located in a very prominent in South Tredegar landscape with sweeping vistas down the valley and visual prominence to the south especially A4048
- The dominance of development here means that there must be careful consideration of landscaping, building design and layout

Is the site acceptable?

Yes ☒ No ☐

Environmental Health Conclusions

Is the site acceptable?

Yes ☒ No ☐

Additional Comments

Planning permission approved in 2009 for 147 houses

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. Planning permission was granted on 4th August 2009 for residential development.

Date : 28/04/2011	Blaenau Gwent Local Development Plan	 Dyngor Bwrdeistrefni Gŵr Blaenau Gwent County Borough Council Regeneration Division
Scale : 1:3900	Findings of the Candidate Site Assessment Process	
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Site Number: A37

Site Name: Peacehaven

Site Area: 8.72 ha

Current Use: Vacant

Proposed Use: Residential

APPENDIX 1: TREDEGAR SITES

Site Number: **A38**
Site Name: **Crown Avenue East**
Hub Area: **Tredegar**
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 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 is directly onto Crown Avenue
- Existing road network serving Crown Avenue is more than adequate to serve development site

Is the site acceptable?

Yes ☒ No ☐

Biodiversity Conclusions

- Presence of protected species – bats within 500m
- Presence of semi improved grassland around peripheries of the 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

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

Is the site acceptable for further consideration?

Yes ☒ No ☐

APPENDIX 1: TREDEGAR SITES

Additional Comments

Residential development refused on this site in 2007. Dismissed at appeal 23/05/2007

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

This site was not considered any further than stage 2 of the process, nor is it allocated in the Deposit LDP, as the site is currently operational as an industrial business.

However Crown Business Park, in which the site is located is protected under the Employment Protection Area policy. The Employment Background Paper provides more detail on this approach.

Date : 03/05/2011

Blaenau Gwent Local Development Plan

Scale : 1:2500

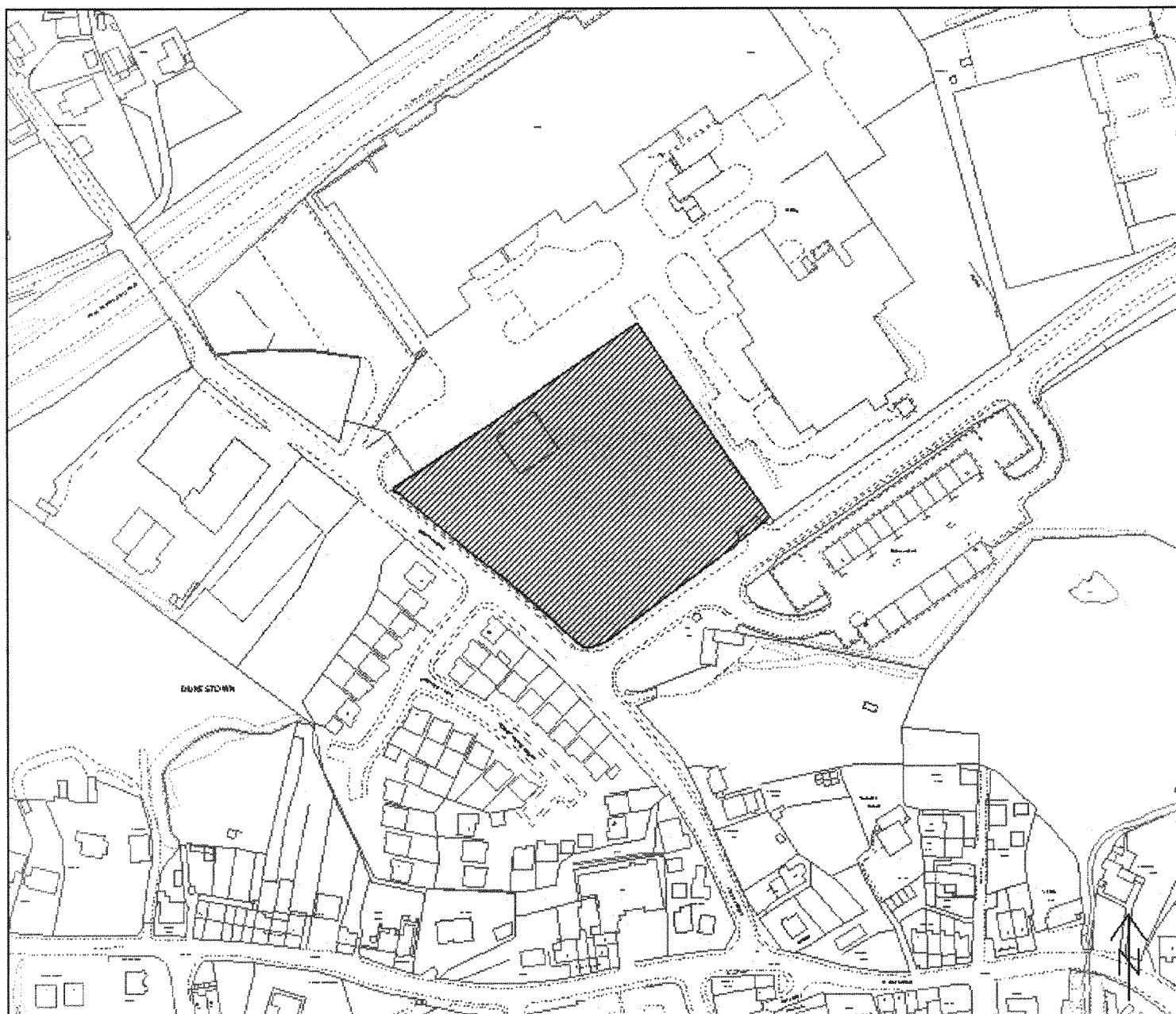
Findings of the Candidate Site Assessment Process



Blaenau Gwent
County Borough Council

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Regeneration Division



Site Number: A38

Site Name: Crown Avenue East

Site Area: 1.09 ha

Current Use: Vacant

Proposed Use: Employment

APPENDIX 1: TREDEGAR SITES

Site Number: **A39**
Site Name: **Parc Bryn Bach**
Hub Area: **Tredeggar**
Proposed Use: **Leisure and Tourism (including a hotel)**

Stage 1: Initial Planning Assessment

Has the site satisfied the Initial Planning Assessment?

Yes ☒ No ☐

Initial Planning Assessment Conclusions

- The site is part Brownfield and part Greenfield land
- The site is within the existing settlement
- The site is accessible by modes other than the car
- The site is well located in terms of community facilities
- The site is not located in 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

- Good access serving from Merthyr Road. The location of the hotel within the site has not been illustrated therefore; it is possible that a new access road will need to be constructed on site to accommodate the expected vehicular use of the area.

Is the site acceptable?

Yes ☒ No ☐

Biodiversity Conclusions

- Presence of large numbers of protected species
- Site supports large number of LBAP species
- The site is a Local Nature Reserve and Country Park due to its high biodiversity value and value as a recreational resource
- Site supports large range of habitats planted broadleaved woodland, planted mixed woodland, planted coniferous woodland, improved grassland, dry acid heath, quarry, bare ground, buildings, standing water – heath and standing water are UKBAP and LBAP habitats.
- The site has strong ecological connectivity linking to other protected sites such as Tredeggar Patch Grassland SINC and Mynydd Bedwellte SINC
- Any development of this site in terms of a hotel development would result in major habitat loss and fragmentation of the biodiversity resource of this key flagship site.

Is the site acceptable?

Yes ☒ In Part No ☐

Countryside and Landscape Conclusions

Further discussion is required on the exact location of the hotel

APPENDIX 1: TREDEGAR SITES

Is the site acceptable?

Yes

☒

No

☐

Environmental Health Conclusions

* There is potential for light and noise pollution therefore a noise assessment is required

Is the site acceptable for further consideration?

Yes

☒

No

☐

Additional Comments

Is the site acceptable for further consideration?

Yes

☒

No

☐

Stage 3: Consultation with Appropriate Bodies

Countryside Council for Wales Comments

No comments received

Environment Agency Wales Comments

No comments received

Glamorgan-Gwent Archaeological Trust Ltd Comments

No comments received

The Coal Authority Comments

No comments received

CADW

No comments received

Welsh Water Comments

No comments received

Is the site acceptable for further consideration?

Yes

☒

No

☐

APPENDIX 1: TREDEGAR 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	Green
11	Capitalise on the unique landscape and natural heritage, foster sustainable tourism and promote community pride	Green
12	Protect, enhance and manage the diversity of the biodiversity resource of Blaenau Gwent through the identification of ecological corridors	Yellow
13	Raise the standard of design to improve the quality of the physical and natural environment; and protect and enhance Blaenau Gwent's historic and cultural environment.	Green
14	To minimise further climate change contributions and mitigate its predicted effects on the county Borough	Green
Score		19

APPENDIX 1: TREDEGAR SITES

Stage 5: Assessment against the LDP Sustainability Objectives

	Objective	Score
1	To promote economic growth and strengthen and diversify the economy	Green
2	To increase levels of local employment and ensure distribution of opportunities	Green
3	To enable the development of a strong tourism economy in Blaenau Gwent complementary to the regional offer	Green
4	To enhance the viability and vitality of town centres	Green
5	To meet identified housing need	Not Relevant
6	To improve the quality of Blaenau Gwent's housing stock	Not Relevant
7	To secure the delivery and maintenance of quality affordable housing	Not Relevant
8	To improve educational attainment and increase skill levels	Green
9	To improve accessibility to education, leisure, employment, health, homes and community services for all sectors of the community	Green
10	To promote community health, social care and well-being	Green
11	To reduce crime, social disorder and fear of crime	Green
12	Protect and enhance the Welsh culture	Not Relevant
13	To encourage modal shift from private transport to sustainable transport	Yellow
14	To protect and enhance biodiversity across Blaenau Gwent	Yellow
15	To conserve and enhance the heritage assets of Blaenau Gwent and their settings	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		24

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

Yes

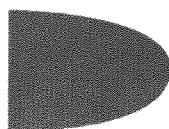


No



Comments

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



APPENDIX 1: TREDEGAR 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 (including a hotel) and therefore is included in the Deposit LDP

APPENDIX 1: TREDEGAR SITES

Date : 28/04/2011

Blaenau Gwent Local Development Plan

Scale : 1:12000

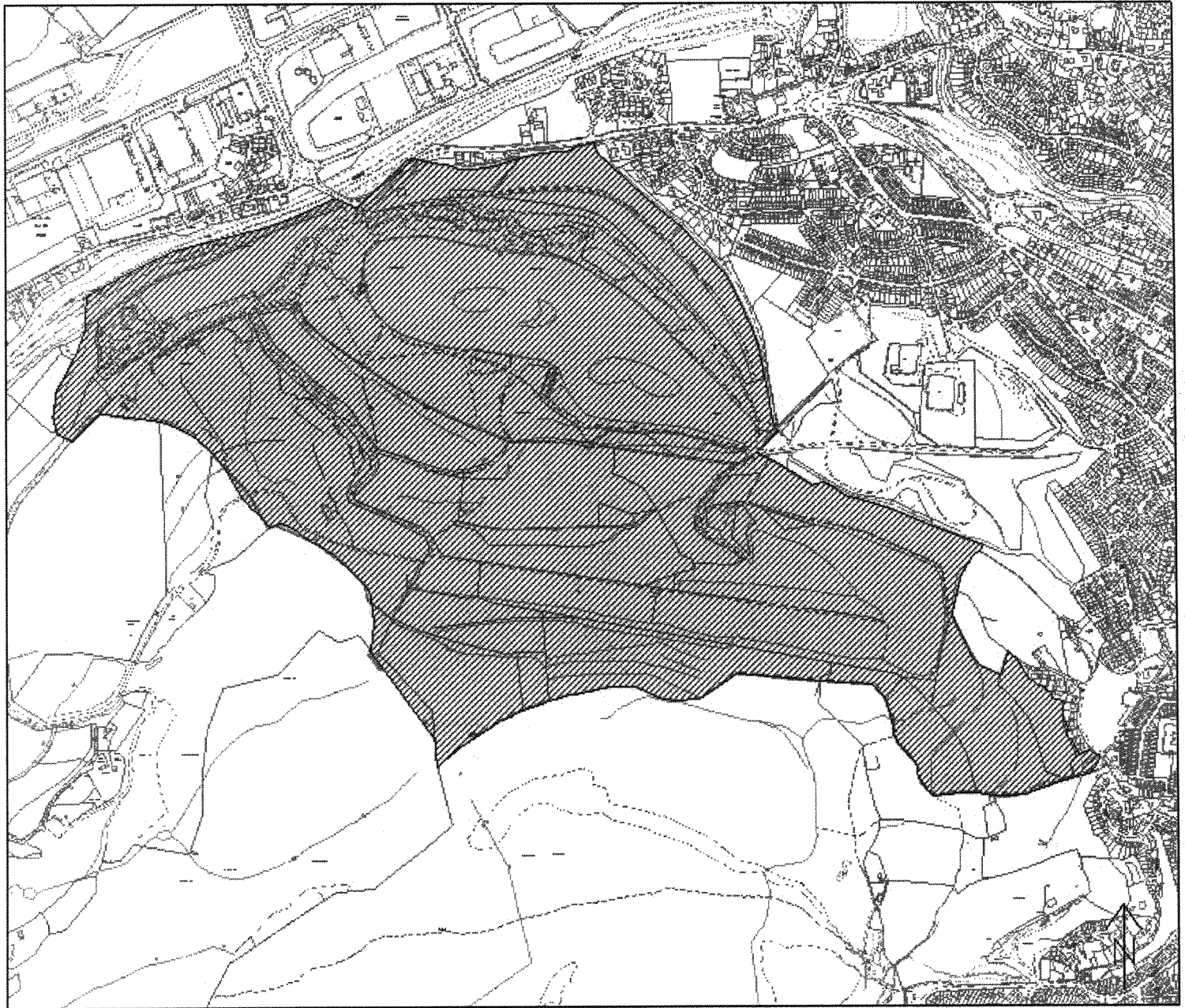
Findings of the Candidate Site Assessment Process



Blaenau Gwent
County Borough Council

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Regeneration Division



Site Number: A39

Site Name: Parc Bryn Bach

Site Area: 132.8 ha

Current Use: Country Park

Proposed Use: Leisure and Tourism (Including a hotel)

APPENDIX 1: TREDEGAR SITES

Site Number: **A40**
Site Name: **Land Adjacent to Bevans Avenue**
Hub Area: **Tredegar**
Proposed Use: **Community facility**

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 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 does exist but it will need to be improved for the proposed scheme

Is the site acceptable?

Yes ☒ No ☐

Biodiversity Conclusions

- Presence of protected species within 500m of site – bats
- Presence of semi improved neutral grassland
- Need to protect mature in the corner of the site with a TPO designation
- Natural green space within a heavily urbanised area with high density housing which should be retained and enhanced

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 ☐

Environmental Health Conclusions

There is potential for light and noise pollution

APPENDIX 1: TREDEGAR 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 adverse comments

Glamorgan-Gwent Archaeological Trust Ltd Comments

- Archaeological restraint –none known

The Coal Authority Comments

- Possible / known shallow mine workings: Yes
- Underground workings: No
- 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 problems are envisaged with the public sewerage system for domestic foul discharge from this development. No problems are envisaged at the receiving of WWTW to accommodate the domestic foul flows from this development

CADW

No comments received

Is the site acceptable for further consideration?

Yes

☒

No

☐

APPENDIX 1: TREDEGAR SITES

Stage 4: Assessment against the LDP Preferred Strategy

	Objective	Score
1	Develop Ebbw Vale as the main service and retail hub for the County Borough	Not Relevant
2	Create a network of vibrant district/local centres (secondary hubs) well linked to the main hub of Ebbw Vale that provide a range of local services and facilities for the local communities	Not Relevant
3	Support and deliver the regeneration of the former Ebbw Vale steelworks ensuring that the benefits are spread across the County Borough	Not Relevant
4	Increase economic activity through facilitating diversification of the economic base and support for the manufacturing sector by encouraging specialisation	Green
5	Provide a range of employment sites and premises to meet the needs of businesses of all sizes in manufacturing, the technological and service sectors	Not Relevant
6	Stem out migration and attract people to the area to create a more balanced population	Not Relevant
7	Provide a range of types and tenures of new homes to meet local housing needs and attract people to the area	Not Relevant
8	Improve accessibility to services through the promotion of sustainable modes and transport, particularly, public transport, walking and cycling.	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	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 1: TREDEGAR 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	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	Green
Score		41

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

Yes

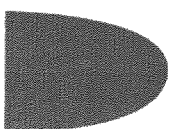


No



Comments

The site performed reasonably well against the Preferred Strategy and Sustainability Appraisal objectives when compared to other sites proposed for a community facility use



APPENDIX 1: TREDEGAR SITES

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes

☐

No

☒

Comments

Although the performed reasonably well against the sustainability and preferred strategy objectives, no need has been identified for a community facility in this area. The Community Facilities Background Paper provides more detail on this.

If however, a need is identified the site could come forward through the planning application process as the site is located within the settlement boundary.

APPENDIX 1: TREDEGAR SITES

Date : 03/05/2011

Blaenau Gwent Local Development Plan

Scale : 1:1250

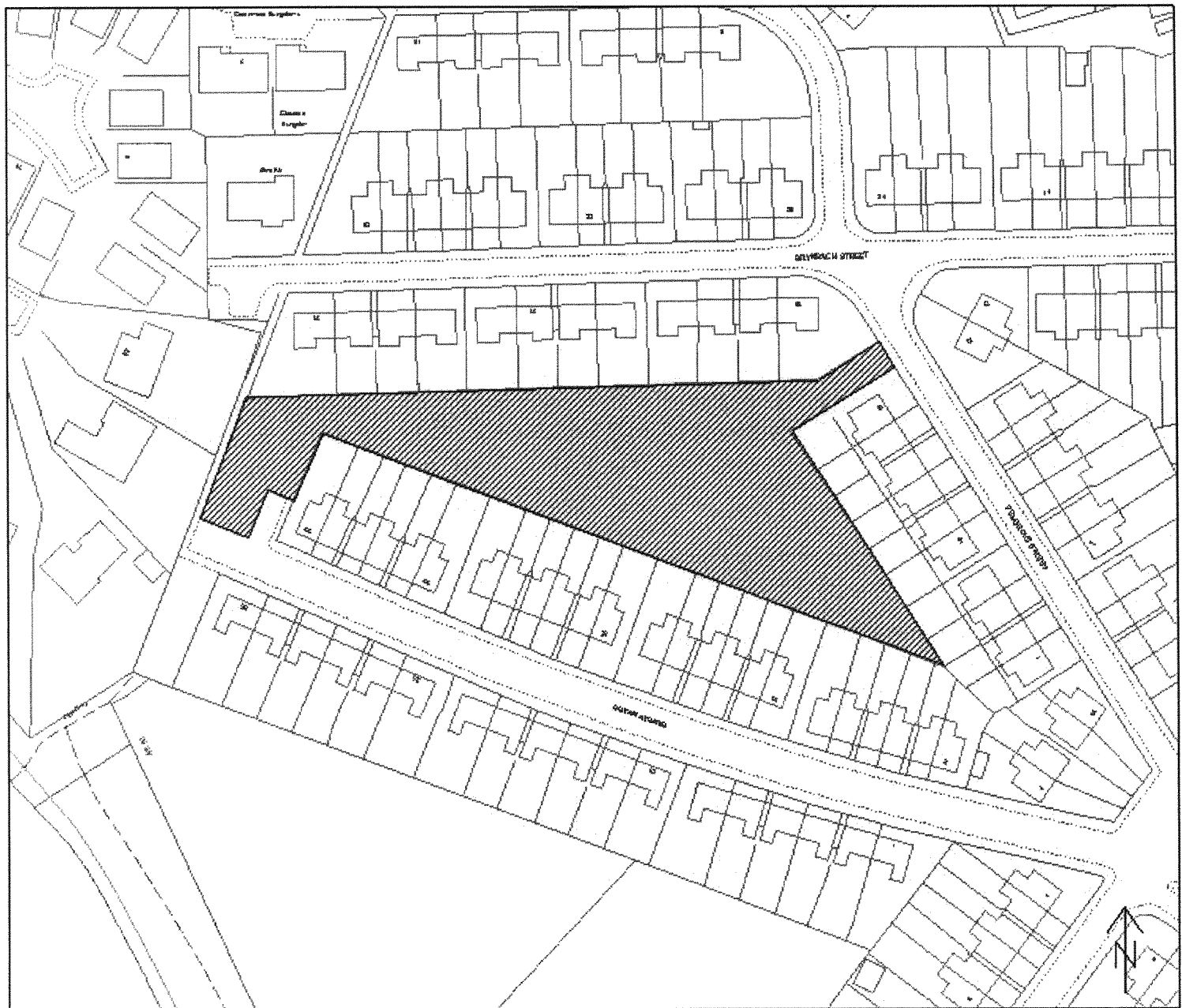
Findings of the Candidate Site Assessment Process



Blaenau Gwent
County Borough Council

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Regeneration Division



Site Number: A40

Site Name: Land Adjacent to Bevans Avenue

Site Area: 0.39 ha

Current Use: Vacant

Proposed Use: Community Facility

APPENDIX 1: TREDEGAR SITES

Site Number: **A41**
Site Name: **Land adjacent to Dukestown Cemetery**
Hub Area: **Tredeggar**
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 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 highway infrastructure (i.e. bridge over A465 (T)) cannot accommodate increasing traffic levels that would be generated by such a development.

Is the site acceptable?

Yes

☐

No

☒

Biodiversity Conclusions

- Mature hedgerow with bank and mature trees to south, east and west boundary which provide important wildlife corridors which connect through site and to adjacent habitats and sites
- Ancient beech tree near to the building along the western boundary
- Large number of mature trees around the peripheries
- Good ground flora on hedge banks
- Site of rural character
- Strong ecological connectivity to cemetery, protected sites such as Hirgan Fields SINC and wider countryside

Is the site acceptable?

Yes

☐

No

☒

Countryside and Landscape Conclusions

- The proximity to the cemetery should lead to careful siting and design at low density. Current density is far too high and will overwhelm the hamlet.
- 1 or 2 properties of suitable construction would be acceptable

Is the site acceptable?

Yes

☒ In Part

No

☐

APPENDIX 1: TREDEGAR SITES

Environmental Health Conclusions

Potential for noise pollution from the A465

Is the site acceptable?

Yes

☒

No

☐

Additional Comments

Historic landscape character issues

Is the site acceptable for further consideration?

Yes

☐

No

☒

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes

☐


No

☒

Comments

The site has not been allocated in the Deposit Local Development Plan for the following reasons:

- Existing highway infrastructure cannot accommodate increased traffic levels
- Greenfield site of high local biodiversity value
- Site of rural character
- Strong ecological connectivity to cemetery, protected sites such as Hirgan Fields SINC and wider countryside
- Historic landscape character issues

Date : 28/04/2011	Blaenau Gwent Local Development Plan	 Dyngor Bwrdeistref Sirol Blaenau Gwent County Borough Council Regeneration Division
Scale : 1:1250	Findings of the Candidate Site Assessment Process	
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Site Number: A41

Site Name: Land Adjacent to Dukestown Cemetery

Site Area: 0.9 ha

Current Use: Farm

Proposed Use: Residential

APPENDIX 1: TREDEGAR SITES

Site Number: **A43**
Site Name: **Business Resource Centre**
Hub Area: **Tredegar**
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

- Good highway network infrastructure

Is the site acceptable?

Yes ☒ No ☐

Biodiversity Conclusions

- Potential bats, breeding birds and priority LBAP mammals (hedgehog) in buildings
- Presence of protected species – barn owl, brown hare within 250m
- Protection of wildflower grass verge with scattered trees along northern boundary of site and scrub verges around the peripheries of the site need full protection
- Provide a green buffer around the development and to neighbouring properties

Is the site acceptable?

Yes ☒ No ☐

Countryside and Landscape Conclusions

Integration of housing and industry could lead to more sustainable lifestyles but design and location are important issues. There is a danger that the exponential growth of Tafarnaubach and Princetown and the poor layout and aspect of recent developments could destroy any sense of community. The development would have to demonstrate integration and links to Tafarnaubach village.

Is the site acceptable?

Yes ☒ No ☐

APPENDIX 1: TREDEGAR SITES

Environmental Health Conclusions

Potential for contaminated land 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

No adverse comments

Glamorgan-Gwent Archaeological Trust Ltd Comments

Archaeological restraint – none known

The Coal Authority Comments

- Possible / known shallow mine workings: Yes
- 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 public sewer(s). Protective measures or a diversion of these assets may be required.
- Sewerage Treatment: No problems
- Water supply: require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains

CADW

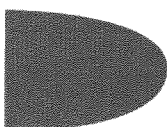
No comments received

Is the site acceptable for further consideration?

Yes



No



APPENDIX 1: TREDEGAR 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	Yellow
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	Yellow
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		18

Is the site compatible with the Preferred Strategy?

Yes



No



APPENDIX 1: TREDEGAR SITES

Stage 5: Assessment against the LDP Sustainability Objectives

	Objective	Score
1	To promote economic growth and strengthen and diversify the economy	Yellow
2	To increase levels of local employment and ensure distribution of opportunities	Yellow
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		51

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

Yes

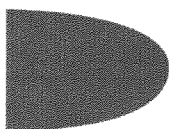


No



Comments

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



APPENDIX 1: TREDEGAR 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 allocated in the Deposit LDP for residential use.

APPENDIX 1: TREDEGAR SITES

Date : 28/04/2011

Blaenau Gwent Local Development Plan

Scale : 1:2500

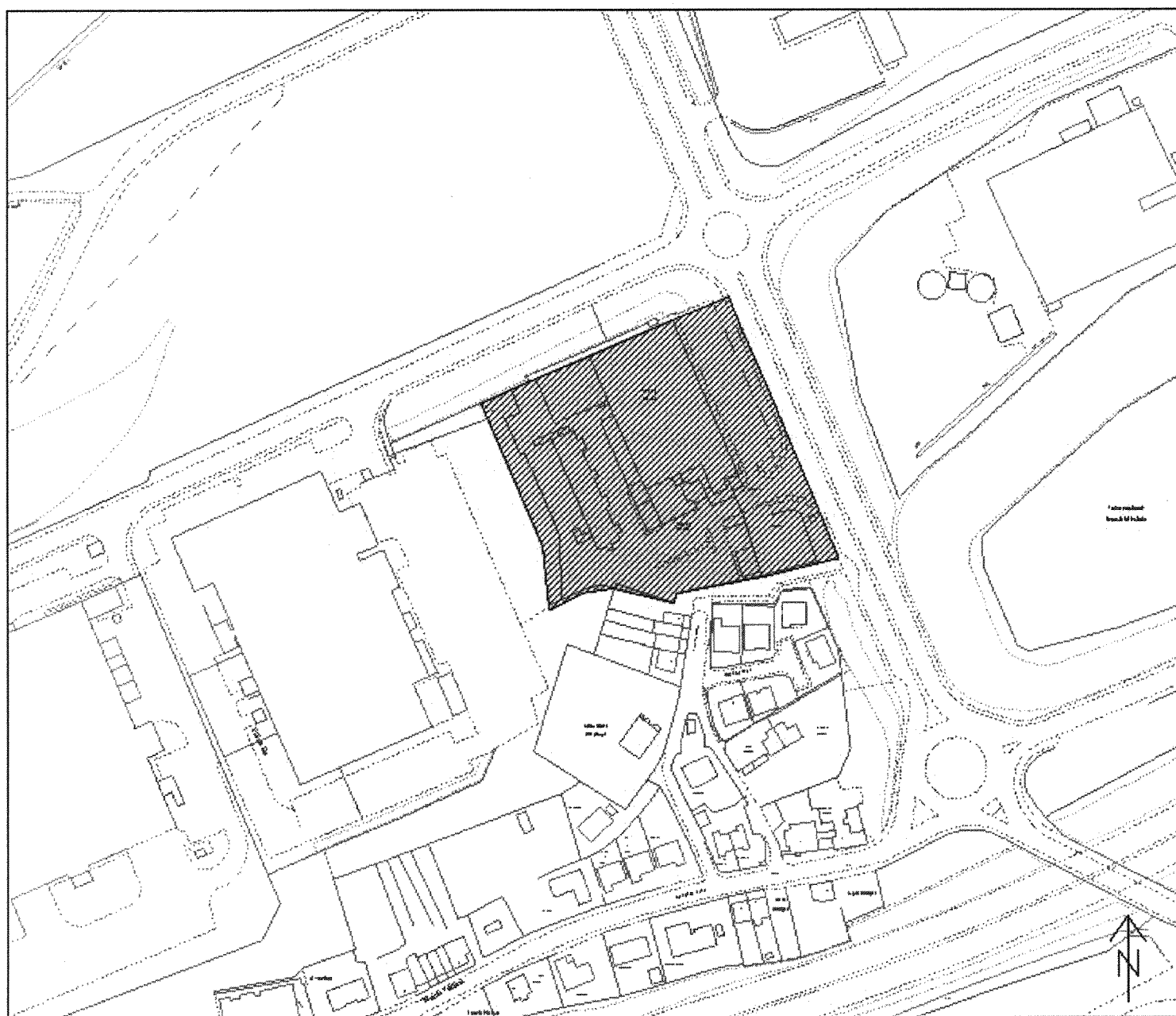
Findings of the Candidate Site Assessment Process



Blaenau Gwent
County Borough Council

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Regeneration Division



Site Number: A43

Site Name: Business Resource Centre

Site Area: 1.2 ha

Current Use: Training Centre / Offices

Proposed Use: Residential

APPENDIX 1: TREDEGAR SITES

Site Number: **A44**

Site Name: **Fairview Field, Nantybawch**

Hub Area: **Tredegar**

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 located on the edge of 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

Access to the proposed development site appears only possible via Waterworks Lane, which, whilst adopted, is of such sub-standard highway design it could not safely facilitate increase in traffic movements without substantial infrastructure improvements

Is the site acceptable?

Yes

☐

No

☒

Biodiversity Conclusions

- The site is designated as a SINC
- Greenfield site – development of site would constitute net loss of semi natural open space and biodiversity
- Site has strong ecological connectivity – forms integral part of wider ecological complex of protected species, upland habitat, fields and the River Sirhowy
- Presence of protected species – otter within 250m of site
- Presence of rush pasture – a UK/LBAP priority habitat
- Presence of buildings which are likely to support protected species – bats, breeding birds

Is the site acceptable?

Yes

☐

No

☒

Countryside and Landscape Conclusions

Visual impact assessment is required

Is the site acceptable?

Yes

☐

No

☒

APPENDIX 1: TREDEGAR SITES

Environmental Health Conclusions

The site is suitable for the intended purpose

Is the site acceptable?

Yes

☒

No

☐

Additional Comments

- Northern perimeter of the site is a pylon
- Overhead power lines cross the site

Is the site acceptable for further consideration?

Yes

☐

No

☒

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes

☐

No

☒

Comments

The site has not been taken forward into the Deposit LDP for the following reasons:

- Existing highway infrastructure cannot accommodate increased traffic levels
- Greenfield site of high local biodiversity value – the site is designated as a SINC
- Site has strong ecological connectivity – forms integral part of wider ecological complex of protected species, upland habitat, fields and the River Sirhowy
- On the northern perimeter of the site is a pylon
- Overhead power lines cross the site

Date : 28/04/2011

Blaenau Gwent Local Development Plan

Scale : 1:2500

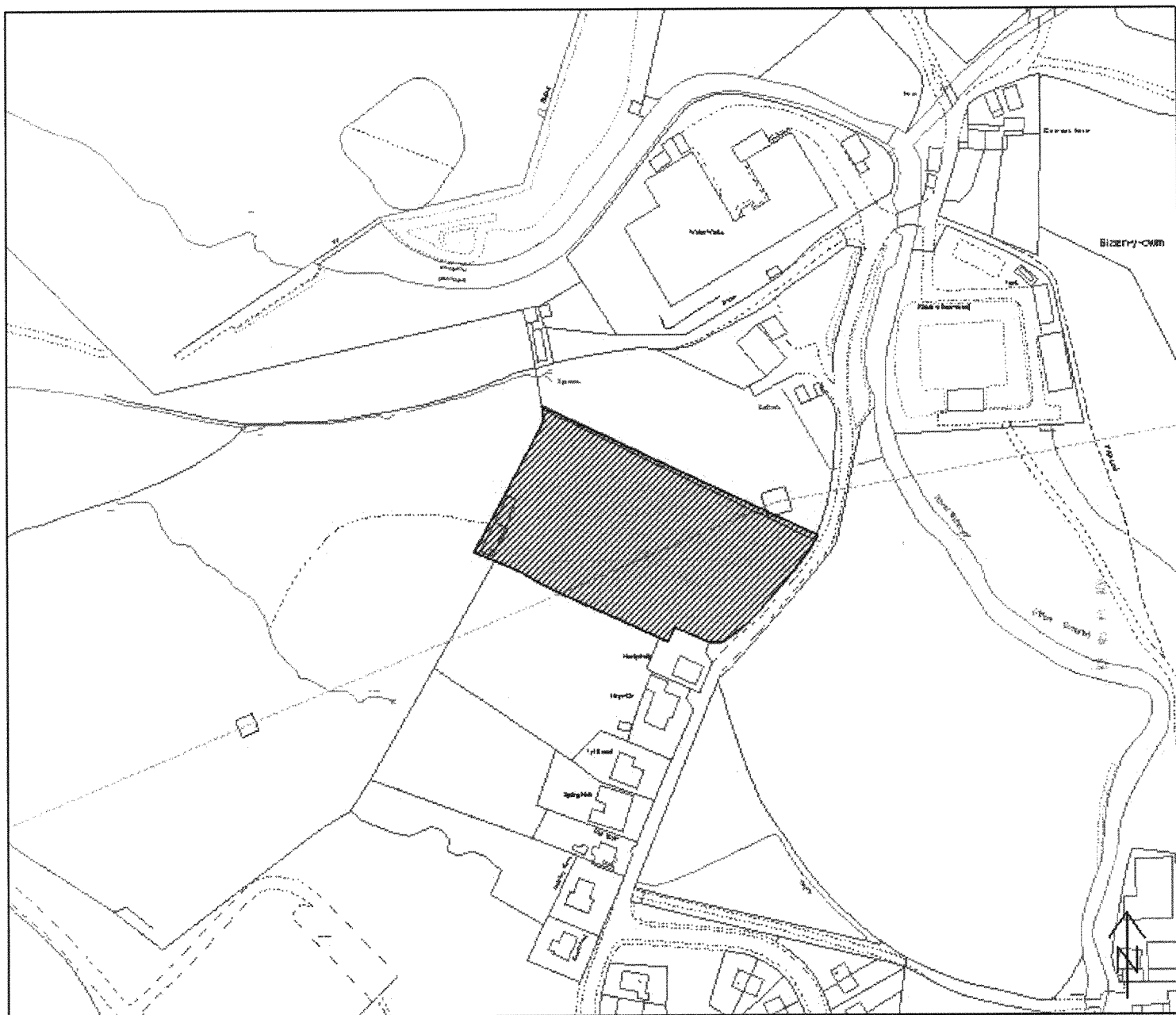
Findings of the Candidate Site Assessment Process



Dyffwrdd Bwrdeistref a Sir
Blaenau Gwent
County Borough Council

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Regeneration Division



Site Number: A44

Site Name: Fairview Field, Nantybawch, Tredegar

Site Area: 0.77 ha

Current Use: Grazing livestock, producing hay

Proposed Use: Residential

APPENDIX 1: TREDEGAR SITES

Site Number: **A45**
Site Name: **Jesmondene Stadium**
Hub Area: **Tredegar**
Proposed Use: **Residential**

Stage 1: Initial Planning Assessment

Has the site satisfied the Initial Planning Assessment?

Yes

☒

No

☐

Initial Planning Assessment Conclusions

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

Justification if the site has not satisfied the Initial Planning Assessment

Stage 2: Expert Assessments

Highways Conclusions

Whilst the existing access junction to the site is not acceptable in its present design or location, it is possible a highway layout and junction design could be achieved onto Gainsborough Road, subject to achieving appropriate gradients and visibility splays.

Is the site acceptable?

Yes

☒

No

☐

Biodiversity Conclusions

- The site supports a large area of grassland with areas of scrub and this is likely to be important for species such as bats, reptiles, birds and invertebrates. Its proximity to sites, which have been identified as SINC's highlight that the area also provides important habitat connectivity
- Part of this site could be developed if it was ensured that any linear feature (i.e. hedgerow and stream) was protected.
- The area identified as a SINC should not be developed and a suitable buffer between any development and the SINC should be included in any design proposals

Is the site acceptable?

Yes

☒ In Part

No

☐

APPENDIX 1: TREDEGAR SITES

Countryside and Landscape Conclusions

- Expansive open site of overgrazed land subdivided into individual fields by post and wire fencing
- High elevation with an east facing aspect
- Very wide field of visual influence and any development would have a high visual impact
- The stream line to southern boundary is infested with knotweed
- Few trees on site
- Remnant hedgerow along western boundary

Is the site acceptable?

Yes

☐

No

☒

Environmental Health Conclusions

Due to its previous industrial use, there is potential for contaminated land therefore a ground investigation and risk assessment is required

Is the site acceptable?

Yes

☒

No

☐

Additional Comments

Is the site acceptable for further consideration?

Yes

☒

In Part

No

☐

Stage 3: Consultation with Appropriate Bodies

Countryside Council for Wales Comments

The site includes unimproved acid grassland ('Lowland dry acid grassland' is a LBAP habitat) and marshy grassland ('Purple moor grass and rush pasture' is a LBAP habitat). Record of protected species

Welsh Water Comments

- Sewerage: The site is crossed by public sewer(s). Protective measures or a diversion of these assets may be required. Parts of the public sewerage network suffer from hydraulic overloading
- Sewerage Treatment: No problems
- Water supply: No problems. The site is crossed by watermain(s). Protective measures or a diversion of these assets may be required

CADW

No Comments received

APPENDIX 1: TREDEGAR SITES

The Coal Authority Comments

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

Environment Agency Wales Comments

- Site lies on a minor aquifer previously used as a scrap yard, so there is potential for contamination. An end of life vehicle life in place permit would need to be fully surrendered and ground investigations carried out.
- Several minor watercourses on site which may have some biodiversity value.
- A large amount of surface water would be displaced and recommend a SUDs system
- Adjacent to sewer catchment

Glamorgan-Gwent Archaeological Trust Ltd Comments

- Archaeological restraint – site of mountain pit and associated features such as tramways and leats located in the area
- Archaeological restraints do not prevent allocation of land in LDP. However, archaeological desk based assessment including field survey plus possible evaluation on specific sites will be required prior to determination of planning application.

Is the site acceptable for further consideration?

Yes

☒ In Part

No



Comments

Following the expert assessment stage and consultation with appropriate bodies, the boundary of the submitted site was revised to take into account the issues raised. The part of the site which was considered acceptable to take forward was the brownfield area of land i.e. the scrap yard. Assessment stages 4 and 5 therefore reflect the boundary amendment.

APPENDIX 1: TREDEGAR 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 1: TREDEGAR 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

APPENDIX 1: TREDEGAR SITES

Stage 6: Finalisation of sites for Deposit LDP

Was the site included in the Deposit LDP?

Yes



No



Comments

The site is considered developable, sustainable and in accordance with the LDP Strategy and therefore is allocated for residential purposes in the Deposit LDP

Date : 03/05/2011

Blaenau Gwent Local Development Plan

Scale : 1:3000

Findings of the Candidate Site Assessment Process

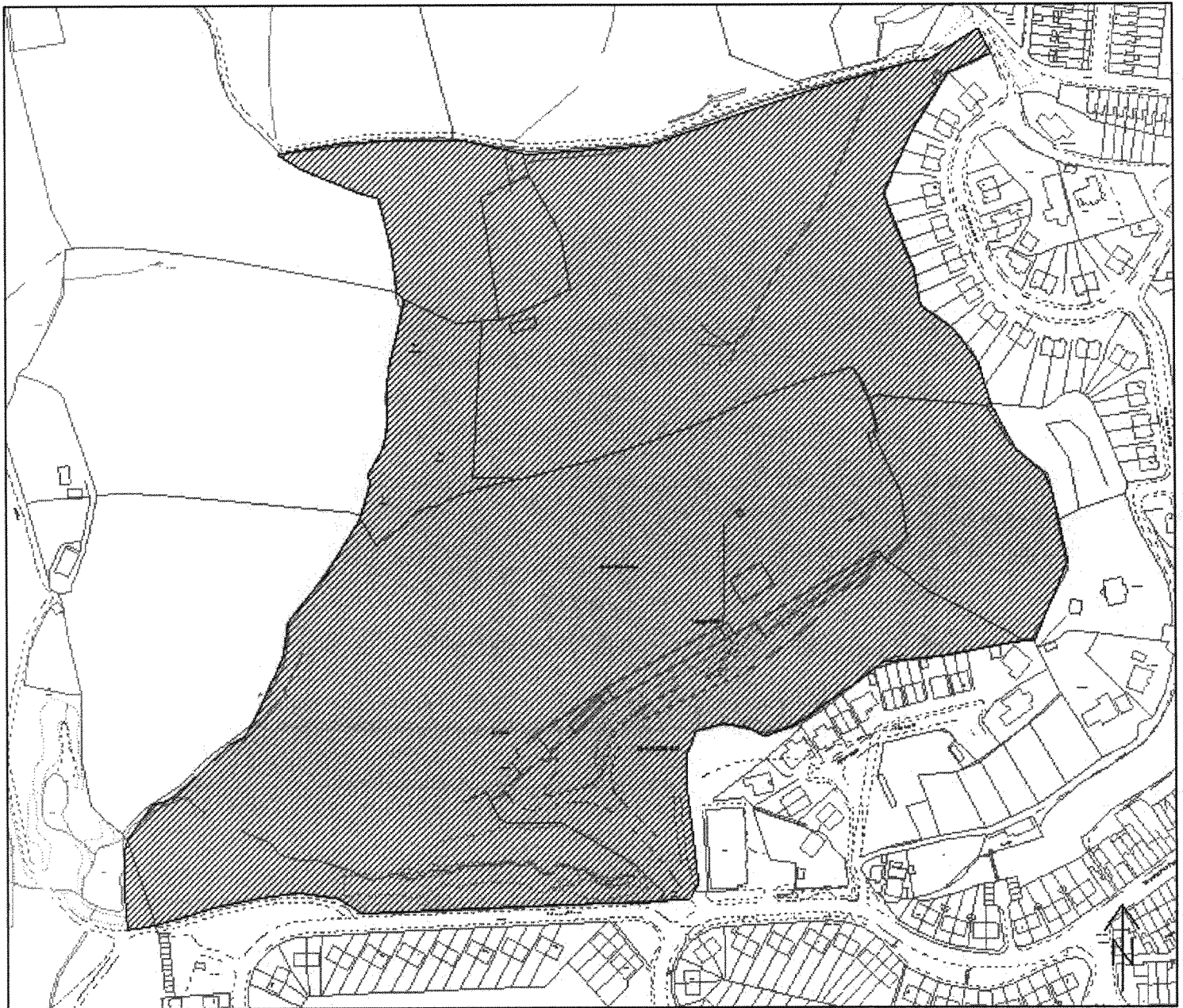


Blaenau Gwent

Amgylchedd a Chymuned

Regeneration Division

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Site Number: A45

Site Name: Jesmondene Stadium

Site Area: 5.12 ha

Current Use: Scrap Yard

Proposed Use: Residential

APPENDIX 1: TREDEGAR SITES

Site Number: **A46**

Site Name: **Land to the south of Bevans Avenue, Ashvale**

Hub Area: **Tredegar**

Proposed Use: **Residential**

Stage 1: Initial Planning Assessment

Has the site satisfied the Initial Planning Assessment?

Yes

☒

No

☐

Initial Planning Assessment Conclusions

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

Justification if the site has not satisfied the Initial Planning Assessment

Stage 2: Expert Assessments

Highways Conclusions

- It is difficult to envisage how access can be achieved
- However, there are 2 possible means of access to the site via Ashvale Football Club and the end of the cul de sac of Bevan Avenue.
- Ashvale Football Club – applicant has not indicated who owns or controls the land to gain access to the site
- The end of the cul de sac of Bevan Avenue – given the existing cul-de-sac length of Bevans Avenue is already in excess of the design maximum permitted, vehicular access would not be permitted to serve as access to any development proposal.

Is the site acceptable?

Yes

☐

No

☒

Biodiversity Conclusions

- The site supports an area of grassland, hedgerow and stream. There are also small piles of rocks. These habitats are likely to support a number of species including bats, nesting birds, reptiles and amphibians. Its proximity to Parc Bryn Bach also increases the value of this area for biodiversity. It provides an important buffer between the residential area and Parc Bryn Bach.
- The site could be developed if it was ensured that any linear feature (i.e. hedgerow and stream) was protected.

Is the site acceptable?

Yes

☒ In Part

No

☐

APPENDIX 1: TREDEGAR SITES

Countryside and Landscape Conclusions

- Adjacent to Parc Bryn Bach LNR
- Visual impact concerns at high point

Is the site acceptable?

Yes

☒ In Part

No



Environmental Health Conclusions

The site is suitable for intended purpose

Is the site acceptable?

Yes



No



Additional Comments

There is a public right of way adjacent to the site to access Parc Bryn Bach

Is the site acceptable for further consideration?

Yes

☒ In Part

No



Stage 3: Consultation with Appropriate Bodies

Countryside Council for Wales Comments

The site includes unimproved acid grassland ('Lowland dry acid grassland' is a LBAP habitat) and marshy grassland ('Purple moor grass and rush pasture' is a LBAP habitat). Record of protected species

Environment Agency Wales Comments

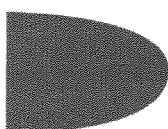
- Site lies on a minor aquifer and previous land use is unknown. There is therefore potential for any contamination at the site to pollute controlled waters.
- Adjacent to sewered catchment.
- Encroachment of development onto Bryn Bach park and LNR may reduce the amenity value.
- There was nearby Landfill Site (The West Hill Top) roughly 200m away which caused contamination issues. No report to suggest these issues will effect development of site

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

Glamorgan-Gwent Archaeological Trust Ltd Comments

Archaeological Restraint - None Known



APPENDIX 1: TREDEGAR SITES

Welsh Water Comments

- Sewerage: No problems
- Sewerage Treatment: No problems
- Water supply: No problems.

CADW

No comments received

Is the site acceptable for further consideration?

Yes



No



Stage 4: Assessment against the LDP Preferred Strategy

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

APPENDIX 1: TREDEGAR 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	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	Yellow
25	Protect the quality and character of the landscape and enhance where necessary	Yellow
Score		33

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

Yes

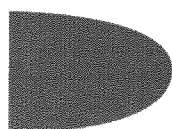


No



Comments

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



APPENDIX 1: TREDEGAR 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, there are access issues (as indicated under the highway conclusions). It is therefore proposed to not take the site forward into the LDP.

If however, the access issues can be resolved the site is located within the settlement boundary and could come forward as a windfall site.

APPENDIX 1: TREDEGAR SITES

Date : 28/04/2011

Blaenau Gwent Local Development Plan

Scale : 1:2500

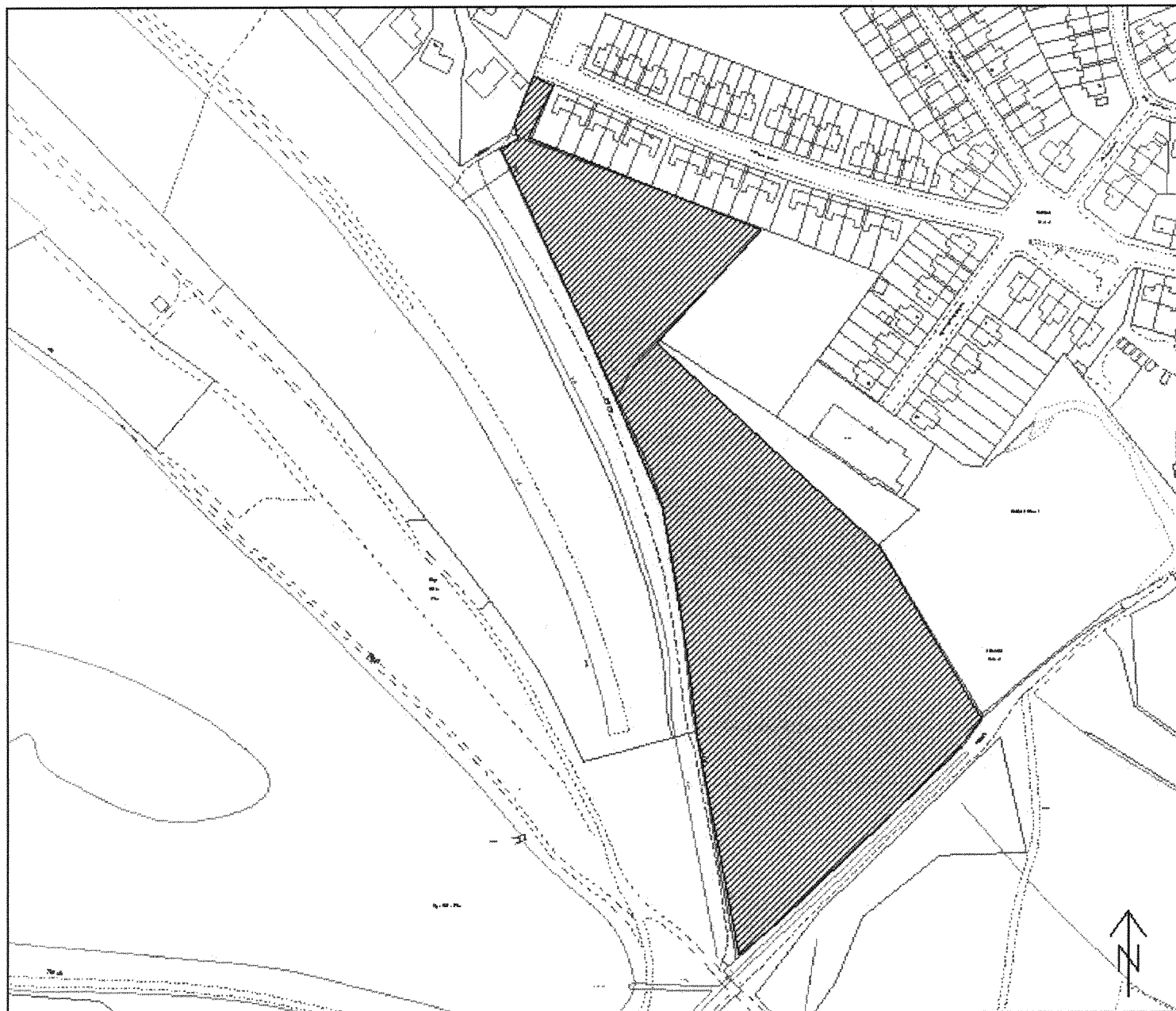
Findings of the Candidate Site Assessment Process



Cyngor Bwrdeistref Gwent
Blaenau Gwent
County Borough Council

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Regeneration Division



Site Number: A46

Site Name: Land to the South of Beavans Avenue, Ashvale

Site Area: 2.3 ha

Current Use: Vacant

Proposed Use: Residential

APPENDIX 1: TREDEGAR SITES

Site Number: **A47**
Site Name: **Park Hill**
Hub Area: **Tredegar**
Proposed Use: **Residential**

Stage 1: Initial Planning Assessment

Has the site satisfied the Initial Planning Assessment?

Yes ☒ No ☐

Initial Planning Assessment Conclusions

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

Justification if the site has not satisfied the Initial Planning Assessment

Stage 2: Expert Assessments

Highways Conclusions

Access can safely be achieved onto Park Hill and can accommodate the increase in traffic levels

Is the site acceptable?

Yes ☒ No ☐

Biodiversity Conclusions

The site supports an area of grassland, hedgerow and stream. These habitats are likely to support a number of species including bats, nesting birds, invertebrates, reptiles and amphibians. It has a high biodiversity value and consequently has been identified as a SINC.

Is the site acceptable?

Yes ☐ No ☒

Countryside and Landscape Conclusions

- Trees on site
- Highly visible site which lies adjacent to the route from Tredegar to Rhymney

Is the site acceptable?

Yes ☐ No ☒

Environmental Health Conclusions

The site is suitable for intended purpose

Is the site acceptable?

APPENDIX 1: TREDEGAR 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

The southern section of the site contains a standing water body with drainage channels running across the site which supply it. Semi-improved grassland and a section of broad leaved semi natural woodland also on the site. Record of protected species.

Environment Agency Wales Comments

- Site lies on a minor aquifer and previous land use is unknown. There is potential for any contamination at the site to pollute controlled waters.
- Several minor watercourses, pond, with potential biodiversity value. The watercourses should be protected from development by 7m buffer zone
- Adjacent to sewered catchment
- Part of the site is of lower ecological value (northern). The southern part is of much higher ecological value. We would have concerns about the devt of the southern part of the site.

Glamorgan-Gwent Archaeological Trust Ltd Comments

Archaeological Restraint - Archaeological surveys and recording have been undertaken. Archaeological restraints do not prevent allocation of land in LDP.

The Coal Authority Comments

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

Welsh Water Comments

- Sewerage: Parts of the public sewerage network suffer form hydraulic overloading.
- Sewerage Treatment: No problems
- Water supply: No problems.

CADW

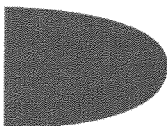
No comments received

Is the site acceptable for further consideration?

Yes



No



APPENDIX 1: TREDEGAR 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	Yellow
12	Protect, enhance and manage the diversity of the biodiversity resource of Blaenau Gwent through the identification of ecological corridors	Red
13	Raise the standard of design to improve the quality of the physical and natural environment; and protect and enhance Blaenau Gwent's historic and cultural environment.	Green
14	To minimise further climate change contributions and mitigate its predicted effects on the county Borough	Green
Score		13

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

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

Yes

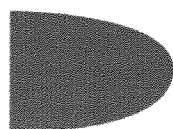


No



Comments

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



APPENDIX 1: TREDEGAR SITES

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes



No



Comments

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

APPENDIX 1: TREDEGAR SITES

Date : 28/04/2011

Blaenau Gwent Local Development Plan

Scale : 1:3500

Findings of the Candidate Site Assessment Process



Dyffwrdd Bwrdeistref Sirol
Blaenau Gwent
County Borough Council

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Regeneration Division



Site Number: A47

Site Name: Park Hill, Tredegar

Site Area: 12.6 ha

Current Use: Vacant (Greenfield Land)

Proposed Use: Residential

APPENDIX 1: TREDEGAR SITES

Site Number: **A48**
Site Name: **Hill's Bus Depot**
Hub Area: **Tredeggar**
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 via the access road linking Cefn Rhos / Queen Victoria Street
- Footway links will be required from the development site into the existing highway network

Is the site acceptable?

Yes

☒

No

☐

Biodiversity Conclusions

- The majority of the site is bare, particularly in the centre of the site, where there is little vegetation. However, scrub and trees border the site with a wooded copse existing in the western corner of the site and remnant hedgerow running along the northern boundary – these features should be retained.
- The trees and woodland are likely to support nested birds and will provide some habitat for small mammals whilst the larger, more open areas may support some species of reptiles. The site therefore has some / minimal value for biodiversity.

Is the site acceptable?

Yes

☒

No

☐

Countryside and Landscape Conclusions

The site is suitable for intended purpose

Is the site acceptable?

Yes

☒

No

☐

APPENDIX 1: TREDEGAR SITES

Environmental Health Conclusions

Due to the site's former uses of a bus depot and quarry, there is potential for contaminated land therefore a ground investigation and risk assessment is required

Is the site acceptable?

Yes



No



Additional Comments

Outline planning permission for residential development which was granted in March 2004 lapsed in March 2009

Is the site acceptable for further consideration?

Yes



No



Stage 3: Consultation with Appropriate Bodies

Countryside Council for Wales Comments

Semi-improved Neutral Grassland

Environment Agency Wales Comments

No adverse comments

The Coal Authority Comments

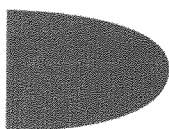
- Possible / known shallow mine workings: Yes
- Underground workings: Yes
- Recorded mine entries: Yes
- Coal mining geology: No
- Past surface mining: No
- Known mine gas issues: No
- Previous coal mining related hazards: No

Welsh Water Comments

- Sewerage: Foul water and surface water discharges must be drained separately from the site. No surface water shall be allowed to connect (either directly or indirectly) to the public sewerage system. No land drainage run-off will be permitted, either directly or indirectly, to discharge into the public drainage system.
- Sewerage Treatment: No problems are envisaged with the Waste Water Treatment Works of domestic discharges from this site.
- Water supply: A water supply can be made available to serve the proposed development but the developer may be required to contribute towards the provision of new off site and/or on-site water mains.

Glamorgan-Gwent Archaeological Trust Ltd Comments

Former site of 19th Century ironstone quarry. Quarrying and later activities will have removed any archaeological features. Archaeological restraints do not prevent allocation of land in LDP.



APPENDIX 1: TREDEGAR SITES

CADW

No comments received

Is the site acceptable for further consideration?

Yes



No



Stage 4: Assessment against the LDP Preferred Strategy

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

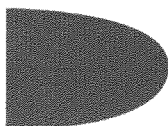


No



Comments

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



APPENDIX 1: TREDEGAR SITES

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes

☐

No

☒

Comments

During the finalisation of sites for the Deposit LDP, this site has been considered in conjunction with candidate site A28 – Cripps Avenue. It was considered that the sites should be developed together to provide an integral sustainable development. However due to the uncertainty on the future of site A28 due to housing stock transfer it is also proposed to not allocate this site.

In addition it is worth noting that this site was not developed in a good economic climate (within the Unitary Development Plan period).

However, both sites are within the LDP settlement boundary and can come forward as a windfall site.

APPENDIX 1: TREDEGAR SITES

Date : 28/04/2011

Blaenau Gwent Local Development Plan

Scale : 1:1250

Findings of the Candidate Site Assessment Process



Dyngor Bwrdeistref Sirol
Blaenau Gwent
County Borough Council

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ddata 2011 Arolwg Ordians LA09002

Regeneration Division



Site Number: A48

Site Name: Hill's Bus Depot, Tredegar

Site Area: 0.7 ha

Current Use: Former Bus Depot

Proposed Use: Residential

APPENDIX 1: TREDEGAR SITES

Site Number: **A49**
Site Name: **Commercial Street**
Hub Area: **Tredegar**
Proposed Use: **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

- No direct access would be required for proposed retail use, deliveries etc can be made via the existing highway network, namely Commercial Street only

Is the site acceptable?

Yes ☒ No ☐

Biodiversity Conclusions

- The site contains 2 trees on an area of improved grassland. Overall the site has a low value for biodiversity although provides open green space in an otherwise built up area

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 a previous brownfield site therefore a ground investigation and risk assessment is required

Is the site acceptable?

APPENDIX 1: TREDEGAR 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

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

Glamorgan-Gwent Archaeological Trust Ltd Comments

Archaeological Restraint-Infrastructure area of Tredegar Iron Works, includes buildings and railway lines. Archaeological restraints do not prevent allocation of land in LDP. However, an archaeological desk-based assessment plus possible evaluation on specific sites will be required prior to the determination of planning application

CADW

No comments received

Health and Safety Executive

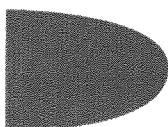
None of the developments are within a hazardous installation zone. However it is advisable that you check whether any pipelines cross the development sites.

Is the site acceptable for further consideration?

Yes



No



APPENDIX 1: TREDEGAR 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	Not Relevant
6	Stem out migration and attract people to the area to create a more balanced population	Not Relevant
7	Provide a range of types and tenures of new homes to meet local housing needs and attract people to the area	Not Relevant
8	Improve accessibility to services through the promotion of sustainable modes and transport, particularly, public transport, walking and cycling.	Green
9	Improve education levels and skills through supporting infrastructure development of the Learning Campus, new schools and integrated education services, including life-long learning	Not Relevant
10	Create an accessible network of green open spaces and high quality leisure infrastructure to promote participation in sport and active recreation to improve health and well-being	Question Mark
11	Capitalise on the unique landscape and natural heritage, foster sustainable tourism and promote community pride	Not Relevant
12	Protect, enhance and manage the diversity of the biodiversity resource of Blaenau Gwent through the identification of ecological corridors	Green
13	Raise the standard of design to improve the quality of the physical and natural environment; and protect and enhance Blaenau Gwent's historic and cultural environment.	Green
14	To minimise further climate change contributions and mitigate its predicted effects on the county Borough	Green
Score		14

APPENDIX 1: TREDEGAR 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	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	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		48

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

Yes

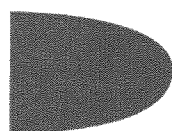


No



Comments

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



APPENDIX 1: TREDEGAR SITES

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes

☐

No

☒

Comments

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

However, the site is considered an acceptable location for retail development and therefore has been included in the town centre boundary drawn for Tredegar. Therefore the site could come forward for retail development.

Date : 28/04/2011

Blaenau Gwent Local Development Plan

Scale : 1:1250

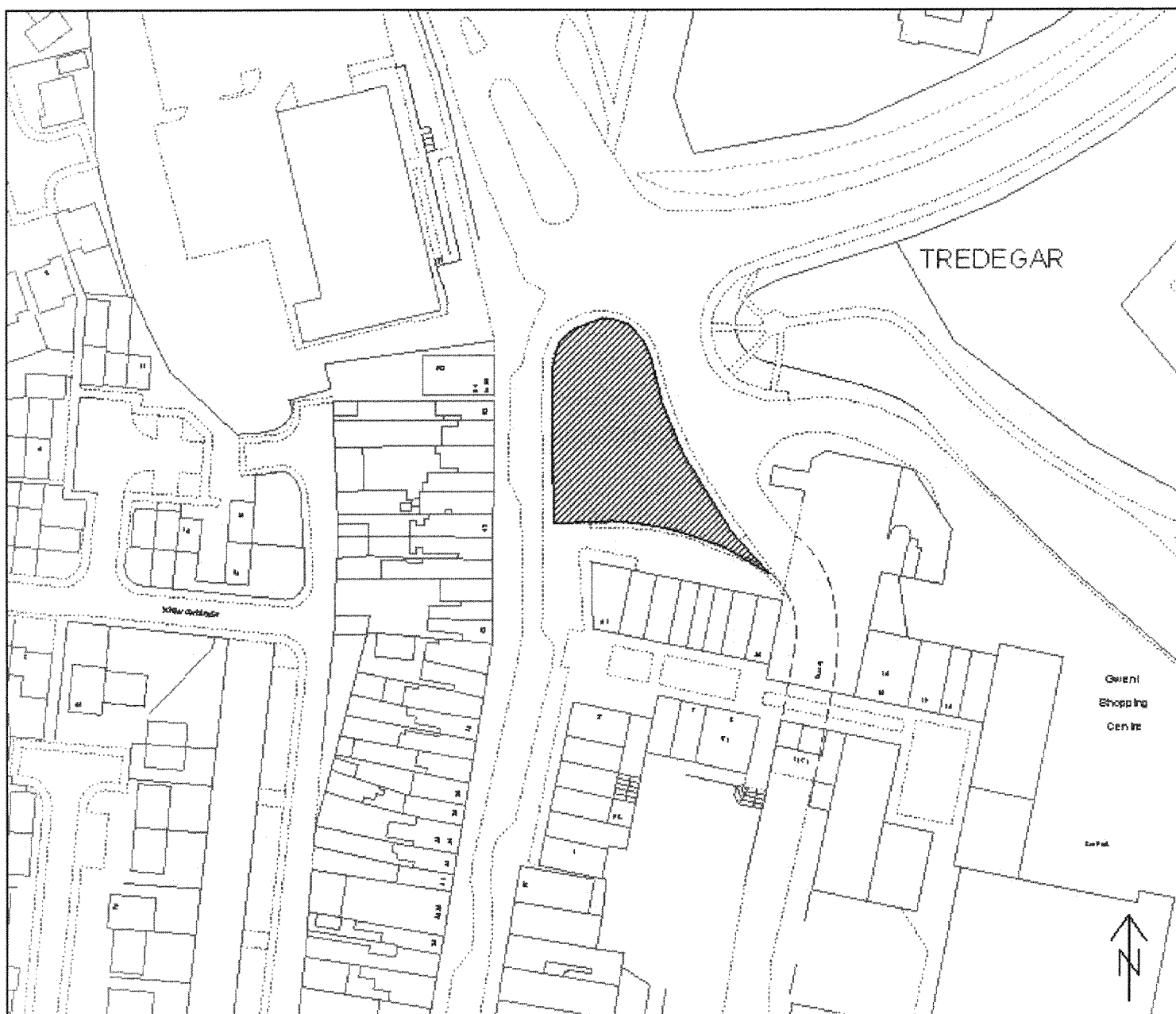
Findings of the Candidate Site Assessment Process

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Blaenau Gwent
County Borough Council

Regeneration Division



Site Number: A49

Site Name: Commercial Street, Tredegar

Site Area: 0.1 ha

Current Use: Vacant Land

Proposed Use: Retail

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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