

Blaenau Gwent County Borough Council Cyngor Bwrdeisdref Sirol Blaenau Gwent



Findings of the Candidate Site Assessment Process

Appendix 1: Tredegar Sites

Site Number: Site Name:	: A4 Former Gas Holder	Station Valo To	raco	
Hub Area:	Tredegar	Station, vale rei	Ide	
	e: (1) Residential (2)	Mixed Use		
·	()			
Stage 1: Initia	al Planning Assessm	ent		
Has the site :	satisfied the Initial Pla	anning Assessm	ent?	
Yes	\square	No		
Initial Plannii	ng Assessment Conc	lusions		
The site is	previously developed lan	d		
The site is	within the existing settlen	nent		
The site is a	accessible by modes oth	er than the car		
	well located in terms of c			
				al importance for biodiversity
The site lies	s within flood zone B of the	he TAN 15 Flood R	isk Maps	
	if the elter has used and		5 1.	
Justification	if the site has not sat	istied the initial	Planning Asses	sment
************				***************************************
Stano 2: Evan	a at the second as a second as			
Stage Z. Expt	ert Assessments			
Highways Co	naluaiana			
Highways Co				
-	vay infrastructure	Dood or Doubleson	T	
	be achieved off Poplar F			
 Footway up 	grading works would be	required (tactile cro	ossing)	
			· · · · · · · · · · · · · · · · · · ·	
Is the site acc	ceptable?			
Yes	M	No	П	
. 55	_	110	Stepped .	
Biodiversity (Conclusions			
_		uebell adjacent to	Rawlinson Terrace	and Poplar Rd which needs to
	and have appropriate bu		Tavilloon Tondoo	and ropidi Na Willon needs to
	s, close to woodland - po	•	ins – need to he re	tained
	rial Habitat on flat areas			
buffering	along vale refrace with	ch needs to be re	tained as wildlife	corridor and have appropriate
la tha site see	oontable?			
Is the site acc		The second second	—	
Yes	☑ In Part	No		
Commercials	and Landson - O	In-alama		
-	and Landscape Conc			
Protection a	and appropriate buffering	to woodland, scrub	o, hedgerows and r	nature trees is required
		enten er en		
Is the site acc	-		_	
Yes	\square	No		

le fi	ne site acceptable?			
Yes	<u>,</u> ,	No	abla	
103	<u></u>	140		
Add	litional Comments	Anne en reconstruction de la company	1	
		is developable due to	the cost of the remediation works - ma	ay need
,	oublic intervention	use made for the cone	truction of 27 residential units, but was	lator
	withdrawn in 2010	vas made for the cons	iluction of 27 residential units, but was	s latel
s ti	ne site acceptable for furthe	er consideration?	A	in the state of th
Yes	سند	No		
Sta	ge 3: Consultation with App	propriate Bodies		
	ntryside Council for Wales	Comments		
NO C	omments received			
				
Env	ironment Agency Wales Co	mments		
			uifer. Site previously used as a gas ho	lder statior
	so there is potential for contamir		and a second to the second sec	44:-1-4-
100				
	Recommended that at a minimu	m a preliminary risk as	ssessment be undertaken to establish	tne risk to
	controlled waters at the site			
6	controlled waters at the site	Development Advice	Maps – no knowledge of flooding at th	
	controlled waters at the site Site lies within zone B of WAG's adverse comments in terms of fl	Development Advice ood risk	Maps – no knowledge of flooding at th	
Gla	controlled waters at the site Site lies within zone B of WAG's	Development Advice ood risk ical Trust Ltd Com	Maps – no knowledge of flooding at th	
Gla	controlled waters at the site Site lies within zone B of WAG's adverse comments in terms of fl morgan-Gwent Archaeolog	Development Advice ood risk ical Trust Ltd Comi	Maps – no knowledge of flooding at th	
Gla	controlled waters at the site Site lies within zone B of WAG's adverse comments in terms of fl morgan-Gwent Archaeolog Archaeological restraint – site of May require archaeological work	Development Advice ood risk ical Trust Ltd Comi	Maps – no knowledge of flooding at th	
Gla Fhe	controlled waters at the site Site lies within zone B of WAG's adverse comments in terms of flee morgan-Gwent Archaeological Archaeological restraint – site of May require archaeological work Coal Authority Comments	Development Advice ood risk ical Trust Ltd Come Gas Works s in remediation	Maps – no knowledge of flooding at th	
Glain I	controlled waters at the site Site lies within zone B of WAG's adverse comments in terms of flactories morgan-Gwent Archaeological Archaeological restraint – site of May require archaeological work Coal Authority Comments Possible/known shallow mine wo	Development Advice ood risk ical Trust Ltd Come Gas Works s in remediation	Maps – no knowledge of flooding at th	
Glain,	controlled waters at the site Site lies within zone B of WAG's adverse comments in terms of flee morgan-Gwent Archaeological Archaeological restraint – site of May require archaeological work Coal Authority Comments	Development Advice ood risk ical Trust Ltd Come Gas Works s in remediation	Maps – no knowledge of flooding at th	
Gla	controlled waters at the site Site lies within zone B of WAG's adverse comments in terms of flactories and the site of the sit	Development Advice ood risk ical Trust Ltd Come Gas Works s in remediation	Maps – no knowledge of flooding at th	
Gla	controlled waters at the site Site lies within zone B of WAG's adverse comments in terms of flactories morgan-Gwent Archaeological Archaeological restraint – site of May require archaeological work Coal Authority Comments Possible/known shallow mine wo Underground workings: Yes Recorded mine entries: No Coal mining geology issues: No Past surface mining: No	Development Advice ood risk ical Trust Ltd Come Gas Works s in remediation	Maps – no knowledge of flooding at th	
Gla	controlled waters at the site Site lies within zone B of WAG's adverse comments in terms of flactories and the site of the sit	Development Advice ood risk ical Trust Ltd Come Gas Works as in remediation orkings: No	Maps – no knowledge of flooding at th	



CADW No Comm	nents received			
Is the si	te acceptable for ☑	further consideration No	?	
Propose	d Use: (1) Reside	ential		

Stage 4: Assessment against the LDP Preferred Strategy

	Objective State of the Control of th	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

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

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

Stage 5: Assessment against the LDP Sustainability Objectives

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

Stage 6: Finalisation of Sites for Deposit LDP

Is the site in	icluded in	the Deposit LDF	?	
Yes		No	\square	
both propose remediation w	d uses, qu vorks. The : Plan period)	lestions remain ov site has also not o). It is therefore con	er whether the site is come forward in a good	of Objectives and Preferred Strategy for developable due to the cost of the deconomic climate (within the Unitary of deliverable and viable and should not
However, the site could com	site is locat ne forward a	ted within the settle is a windfall site.	ment boundary, if the c	ontamination issue can be resolved the



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: A4

Site Name: Former Gas Holder Station, Vale Terrace

Site Area: 0.56 ha

Current Use: Vacant plus Gas Governer

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

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? V Yes No **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 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? M Yes No **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 M No 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? V Yes No

	Environmental Health Conclusions Site is suitable for intended purposes						
Is the site	Is the site acceptable?						
Yes	$\dot{\square}$	No					
Part ofApplica	al Comments f the site could be looke ation for residential dev nd is in multiple owners	elopment refused in 2	g the Settlement Boundary Review 004	process			
Yes	e acceptable for fur ☑ in Part	No					
40	Finalisation of sit	•)P				
Yes		No	\square				
as part of t	not included in the Dep the Settlement Boundar	ry Review process. Th	tion. However, part of the site has is process concludes that part of the third part				



Date: 28/04/2011

Blaenau Gwent Local Development Plan

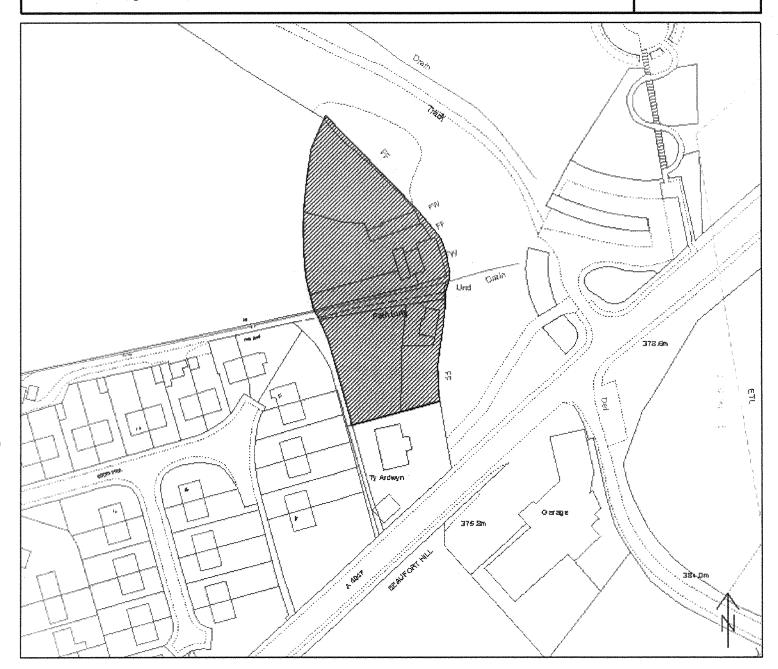
Scale: 1:1250

Findings of the Candidate Site Assessment Process



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Regeneration Division



Site Number: A5

Site Name: Northern Boundary to Bryn Pica Housing Estate

Site Area: 0.33 ha

Current Use: Pony Paddocks

Proposed Use: Residential

Hub Area: Tredegar Proposed Use: Residential Stage 1: Initial Planning Assessment Has the site satisfied the Initial Planning Assessment? $\overline{\mathbf{M}}$ Yes No **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 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? \square Yes No **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? П Yes V No Countryside and Landscape Conclusions Prominent position in a valley landscape that has avoided linear development along its length thus giving Tredegar a unique position as the 'head of the valley' town

Is the site acceptable?

Site Number: A6 Site Name: La

Land opposite Hunts Lodge

ablaYes No **Environmental Health Conclusions** The site is suitable for intended purpose Is the site acceptable? M Yes No **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? \square Yes No Stage 6: Finalisation of sites for Deposit LDP Is the site included in the Deposit LDP? Yes \square No 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

Date: 28/04/2011

Blaenau Gwent Local Development Plan

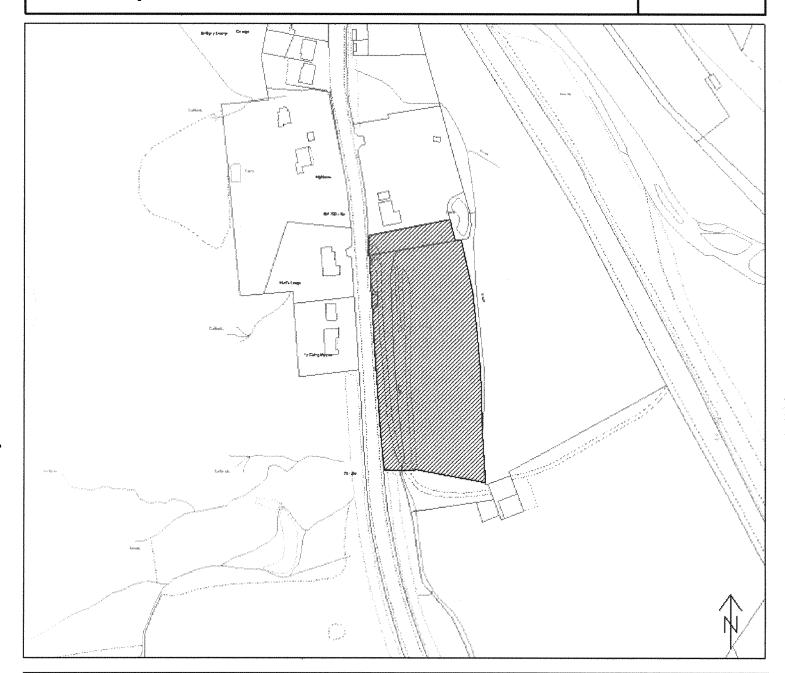
Scale: 1:2500

Findings of the Candidate Site Assessment Process



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Regeneration Division



Site Number:

A6

Site Name:

Land Opposite Hunts Lodge, Tredegar

Site Area:

1.0 ha

Current Use:

Part Barn & Fenced Area

Proposed Use: Residential

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? M 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 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? П M 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? V 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? M Yes No

	Environmental Health Conclusions						
Mayb	Maybe necessary for a noise assessment – depends on commercial operations opposite the site						
L	A second						
ls th	e site acceptable?						
Yes	Ø	No					
Add	itional Comments						
Planr	ning permission for 2 dwe	llings on this site r	refused in 2005				
ls th	e site acceptable for t	further conside	ration?				
Yes		No	\square				
Stag	e 6: Finalisation of si	tes for Deposit	LDP				
la th	a cita included in the	Denocit I DD2					
Yes	e site included in the	No.	√				
168	U,	INO	V				
Com	ments						
ł	site is not included in the l	•	· · · · · · · · · · · · · · · · · · ·				
f	The only means of access to the old out the first for both verticites and podeoutiant and						
	The site is troubly promitted that you as to be a site of the site						
	ne site is located immedituiffering to SINC	atery adjacent to C	Chapel House SINC – forms natural open space and				

Date: 28/04/2011

Blaenau Gwent Local Development Plan

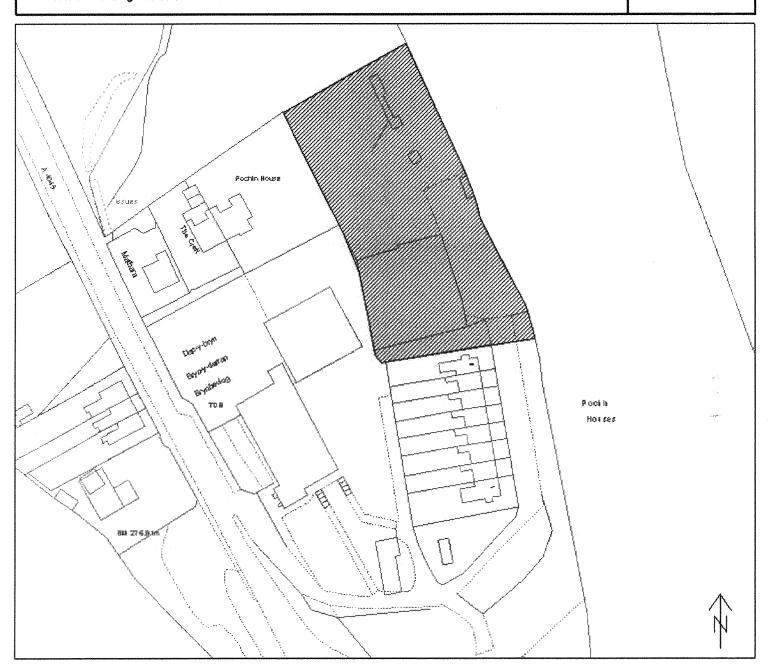
Scale: 1:1250

Findings of the Candidate Site Assessment Process



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Regeneration Division



Site Number:

Α7

Site Name:

Rear of Factories and Pochin House

Site Area:

0.46 ha

Current Use:

Vacant Land (Former Tip)

Proposed Use: Residential

Site Number: A8 Site Name: Trefil Quarry Extension	
Hub Area: Tredegar Proposed Use: Mineral Extraction	
The second secon	
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 a This site may contribute to the supply subject to a more detailed assessment of the site a account other potential sites for mineral extraction. The site represents a logical extensio quarry. 	and taking into
Justification if the site has not satisfied the Initial Planning Assessment	
	••
Stage 2: Expert Assessments	
Highways Conclusions	***************************************
Access to the development site is to be gained via the access serving the existing quarry	1
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 at 250m 	nd kestrel within
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 w hence the designation of a Special Landscape Area	ithin Landmap,
Is the site acceptable?	
Yes □ No ☑	
Fruit- and the life October 1	
Environmental Health Conclusions The extension of the existing quarry site may result in an increase of noise levels, therefore b and a TAN 11 assessment are required	oth a BS4142

ls Ye		cceptable? ☑	No		
Ac	dditional C	omments			
ls Ye		ceptable for furt	ther consideration?		
St	age 3: Cor	nsultation with A	ppropriate Bodies		
© 0	The site ru Sites SAC The extens	- •	ingynidr a (GCR) site a pernation sites for Lessi		rdd Llangatwg, 1 of 4 of the Usk Bat ats thus having a detrimental impact
En	The site is sensitive developme	due to its location ent may have an im t any planning ap	Sheffrey Protection Zo on a SPZ and majo pact on the suitability of	or aquifer. A d f this consent	najor and minor aquifers. The site is ischarge consent is in place, any a hydrogeological risk assessment
GI o	Archaeolo Trefil Quar been unde Archaeolo assessme	gical Restraint ry to the west of the rtaken. gical restraints do n	ot prevent allocation of rvey plus possible evalu	ncient monumer	nt. Little field survey of the area has owever, Archaeological desk-based c sites will be required prior to
Th	Possible/ H Undergrou Recorded Coal Minin Past Surfa Known Mir	thority Comment Known Shallow Mine Ind Workings: No Mine entries: No Ing Geology: No Inge Geology: No Inge Gas Issues: No Inge Gas Issues: No Inge Gas Issues: No Inge Gas Issues: No	e Workings: No		
The	ere are no p		area. Any new develop sposal and water supply		e the provision of satisfactory
	DW Comments	received	A		



ls	the	site	acceptable	for	further	consideration?
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	-		
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

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

Is the site	compatibl	e with the Preferred Strategy	y 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

Stage 6: Finalisation of sites for Deposit LDP

	Is the site inc	luded in 1	the Deposit I	_DP?						
	Yes		Ī	No						
Г										***************************************
1	Comments To meet local,	regional a	nd UK needs	and reflect	the findings	of the	'Former	Gwent'	Aggregates	Study

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.

Date: 03/05/2011

Blaenau Gwent Local Development Plan

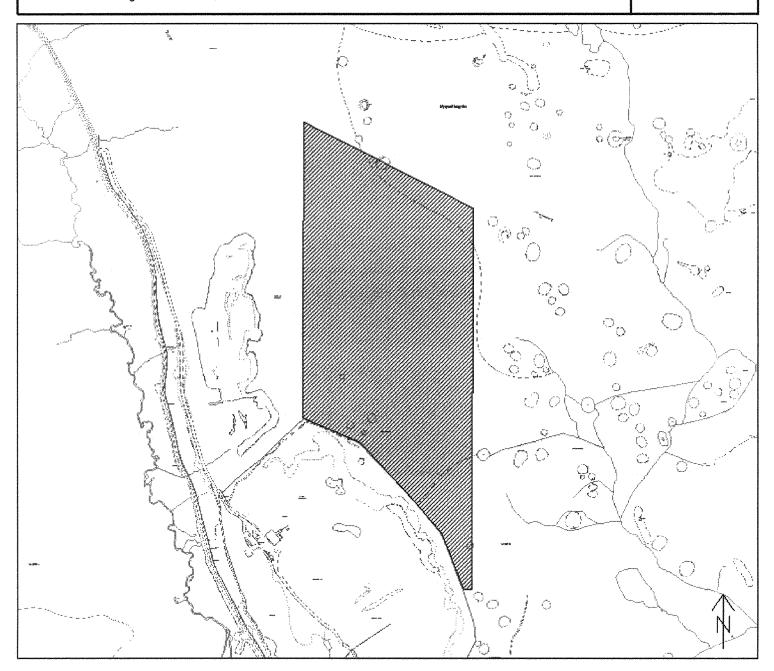
Scale: 1:10000

Findings of the Candidate Site Assessment Process



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Regeneration Division



Site Number:

Α8

Site Name:

Trefil Quarry Extension

Site Area:

37.8 ha

Current Use:

Part Buffer Zone / Part Countryside

Proposed Use: Mineral Extraction

Site Name: The Rhyd, Peacehaven. Hub Area: Tredegar Proposed Use: Residential Stage 1: Initial Planning Assessment Has the site satisfied the Initial Planning Assessment? V 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 $\sqrt{}$ 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 M 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 M

Site Number: A10

		Conclusions ended purpose	
ls the site	acceptable	?	
Yes	\square	No	
The site	I Comments e needs to be e is very steep	assessed for its histo	prical value, as there are historic issues relating to the site
ls the site	acceptable	for further consid	deration?
Yes		No	♂
Stage 6: F	inalisation (of sites for Depos	it LDP
ls the site	included in	the Deposit LDP1	?
Yes		No	
The exiThe site	not included in sting highway e is Greenfield	network is substand	the following reasons: ard ed woodland with a number of mature oak trees.

Date: 28/04/2011

Blaenau Gwent Local Development Plan

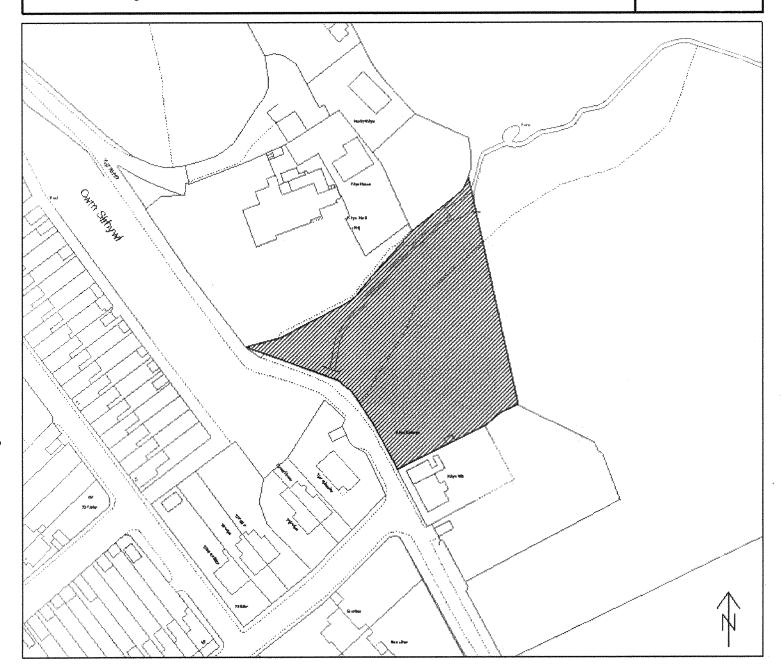
Scale: 1:1250

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

Site Name: **Tredegar Ambulance Station** Hub Area: **Tredegar** Proposed Use: Residential Stage 1: Initial Planning Assessment Has the site satisfied the Initial Planning Assessment? M 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 locate 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 M No П **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? ☑In Part П Yes 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? \square Yes No

Site Number: A11

p			***************************************	
Environn	nental Health Co	nclusions		
■ Due to	the site's close pro	eximity to the petrol station.	there is potential for or	lour, light and noise nuisance
1	•	ndustrial use, there is poten	•	
1	igation is required	raddiai ase, there is poten	tial for contaminated lai	id therefore a site
	.g			
L				
Is the sit	e acceptable?			
Yes	M	No	П	
Addition	al Comments		witer mineral miles and manifestation with the same and t	
		ether the Welsh Ambulance	Service Trust will be c	losina this buildina
THOIC IS U	nocitality as to win	color die 44cion / inbuishee	OCIVICO TIUST WIII DO C	looning time banding
Management of the second of th				
Is the sit	e acceptable for	further consideration?		
Yes	V	No	П	
100	لنسمي	140		
Stano 2:	Concultation wi	th Appropriate Bodies		
orage o.	ACHIOMICUALI AN	m which ide podies		
		NA. 1		
•		Wales Comments		
No comme	ents 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

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 watermains.

CADW No comments	received		
Is the site ac	ceptable for further o	consideration?	

Stage 4: Assessment against the LDP Preferred Strategy

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

Stage 5: Assessment against the LDP Sustainability Objectives

	Objective	Score
1	To promote economic growth and strengthen and diversify the economy	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

Yes	e compatible v ☑	vith the Preferred Strategy No	and Sustainability	Objectives?				
Comments The site performed well against the Sustainability Appraisal and Preferred Strategy when compared to other sites proposed for residential use.								

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?								
Yes		No	\square					
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 forward as a		d within the settlement boundar	y, if the station do	es close the site could come				

Date: 28/04/2011

Blaenau Gwent Local Development Plan

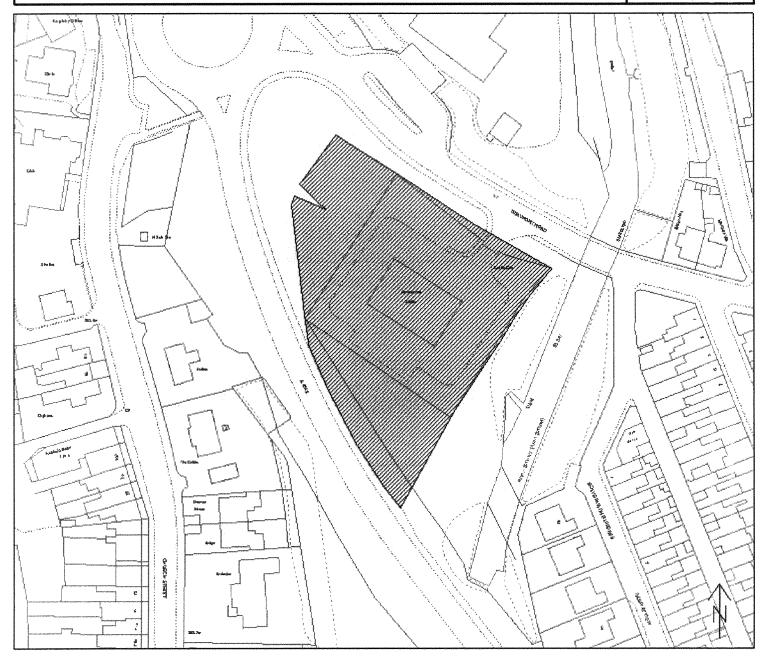
Scale: 1:1250

Findings of the Candidate Site Assessment Process



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Regeneration Division



Site Number:

A11

Tredegar Ambulance Station Site Name:

0.55 ha Site Area:

Current Use: Ambulance Station

Proposed Use: Residential

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? \square Yes No П **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 図 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 $\sqrt{}$ 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? V Yes No П

Site Number: A12

Environmental Healt Due to the site's close p there is potential for ligh is required	roximity to the Tafarn	naubach Industrial Estate and the Heads of the Valleys Road, e. For the potential noise nuisance a TAN 11 noise assessment
Is the site acceptable		
Yes ☑	No	Ш
Additional Comment Outline planning applica		evelopment withdrawn in February 2011
Is the site acceptable	e for further consi	ideration?
Yes ☑	No	
Stage 3: Consultatio	n with Appropriate	te Bodies
Countryside Council No comments received	for Wales Comm	ents
demonstrative transfer in the second		
contamination at the risk assessment be	e site to pollute contro undertaken to establi	us land use is unknown. There is therefore the potential for rolled waters. It is recommended that at a minimum, preliminary lish the risk to controlled waters at the site that the trees should be retained as far as possible
Clamaraan Gwant A	robocological Two	nt I td Commonto
Glamorgan-Gwent A Archaeological Restrain		ist Liu Comments
The Coal Authority C	comments allow mine workings:	· Von
 Underground working 	•	. Tes
 Recorded mine entr 		
 Coal mining geology 		
 Past surface mining 		
 Known mine gas iss Previous coal mining 	ues: No g related hazards: No	
, reviews sour maining	, rolated flazards, 140	
M-1-L W-4		
Welsh Water CommentSewerage: No problem		
 Sewerage Treatment 		
Water Supply: Req	uire off site mainlay	lying from a point of adequacy on larger diameter/pressure main(s). Protective measures of these assets may be required.
CADW		
VADIE		



ls the site acceptable for further considera
--

Yes	abla	No	
-----	------	----	--

Stage 4: Assessment against the LDP Preferred Strategy

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

Stage 5: Assessment against the LDP Sustainability Objectives

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



Stage 6: Finalisation of sites for Deposit LDP

1	s the site inc	cluded in the Deposi	t LDP?		
•	Yes		No		
r	residential dwe	ellings. Therefore the s	e for residential develop site has not been take and therefore being clas	n forward into the	withdrawn, was for 6 LDP due to the site
٦ ٤	The site is locapplication proc	ated in the settlement cess as a small site.	boundary and therefore	can be considered	through the planning

Date: 28/04/2011

Blaenau Gwent Local Development Plan

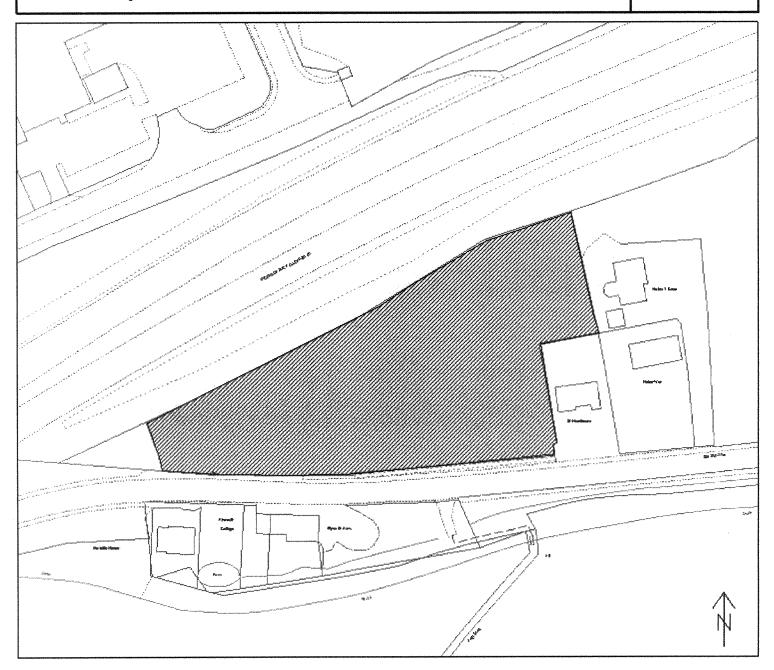
Scale: 1:1250

Findings of the Candidate Site Assessment Process



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Regeneration Division



Site Number: A12

Site Name: North Side of Merthyr Road, Tredegar

Site Area: 0.70 ha

Current Use: Vacant

Proposed Use: Residential

Site Number:		-4h -6 D Dh	
Site Name: Hub Area:	Land to the No Tredegar	orth of Bryn Rhosyr	1
	e: Residential		
*			
Stage 1: Initia	al Planning Ass	essment	
Has the site s	satisfied the Init	tial Planning Asses	sment?
Yes	V	No	
	ng Assessment		A = 1
	greenπeid iand (as within the existing	defined in PPW (2011) Figure 4.1)
		es other than the car	
		ns of community faciliti	es
The site is	not located in close	e proximity to an area	of international/national importance for biodiversity
The develo	pment is acceptab	le in terms of flood risk	
14:6:4:	: <i>e</i> 41 :4 - 1	. 4 . 8	
Justification	ir the site has n	ot satisfied the initi	ial Planning Assessment
*		******************	***************************************
Stage 2: Expe	ert Assessment	S	
Highways Co	nclusions		
The existing ac to serve the pro the surrounding	cess road serving posed site. There footway network	are no footway links	w in width and does not facilitate two way traffic flow at presenting serving Willow Court linking the site to adequate facilities to upgrade the carriageway and fety requirements.
Is the site acc	ceptable?		
Yes		lo	
Biodiversity (Conclusions		
		ent to Bryn Bach Schoo	ol SINC
The site pro	vides a green wed	ge between the SINC	and planting along A465 Road
 Presence of 	f protected species	s – bat and bluebell bo	th within 250m of the site
Is the site acc	entable?	-	
Yes		lo	\square
103	<u> </u>	10	
Countryside a	and Landscape	Conclusions	
		g woodland and the A	165 corridor
Is the site acc			
Yes	✓ N	lo	

Env	nvironmental Health Conclusions	
	Due to the site's close proximity to the Heads of the V required.	'alleys Road a TAN 11 noise assessment is
ø [Due to the site's former industrial use, a ground investigation contaminated land	tigation and risk assessment is required fo
ls th	the site acceptable?	
Yes	es 🗹 No 🗆	
9	Iditional Comments Issues of ground instability which have prevented the site f Uncertainty if the site can accommodate 10 or more dwelling	
I s th	the site acceptable for further consideration? es ☑ No ☐	
Stag	age 3: Consultation with Appropriate Bodies	
	ountryside Council for Wales Comments comments received	
Emi	wirenment Agency Wales Comments	
Site l	nvironment Agency Wales Comments be lies on minor aquifer and previous land use is unknown. The ntamination at the site to pollute controlled waters. It is recorsessment be undertaken to establish the risk to controlled waters.	mmended that at a minimum, a preliminary risk

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

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 watermains. 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	\checkmark		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



17/2019/19/19

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Stage 5: Assessment against the LDP Sustainability Objectives

2 To in oppo 3 To er Gwer 4 To er 5 To m 6 To im and c 10 To pr 11 To re 12 Prote 13 To er 14 To pr 15 To co settin 16 To m to min in dar 17 To co 18 To re 19 To re 20 To m floodi 22 To pr 23 To indepense 20 To indepense 2	jective	Score
oppo 3 To er Gwer 4 To er 5 To m 6 To im 7 To se 8 To im 9 To im and c 10 To pr 11 To re 12 Prote 13 To er 14 To pr 15 To co settin 16 To m to min in dan 17 To co 18 To re 19 To re 20 To m 21 To m floodi 22 To pr 23 To ind energ	promote economic growth and strengthen and diversify the economy	Not
oppo 3 To er Gwer 4 To er 5 To m 6 To im 7 To se 8 To im 9 To im and c 10 To pr 11 To re 12 Prote 13 To er 14 To pr 15 To co settin 16 To m to min in dan 17 To co 18 To re 19 To re 20 To m 21 To m floodi 22 To pr 23 To ind energ		Relevant
To er Gwer Gwer Gwer Gwer Gwer Gwer Gwer G	ncrease levels of local employment and ensure distribution of	Not
Gwer	ortunities	Relevant
To ere To im To se To im To se To im To se To im To pr	enable the development of a strong tourism economy in Blaenau	Not
To m To se To im To se To im To pr	ent complementary to the regional offer	Relevant
To im To se To im To se To im and of To pr	enhance the viability and vitality of town centres	Green
7 To see B To immand of 10 To proceed 12 Proteed 13 To proced 15 To consection 16 To min in dark 17 To consection 17 To proced 18 To proced 19 To pr	meet identified housing need	Green
B To im and control of the second of the sec	mprove the quality of Blaenau Gwent's housing stock	Green
9 To im and of 10 To professer 11 To refesser 12 Protes 13 To erforce 15 To construct 16 To min in dark 17 To construct 17 To refesser 19 To refesser 19 To min floodi 12 To professer 19 To indicate 19	secure the delivery and maintenance of quality affordable housing	Green
and of the second of the secon	mprove educational attainment and increase skill levels	Not
and of the second of the secon		Relevant
10 To pr 11 To re 12 Prote 13 To er 14 To pr 15 To co settin 16 To m to min in dar 17 To co 18 To re 19 To re 20 To m floodi 22 To pr 23 To ind energ	mprove accessibility to education, leisure, employment, health, homes	Green
11 To re 12 Prote 13 To er 14 To pr 15 To co settin 16 To m to min in dar 17 To co 18 To re 19 To re 20 To m floodi 22 To pr 23 To ind energ	community services for all sectors of the community	
12 Prote 13 To er 14 To pr 15 To co settin 16 To m to min in dar 17 To co 18 To re 19 To re 20 To m 21 To m floodi 22 To pr 23 To ind energ	promote community health, social care and well-being	Not
12 Prote 13 To er 14 To pr 15 To co settin 16 To m to min in dar 17 To co 18 To re 19 To re 20 To m 21 To m floodi 22 To pr 23 To ind energ		Relevant
13 To er 14 To pr 15 To co settin 16 To m to min in dan 17 To co 18 To re 19 To re 20 To m floodi 22 To pr 23 To ind energ	reduce crime, social disorder and fear of crime	Green
14 To pr 15 To co settin 16 To m to min in dar 17 To co 18 To re 19 To re 20 To m floodi 22 To pr 23 To ind energ	tect and enhance the Welsh culture	Not
14 To pr 15 To co settin 16 To m to min in dar 17 To co 18 To re 19 To re 20 To m floodi 22 To pr 23 To ind energ		Relevant
15 To consetting 16 To min to min dar 17 To consetting 18 To re 19 To re 20 To min floodi 22 To pr 23 To independent	encourage modal shift from private transport to sustainable transport	Green
settin 16 To m to min in dar 17 To co 18 To re 19 To re 20 To m floodi 22 To pr 23 To ind energe	protect and enhance biodiversity across Blaenau Gwent	Red
16 To m to min in dan 17 To co 18 To re 19 To re 20 To m floodi 22 To pr 23 To ind energe	conserve and enhance the heritage assets of Blaenau Gwent and their	Green
to min in dan 17 To co 18 To re 19 To re 20 To min floodi 22 To pr 23 To independent to min floodi 22 to pr 24 to independent to min floodi 25 to pr 26 to independent to min floodi 26 to pr 27 to independent to min floodi 27 to independent to min floodi 27 to independent to min floodi 28 to min floodi 29 to independent to min floodi 20 to independent to in		
in dar 17 To co 18 To re 19 To re 20 To m 21 To m floodi 22 To pr 23 To ind energ	make the best use of previously developed land and existing buildings	Red
17 To co 18 To re 19 To re 20 To m 21 To m floodi 22 To pr 23 To ind energ	ninimise pressure for greenfield development, where this will not result	
18 To re 19 To re 20 To m 21 To m floodi 22 To pr 23 To ind energ	amage or loss to biodiversity	
19 To re 20 To m 21 To m floodi 22 To pr 23 To inc energ	conserve soil resources and their quality	Green
20 To ma 21 To ma floodi 22 To pr 23 To ind energ	educe emissions of greenhouse gases, in particular carbon dioxide	Green
21 To ma floodi 22 To pr 23 To ind energ	educe waste generation and maximise reuse and recycling	Green
floodi 22 To pr 23 To ind energ	maintain air quality	Green
To pr To inc energ	maintain current low levels of vulnerability of all development to	Green
23 To inc energ		
23 To inc energ	promote the use of sustainably sourced products and resources	Green
energ	ncrease energy efficiency and generation and use of renewable	Green
74 To 00	rgy across the County Borough	
	conserve and enhance surface and ground water quality	Red
	ect the quality and character of the landscape and enhance where	Green
	essary	
	Score	39

Is the site	compatible	with the Preferred Strategy	y and Sustainabilit	y Objectives?
Yes	\square	No		

Comments

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



Stage 6: Finalisation of sites for Deposit LDP

Is the site in	cluded in the Deposi	t LDP?	
Yes		No	\square
Strategy, it does around whether	es have ground stability er the site can accommo	problems which makes t	nability Appraisal Objectives and Preferred the site unviable. There is also uncertainly gs to warrant its allocation in the LDP for located in the LDP.
	site is located within the come forward as a windfa		he ground stability issue can be overcome

Date: 28/04/2011

Blaenau Gwent Local Development Plan

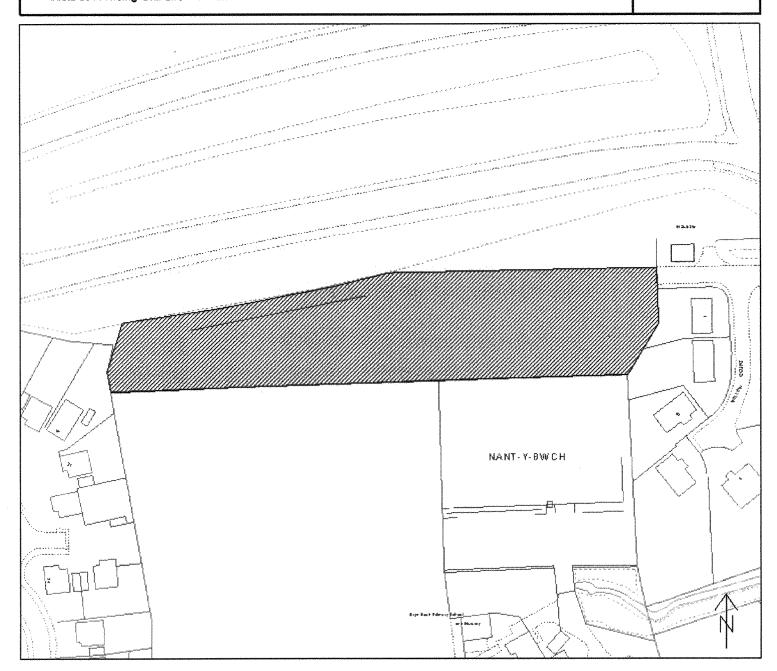
Scale: 1:1250

Findings of the Candidate Site Assessment Process



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Regeneration Division



Site Number:

A13

Site Name:

Land to the North of Bryn Rhosyn

Site Area:

0.56 ha

Current Use:

Vacant

Proposed Use: Residential

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? 叼 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 V 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 tress to the south of the site Is the site acceptable? ☑ In Part Yes П 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 M No П

Site Number: A14

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 th	e site	acce	otab	ıle	?
-------	--------	------	------	-----	---

Yes

N

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

V

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



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 Commer	nts Received			
Is the site	acceptable for	further consider	ration?	

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



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



Stage 6: Finalisation of sites for Deposit LDP

Is the site	e included in the ☑	Deposit LDP? No		
Comment The site is is allocated	considered develo	ppable, sustainable and is in cal Development Plan for e	accordance with the mployment use	LDP Strategy and therefore

Date: 28/04/2011

Blaenau Gwent Local Development Plan

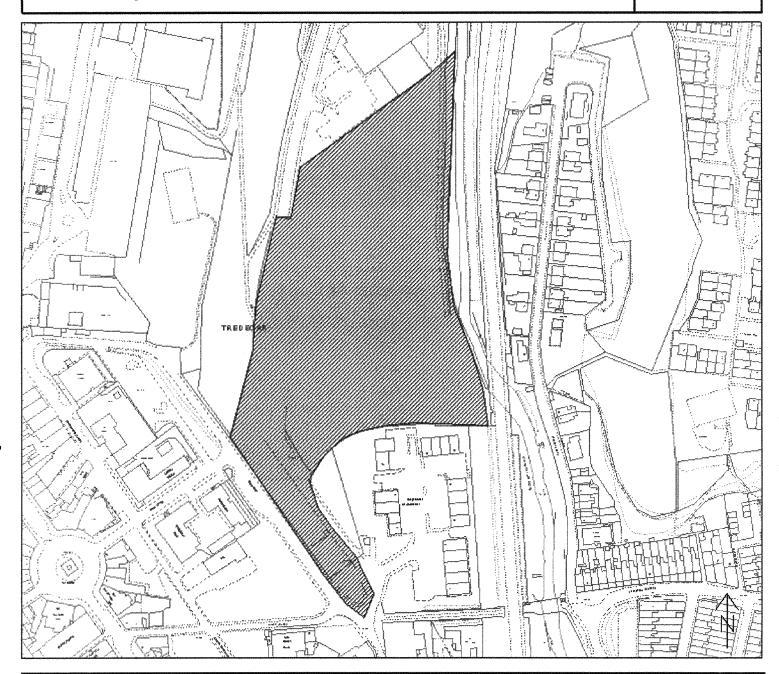
Scale: 1:2500

Findings of the Candidate Site Assessment Process



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Regeneration Division



Site Number:

A14

Site Name:

Tredegar Workshops (Business Park)

Site Area:

3.0 ha

Current Use:

Vacant

Proposed Use: Employment

Site Name: **Crown Business Park** Hub Area: Tredegar Proposed Use: Employment Stage 1: Initial Planning Assessment Has the site satisfied the Initial Planning Assessment? M Yes No П **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 \square П 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 $\sqrt{}$ 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? ☑ In Part Yes No

Site Number: A15

The	ironmental Health Cosite is a former old coal stigation and risk assess	evel and alongside t	the site runs an ol	d tramway, therefore a ground
ls th	e site acceptable?		_	
Yes	lacksquare	No		
Add	itional Comments			
ls th	e site acceptable for	further consider	ation?	
Yes		No		
	ntryside Council for omments received	Wales Comments	S	
* 7 a a	any contamination at thassessment be undertak	aquifer and previouse site to pollute co en to establish the rite the South and I	introlled waters. It isk to controlled w	known. There is therefore the potential for it is recommended that a preliminary risk atters at the site. Watercourses should be protected from
	norgan-Gwent Archa omments received	eological Trust L	td Comments	
The	Coal Authority Com	ments		
Ф F	Possible / known shallow	mine workings: Yes	s	
	Jnderground workings: \ Recorded mine entries: \			
	Coal mining geology: No	40		
• F	Past surface mining: Yes			
0 K	(nown mine gas issues:	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

Previous coal mining related hazards: No

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 comm	nents Received		
l s the si Yes	te acceptable fo ☑	or further consideration? 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

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	l Strategy and	Sustainability	Objectives?
Yes	\square	No			

Comments

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



Stage 6: Finalisation of sites for Deposit LDP

Is the sit	Is the site included in the Deposit LDP?						
Yes		No.					
Commer	าเร						
The site is	considered develo	pable, sustainable and in a	ccordance with the LDP str	rategy and therefore is			
		Development Plan for em		atogy and moretore is			

Date: 28/04/2011

Blaenau Gwent Local Development Plan

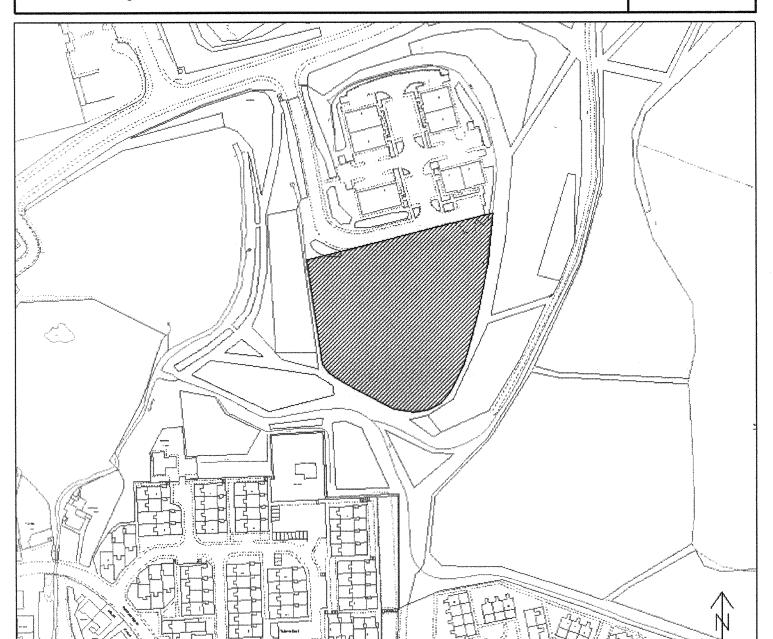
Scale: 1:2500

Findings of the Candidate Site Assessment Process



Regeneration Division

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Site Number:

A15

Site Name:

Crown Business Park

Site Area:

1.12 ha

Current Use:

Vacant

Proposed Use: Employment

Site Name:	: A16 Tyr Morgan F	lywel Farm, Nantyb	woh
Hub Area:	Tredegar	iywei raiiii, Naiityu	WCII
Proposed Us	e: Residential		
			•
Stage 1: Initi	al Planning As	sessment	
		itial Planning Asse	ss <u>m</u> ent?
Yes	☑	No	
Initial Planni	na Assessmen	nt Conclusions	
	greenfield land		
		ge of settlement	
		odes other than the car	
		n terms of community	
• The site is	not located in clo	se proximity to an area	of international/national importance for biodiversity
I ne site is	partially located i	n zone B of the TAN 1	5 Flood Risk Maps
Justification	if the site has	not satisfied the Ini	tial Planning Assessment
, , , , , , , , , , , , , , , , , , , ,			
Stage 2: Exp	ert Assessmer	nts	
Highways Co	nclusions		
		ment site appears only	possible via Waterworks Lane which, whilst adopted,
is of such sub-s	standard highway astructure improv	design it could not sa	fely facilitate an increase in traffic movements without
is of such sub-s substantial infra	standard highway astructure improv	design it could not sa	ely facilitate an increase in traffic movements without
is of such sub-s substantial infra	standard highway astructure improv	design it could not sa	ely facilitate an increase in traffic movements without
is of such sub-s substantial infra	standard highway astructure improv	design it could not sa	rely facilitate an increase in traffic movements without
is of such sub-s substantial infra Is the site ac Yes	standard highway astructure improv ceptable?	design it could not sa	ely facilitate an increase in traffic movements without
Is the site ace Yes Biodiversity Greenfield fields of se walling, hece	ceptable? Conclusions site of rural chara mi improved and	No Acter and high local biod improved grassland and mature trees	fely facilitate an increase in traffic movements without diversity value with interesting mosaic of horse grazed with traditional landscape features such as dry stone
Is the site act Yes Biodiversity Greenfield fields of se walling, hed Southern pa	ceptable? Conclusions site of rural chara mi improved and dgerow features a	No acter and high local bio improved grassland and mature trees ms part of the Nine Arc	fely facilitate an increase in traffic movements without diversity value with interesting mosaic of horse grazed with traditional landscape features such as dry stone hes SINC
Is the site act Yes Biodiversity Greenfield fields of se walling, hed Southern par Eastern par	ceptable? Conclusions site of rural chara mi improved and digerow features a art of the site forr	No acter and high local bio d improved grassland and mature trees adjacent to River Sirhorates.	diversity value with interesting mosaic of horse grazed with traditional landscape features such as dry stone hes SINC wy, a major wildlife corridor
Is the site act Yes Biodiversity Greenfield fields of se walling, hed Southern par Eastern par Site forms Sirhowy	ceptable? Conclusions site of rural chara mi improved and dgerow features a art of the site lies a important green	No acter and high local biod improved grassland and mature trees ms part of the Nine Arcadjacent to River Sirhon wedge between nei	diversity value with interesting mosaic of horse grazed with traditional landscape features such as dry stone hes SINC wy, a major wildlife corridor ghbouring development and natural buffer to River
Is the site act Yes Biodiversity Greenfield fields of se walling, hed Southern par Eastern par Site forms Sirhowy Strong ecol	ceptable? Conclusions site of rural chara mi improved and digerow features a art of the site forr t of the site lies a important green	No Acter and high local biod improved grassland and mature trees adjacent to River Sirhon wedge between neity to surrounding area	diversity value with interesting mosaic of horse grazed with traditional landscape features such as dry stone hes SINC wy, a major wildlife corridor
Is the site act Yes Biodiversity (Greenfield of fields of se walling, hece of second or site forms sirhowy) Strong econd the site more fragmentation.	ceptable? Conclusions site of rural chara mi improved and digerow features a art of the site form t of the site lies a important green logical connectivione valuable for	No Acter and high local biod improved grassland and mature trees adjacent to River Sirhon wedge between neity to surrounding area	diversity value with interesting mosaic of horse grazed with traditional landscape features such as dry stone hes SINC wy, a major wildlife corridor ghbouring development and natural buffer to River a rich in protected species and habitats which makes
Is the site act Yes Biodiversity Greenfield fields of se walling, hed Southern par Eastern par Site forms Sirhowy Strong ecol the site mo fragmentation	ceptable? Conclusions site of rural chara mi improved and digerow features a art of the site lies a important green logical connectivi ore valuable for	No acter and high local biod improved grassland and mature trees and part of the Nine Arcadjacent to River Sirhon wedge between neity to surrounding area wildlife. Any development	diversity value with interesting mosaic of horse grazed with traditional landscape features such as dry stone hes SINC wy, a major wildlife corridor ghbouring development and natural buffer to River a rich in protected species and habitats which makes nent would result in major habitat loss damage and
Is the site act Yes Biodiversity (Greenfield of fields of se walling, hece of second or site forms sirhowy) Strong econd the site more fragmentation.	ceptable? Conclusions site of rural chara mi improved and digerow features a art of the site lies a important green logical connectivi ore valuable for	No Acter and high local biod improved grassland and mature trees adjacent to River Sirhon wedge between neity to surrounding area	diversity value with interesting mosaic of horse grazed with traditional landscape features such as dry stone hes SINC wy, a major wildlife corridor ghbouring development and natural buffer to River a rich in protected species and habitats which makes

Countryside and Landscape Conclusions

Public Right of Way running through the site

(partially located in flood zone B)

- 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 Nantybwch 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	☑	
Environme	ental Health	Conclusions		
1		ended purpose		
L				mprimmen
Is the site	acceptable	?		
Yes		No	\square	
Additiona	Comments	i		
Listed v	iaduct in close	e proximity and his	toric landscape issues	
1	•	s cross the site		
Public F	Right of Way r	unning through the	site	
Is the site	acceptable	for further cons	ideration?	
Yes		No	\square	
Stage 6: F	inalisation (of sites for Depo	osit LDP	
Is the site	included in	the Deposit LD	P?	
Yes		No		
Comment	~			
	=	the Deposit LDP f	or the following reasons:	
;		•	gh local biodiversity value	
			e Nine Arches SINC	
			e to numerous constraints	
			toric landscape issues	
Overhea	ad power lines	cross the site		

There are gradients and slopes towards the River Sirhowy which is prone to spate flows and flooding



Date: 03/05/2011

Blaenau Gwent Local Development Plan

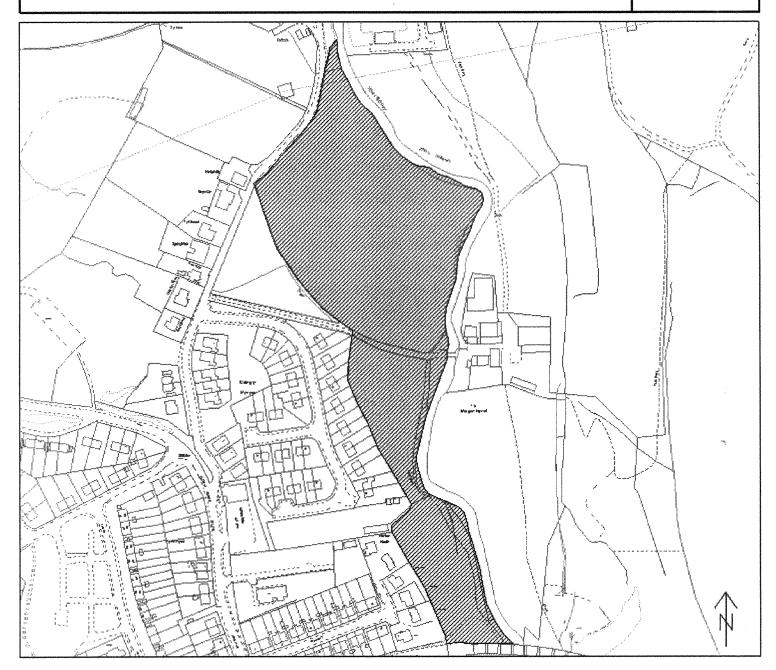
Scale: 1:3000

Findings of the Candidate Site Assessment Process



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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

Site Number: A18 Site Name: Sirhowy Infants School Hub Area: Tredegar Proposed Use: (1) Residential (2) Community Facility Stage 1: Initial Planning Assessment Has the site satisfied the Initial Planning Assessment? Ø Yes No П **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 M П 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 囨 П No **Environmental Health Conclusions** Due to the site's former industrial use (former Sirhowy ironworks), a ground investigation and risk assessment is required

Is the sit	e acceptable	for further consid	deration?
Yes	Ø	No	
In 2009, p		ion was granted for S106 agreement	r a community centre and residential development on this site
Is the sit	e acceptable	for further consid	deration?
Yes		No	
Stage 3:	Consultation	with Appropriate	Bodies
	side Council f ents received	or Wales Comme	ents
	nent Agency \ e comments	Vales Comments	3
	an-Gwent Arc gical restraint –		st Ltd Comments
The Coal	Authority Co	mmante	
1	_	ow mine workings: \	Yes
Under	ground workings	s: Yes	
1	ded mine entries		
	nining geology: I		
1	urface mining: N n mine gas issue		
3	-	elated hazards: No	
Welsh W	ater Commen	fs	
	ents received		
CADW			
	ents received		
Is the site	e acceptable i	or further consid	deration?
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 Score Control of the Control o	16

Stage 5: Assessment against the LDP Sustainability Objectives

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

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

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 si	ite compatible v	vith the Preferred Strat	tegy and Sustainability (Objectives?
Yes	$\overline{\mathbf{Z}}$	No		
p				

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



Stage 6: Finalisation of sites for Deposit LDP

Is the sit Yes	e included in the ☑	e Deposit LDP? No						
The site is	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							

fraint v Coron a hawlian cronfa	Spager floreteadered Streta Blaenau Gwent Country Borough Council Digeneration Division
	X X

	A19			
Site Name: Hub Area:	Waundeg Ho Tredegar	using Site		
		tial (2) Commun	ity Facility	
•		(,	,	
Stage 1: Initia	al Planning As	sessment		
Has the site s	satisfied the Ir	itial Planning As	sessment?	
Yes	\square	No		
		t Conclusions		
	previously develop	•		
	within the existin	-		
		odes other than the		
		n terms of commun		
The site is i	nment is accente	able in terms of floo	area of international/national imp	ortance for blodiversity
" THE GEVELO	pinent is accepte	able iii teiiiis oi iioo	u lisk	
2.00				
Justification	if the site has	not satisfied the	Initial Planning Assessmen	nt

Stage 2: Expe	ert Assessme	ıts		
Highwaya Ca	naluaiona			
Highways Co		oral aan aasamma	data proposal Ususuas dansar	
proposals some	highways may i	erar carr accommod	date proposal. However, depend d to meet present day standards	ent on development
proposed come	·g	lood to bo applicate	a to most prosent day standard.	s ·

Is the site acc				
Yes	\square	No	П	
		INO		
		INO		
Biodiversity (<u> </u>	
Scrub habitat, m	nature trees and	rush pasture shoule	d be retained along the peripher	ies of the site, particularly
Scrub habitat, m		rush pasture shoule	<u> </u>	ies of the site, particularly
Scrub habitat, m	nature trees and	rush pasture shoule	<u> </u>	ies of the site, particularly
Scrub habitat, n western edge ba	nature trees and acking onto adja	rush pasture shoule	<u> </u>	ies of the site, particularly
Scrub habitat, m	nature trees and acking onto adja	rush pasture should cent housing.	<u> </u>	ies of the site, particularly
Scrub habitat, n western edge be	nature trees and acking onto adja	rush pasture shoule	<u> </u>	ies of the site, particularly
Scrub habitat, n western edge base Is the site acc Yes	nature trees and acking onto adja eptable? In Part	rush pasture should cent housing. No	<u> </u>	ies of the site, particularly
Scrub habitat, n western edge base Is the site acc Yes Countryside a	nature trees and acking onto adja eptable? In Part	rush pasture should cent housing. No e Conclusions	<u> </u>	ies of the site, particularly
Scrub habitat, n western edge base Is the site acc Yes Countryside a	nature trees and acking onto adja eptable? In Part	rush pasture should cent housing. No e Conclusions	<u> </u>	ies of the site, particularly
Is the site acc Yes Countryside a Site is acceptab	ceptable? In Part and Landscap	rush pasture should cent housing. No e Conclusions	<u> </u>	ies of the site, particularly
Is the site acceptable.	eptable? In Part and Landscap le for proposed of	rush pasture should cent housing. No Property Conclusions uses	<u> </u>	ies of the site, particularly
Is the site acc Yes Countryside a Site is acceptab	ceptable? In Part and Landscap	rush pasture should cent housing. No e Conclusions	<u> </u>	ies of the site, particularly
Is the site acceptable Is the site acceptable Site is acceptable Is the site acceptable Is the site acceptable Is the site acceptable Yes	eptable? In Part In Early In Part In P	rush pasture should cent housing. No Property Conclusions uses	be retained along the peripher	ies of the site, particularly
Is the site acceptable Is the site acceptable Countryside a Site is acceptable Is the site acceptable Environmenta	eptable? In Part In Pa	rush pasture should cent housing. No P Conclusions uses No Iusions	be retained along the peripher	ies of the site, particularly
Is the site acceptable Is the site acceptable Countryside a Site is acceptable Is the site acceptable Environmenta	eptable? In Part In Early In Part In P	rush pasture should cent housing. No P Conclusions uses No Iusions	be retained along the peripher	ies of the site, particularly
Is the site acceptable Is the site acceptable Countryside a Site is acceptable Is the site acceptable Environmenta	eptable? In Part In Pa	rush pasture should cent housing. No P Conclusions uses No Iusions	be retained along the peripher	ies of the site, particularly
Is the site acceptable Site is acceptable Is the site acceptable Site is acceptable Is the site acceptable Site is acceptable Environmenta Site is suitable for	eptable? In Part and Landscap le for proposed user	rush pasture should cent housing. No P Conclusions uses No Iusions	be retained along the peripher	ies of the site, particularly

A	dditional	Comments	•••••••••••••••••••••••••••••••••••••••	***************************************		·····					
ls	the site a	acceptable	for furth	er consid	eration	?					
Y	es	\square	No)							
S	tage 3: Co	onsultation	with Ap	propriate	Bodies						
	ountrysid o comment	le Council t s received	for Wales	s Comme	nts						And the state of t
E	nvironme	nt Agency	Wales C	omments		***************************************	edadoro a desarro con este e	***************************************	***************************************	***************************************	***************************************
	o adverse d										
	lomoran	Courant Ar	-bl	ical Tarra	41440-						
		i-Gwent Are al restraint –			t Lta Co	mments	5				
TI	he Coal A	uthority Co	omments	}							
0		/ known sha		workings: Y	es/es						
*		ound working									
9		d mine entrie ing geology:									
0		ace mining: I									
•		nine gas issu									
49		coal mining		zards: No							
W	elsh Wat	er Commer	nts								
	comment										
	ADW comment	s received									
ls	the site a	ncceptable	for furth	er consid	eration'	?					
Υe		Ø		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.	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

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

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



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	Ø	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



Stage 6: Finalisation of sites for Deposit LDP

Is the sit	Is the site included in the Deposit LDP?								
Yes		No	\square						
both prop the future	the site performed wosed uses, the site of the site. Due to the	is subject to housing stornis uncertainty, the site ha	ck transfer and thereforms not been taken forw						
However,	the site is located w	rithin the settlement bound	lary and could come f	orward as a windfall site.					



Date: 28/04/2011

Blaenau Gwent Local Development Plan

Scale: 1:2500

Findings of the Candidate Site Assessment Process



Regeneration Division

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Site Number:

A19

Site Name:

Waundeg Housing Site

Site Area:

1.8 ha

Current Use:

Vacant

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

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? M Yes П 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? \square П 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? $\overline{\mathbf{V}}$ 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 M П No

Site Number: A20

Environm	Environmental Health Conclusions						
Site is suita	Site is suitable for intended purpose						
L							
Is the site	e acceptable?	•					
Yes	\square	No					
A al al (4) a	I Comments		·				
Additiona	ii Comments						
<u> </u>		nn etware ennemmen proporty, me haan interproporties savetas managementation acceptation as					
Is the site	acceptable	for further considera	tion?				
Yes		No	\square				
Stage 6: I	Finalisation c	of sites for Deposit LI)P				
Is the site	included in	the Deposit LDP?					
Yes		No					
Commen	te						
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

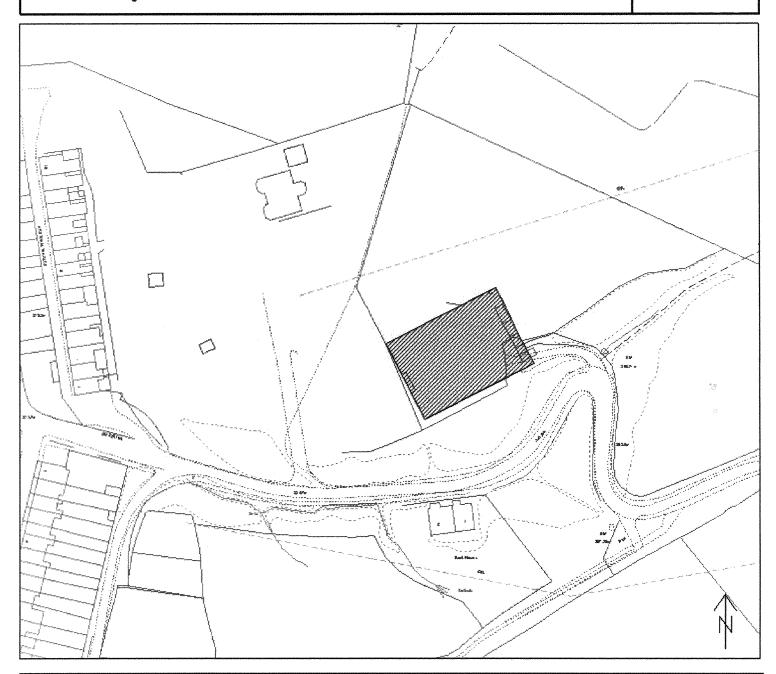
Scale: 1:1250

Findings of the Candidate Site Assessment Process



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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

Site Name: Corporation Yard, Ashvale Hub Area: Tredegar Proposed Use: Residential Stage 1: Initial Planning Assessment Has the site satisfied the Initial Planning Assessment? $\overline{\mathbf{V}}$ Yes No **Initial Planning Assessment Conclusions** The site is 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? $\sqrt{}$ 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? ☑ In Part Yes No

Site Number: A21



·						
Countryside and Landscape Conclusions						
The site is suitable for the proposed use						
Is the site a	acceptable?					
Yes	N N	No	П			
103	1	140				
Environme	ntal Health (Conclusions				
		required on the site				
•						
	acceptable?		phone			
Yes	$oldsymbol{\triangle}$	No				
	Comments					
In 2009, plan	ning permission	on was granted on the site for	or residential development			
the state of the s	despte en en electroniste en despte en despte en despte en de la companya della companya della companya della companya de la companya della					
Is the site a	acceptable fo	or further consideration	?			
Yes	⋈	No	·п			
163	<u>12.1</u>	NO	□			
Stage 3: Co	ancultation u	vith Appropriate Bodies				
Jiage J. Vi	JIISUIKALIUII V	aini Whiishiide ponies				
Countrysid	e Council fo	r Wales Comments				
No comment						
		/ales Comments				
The site lies	on minor aquife	er and previous land use is l	ight industrial. There is therefore the potential for any			
contaminatio	n at the site to	pollute controlled waters. It	is recommended that at a minimum, a preliminary			
risk assessm	ent be underta	ken to establish the risk to o	controlled waters at the site			
Glamorgan	-Gwent Arch	naeological Trust Ltd Co	mmente			
_	al restraint – n	_	minenta			
,						
	n Chanac Chandharan ann an Aireann ann agus agus an Aireann agus agus ann agus agus ann agus agus agus agus ag					
The Coal A	uthority Con	nments				
		w mine workings: Yes				
	ound workings:					
	d mine entries:					
	ing geology: N					
	ace mining: No					
Known m	nine gas issues	s: 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 large diameter/pressure watermains. The site is crossed by watermain(s). Protective measures or a diversion of these assets may be required

CADW No commo	ents received			
Is the sit	e acceptable fo	r further consideration?		
Yes	\square	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



3

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 Score	57

Is the site compatible with the Preferred Strategy and Sustainability Objectives?							
Yes		No					
	s performed well a	against the Sustainability Aposed for residential use	praisal Objectives a	nd Preferred Strategy when			



Stage 6: Finalisation of sites for Deposit LDP

Is the sit	e included in the ☑	Deposit LDP?		
Commer The site is planning p	allocated in the De	eposit Local Development I	⊃lan as a housing cor	mmitment to reflect the 2009



Date: 28/04/2011

Blaenau Gwent Local Development Plan

Scale: 1:1250

Findings of the Candidate Site Assessment Process



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Site Number:

A21

Site Name:

Corporation Yard, Ashvale, Tredegar

Site Area:

0.4 ha

Current Use:

Light Industrial

Proposed Use: Residential

Hub Area: Tredegar Proposed Use: Residential Stage 1: Initial Planning Assessment Has the site satisfied the Initial Planning Assessment? \square Yes No **Initial Planning Assessment Conclusions** The site is previously developed land The site is 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? M Yes П 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? ☑ In Part Yes 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 not withstanding adjacent development Is the site acceptable? 図 Yes No

Site Number: A22 Site Name: Land

Land at Sirhowy

Environmenta Due to the site' assessment is re	s former indus		orks and tan pit), a ground investigation and risk
Is the site acc	eptable?		
Yes	$\overline{\mathcal{A}}$	No	
Additional Com Ground stability			
Is the site acco	eptable for fu	rther consideration?	
Yes	☑	No	
Stage 3: Cons	ultation with	Appropriate Bodies	
Countryside C No comments re		les Comments	
	osed pre-1976 d	domestic landfill within 5	00m of the site ed by the planting of native species
	al restraint - co	logical Trust Ltd Cor al mine which may requ	nments ire an archaeological watching brief during
 Underground Recorded mi Coal mining of Past surface Known mine 	own shallow mil workings: Yes ne entries: Yes geology: No	ne workings: Yes	
proposed. Pr	he site is cro	res or a diversion of thes	s) which may restrict the density of development se assets may be required.
CADW No comments rec	ceived		
-	eptable for fur	ther consideration?	



Stage 4: Assessment against the LDP Preferred Strategy

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

Stage 5: Assessment against the LDP Sustainability Objectives

	Objective	Score
1	To promote economic growth and strengthen and diversify the economy	Not
		Relevant
2	To increase levels of local employment and ensure distribution of	Not
	opportunities	Relevant
3	To enable the development of a strong tourism economy in Blaenau	Not
	Gwent complementary to the regional offer	Relevant
4	To enhance the viability and vitality of town centres	Green
5	To meet identified housing need	Green
6	To improve the quality of Blaenau Gwent's housing stock	Green
7	To secure the delivery and maintenance of quality affordable housing	Green
8	To improve educational attainment and increase skill levels	Not
		Relevant
9	To improve accessibility to education, leisure, employment, health, homes	Green
	and community services for all sectors of the community	
10	To promote community health, social care and well-being	Not
		Relevant
11	To reduce crime, social disorder and fear of crime	Green
12	Protect and enhance the Welsh culture	Not
40		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	Green
	settings	
16	To make the best use of previously developed land and existing buildings	Green
	to minimise pressure for greenfield development, where this will not result	
47	in damage or loss to biodiversity	<u> </u>
17	To conserve soil resources and their quality	Green
18	To reduce emissions of greenhouse gases, in particular carbon dioxide	Green
19	To reduce waste generation and maximise reuse and recycling	Green
20	To maintain air quality	Green
21	To maintain current low levels of vulnerability of all development to	Green
20	flooding To promote the use of quetainship assured and assured	
22	To promote the use of sustainably sourced products and resources	Green
23	To increase energy efficiency and generation and use of renewable	Green
24	energy across the County Borough To conserve and enhance surface and ground water quality	Yellow
25	Protect the quality and character of the landscape and enhance where	Green
20	necessary	Green
	Score	49
	Score	40

Is the site	compatible	with the Preferred	Strategy and Sustainability	Objectives?
Yes	Ø	No		

Comments

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



Stage 6: Finalisation of sites for Deposit LDP

Is the sit Yes	e included in the □	Poposit LDP?	Ø	
Strategy, t	he site performed re	stability problems and mine	e Sustainability Appraise shafts that make the	sal Objectives and Preferred site unviable, therefore the
However, resolved th	the site is located w ne site could come t	vithin the settlement bound forward as a windfall site.	dary, if the ground stat	oility problems can be



Date: 28/04/2011

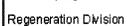
Blaenau Gwent Local Development Plan

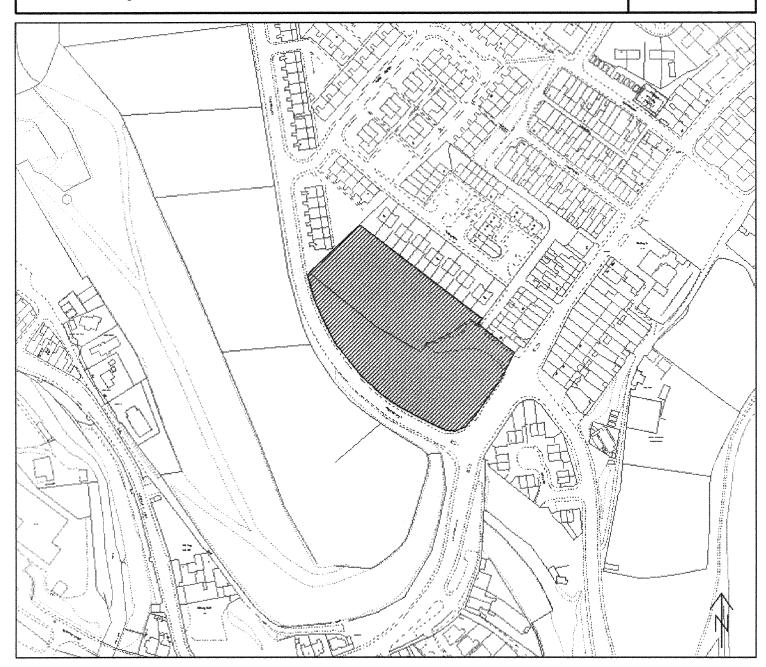
Scale: 1:2500

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

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? M 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? M 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? ☑ In Part Yes 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 M No П **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?

Site Number: A23



Yes	\square	No	
Additional Co Geological of Low density	constraints	ne would be preferred –	3 or 4 units
Is the site acc	eptable for fu ☑	urther consideration	?
Stage 3: Cons	sultation with	Appropriate Bodies	
Countryside (No comments re	Council for W eceived	ales Comments	
Environment No adverse com		s Comments	
Glamorgan-G Archaeological r		ological Trust Ltd Co known	mments
 Undergroun Recorded m Coal mining Past surface Known mine 	nown shallow m d workings: No line entries: Yes geology: No	nine workings: Yes	
may be requal Sewerage T Water Supp	The site is cros lired reatment: No pi ly: The site is c	roblems crossed by watermain(s)	Protective measures or a diversion of these assets Protective measures or a diversion of these assets mapping and point of adequacy on larger diameter/pressure
CADW No comments re	eceived		
	eptable for fu ☑	rther consideration	?



Stage 4: Assessment against the LDP Preferred Strategy

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



Stage 5: Assessment against the LDP Sustainability Objectives

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

Is the site compatible with the Preferred Strategy and Sustainability Objectives?					
Yes	\square	No			
Comme	nts				
The site p	erformed reasonable	y well against the Sustain	ability Appraisal and Pr	eferred Strategy objectives	
when com	pared to other sites	proposed for residential	use		



Stage 6: Finalisation of sites for Deposit LDP

Is the sit Yes	e included in th	ne Deposit LDP? No	\square	
Objectives	the site performed there are ground	d instability issues. The resu	ults of this assessr	gy and Sustainability Appraisal ment also indicate that the site take this site forward into the
However t ground sta	he site is located ability issues are re	within the settlement bound esolved.	ary and could com	e forward as a small site if the



Date: 28/04/2011

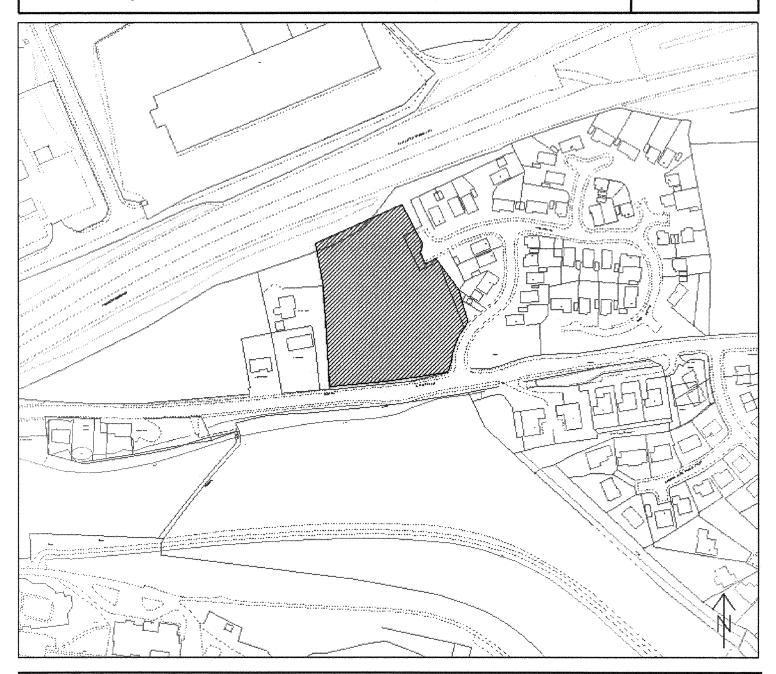
Blaenau Gwent Local Development Plan

Scale: 1:2500

Findings of the Candidate Site Assessment Process



Regeneration Division



Site Number:

A23

Site Name:

Land Adjacent to Bryn Rhosyn, Tredegar

Site Area:

0.8 ha

Current Use:

Vacant

Proposed Use: Residential

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? \square Yes No П **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? M 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 \square 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 M No

Site Number: A24

		Conclusions				
Site is suita	Site is suitable for intended purpose					
Is the site	acceptable	?				
Yes	\square	No				
						
Additions	I Comments					
1						
i rem iram	Road along so	outnern boundary – histo	ric assessment/evai	uation is required prior to development		
L	······································					
le the eite	accentable	for further consider	ution?			
	racceptable					
Yes		No				
Stage 6: F	inalisation of	of sites for Deposit L	DP			
Is the site	included in	the Deposit LDP?				
Yes		No	lacksquare			
Comment	S					
The site has	s not been tak	en forward into the depo	sit I DP for the follow	ving reasons:		
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.					
		s valley is extremely val	uahla			
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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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

Site Name: Catref Aneurin Bevan Hub Area: Tredegar Proposed Use: Residential Stage 1: Initial Planning Assessment Has the site satisfied the Initial Planning Assessment? \square Yes No **Initial Planning Assessment Conclusions** The site is previously developed land The site is 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 ablaП No **Biodiversity Conclusions** Presence of mature trees at the front of the site which should be retained through a tree preservation Presence of protected species - bats within 500m Is the site acceptable? Yes $\overline{\mathbf{V}}$ 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? V Yes No **Environmental Health Conclusions** The site is suitable for intended purpose Is the site acceptable? \square Yes No

Site Number: A25

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	None and the second			
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 ass may be required. Sewerage Treatment: No problems Water Supply: Requires off-site mainlaying from a point of adequacy on larger diameter/press watermains				
CADW No comments received				
Is the site acceptable for further consideration? Yes ☑ No □	energia de la composición dela composición de la composición de la composición de la composición dela composición de la composición dela composición dela composición de la composición dela composición de la composición dela composición dela compo			



Stage 4: Assessment against the LDP Preferred Strategy

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

Stage 5: Assessment against the LDP Sustainability Objectives

	Objective	Score
1	To promote economic growth and strengthen and diversify the economy	Not Relevant
2	To increase levels of local employment and ensure distribution of opportunities	Not Relevant
3	To enable the development of a strong tourism economy in Blaenau Gwent complementary to the regional offer	Not Relevant
4	To enhance the viability and vitality of town centres	Green
5	To meet identified housing need	Green
6	To improve the quality of Blaenau Gwent's housing stock	Green
7	To secure the delivery and maintenance of quality affordable housing	Green
8	To improve educational attainment and increase skill levels	Not Relevant
9	To improve accessibility to education, leisure, employment, health, homes and community services for all sectors of the community	Green
10	To promote community health, social care and well-being	Not Relevant
11	To reduce crime, social disorder and fear of crime	Green
12	Protect and enhance the Welsh culture	Not Relevant
13	To encourage modal shift from private transport to sustainable transport	Green
14	To protect and enhance biodiversity across Blaenau Gwent	Green
15	To conserve and enhance the heritage assets of Blaenau Gwent and their settings	Green
16	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development, where this will not result in damage or loss to biodiversity	Green
17	To conserve soil resources and their quality	Green
18	To reduce emissions of greenhouse gases, in particular carbon dioxide	Green
19	To reduce waste generation and maximise reuse and recycling	Green
20	To maintain air quality	Green
21	To maintain current low levels of vulnerability of all development to flooding	Green
22	To promote the use of sustainably sourced products and resources	Green
23	To increase energy efficiency and generation and use of renewable energy across the County Borough	Green
24	To conserve and enhance surface and ground water quality	Red
25	Protect the quality and character of the landscape and enhance where necessary	Green
	Score	51

Is the sit	e compatible v	vith the Preferred Strategy	/ and Sustainabil	lity Objectives?
Yes	\square	No		-
Comment	'S			
		ainst the Preferred Strategy an oposed for residential use	d Sustainability App	oraisal Objectives when



Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?					
Yes	\square	No			
	s considered develo	pable, sustainable and in Development Plan for res		DP strategy and therefore is	

Date: 28/04/2011

Blaenau Gwent Local Development Plan

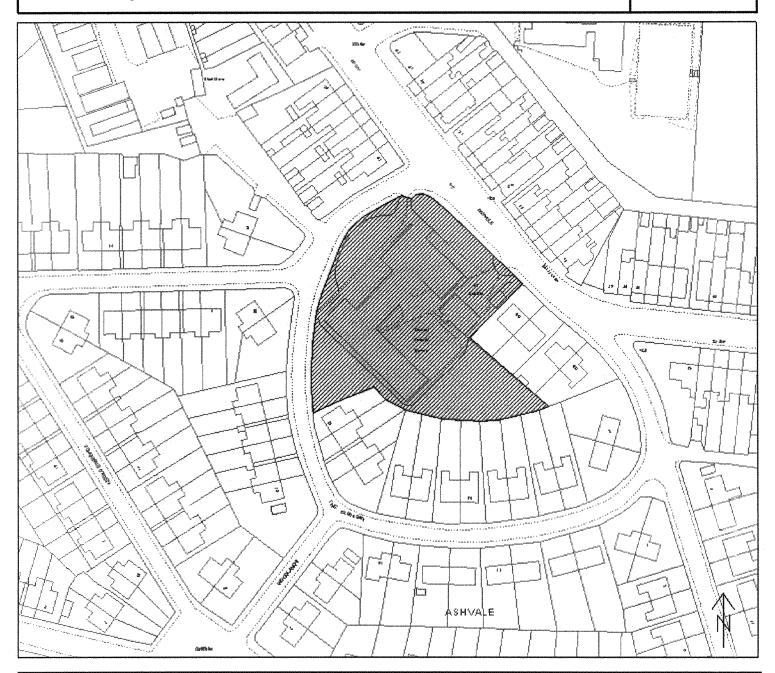
Scale: 1:1250

Findings of the Candidate Site Assessment Process



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Regeneration Division



Site Number:

A25

Site Name:

Cartref Aneurin Bevan, Ashvale

Site Area:

0.38 ha

Current Use:

Residential Care Home

Proposed Use: Residential

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? M 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 \square 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? ☑ In Part П Yes 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

Site Number: A26

Is the site ac	ceptable?			
Yes	Ø	No		
Additional C	omments			
le the site ac	ceptable for fi	urthor coneid	loration?	
			eration?	
Yes	\square	No		
Stage 3: Co	nsultation wi	ith Appropri	ate Bodies	
Countryside No comments	Council for W received	ales Comme	nts	

Environment	Agency Wale	e Commonte		
No adverse co		s comments		
	Swent Archaed restraint – none		t Ltd Commen	ts
The Coal Aut	thority Comme	ents	·	
Possible / I	known shallow m	nine workings: \	es es	
	nd workings: Yes	5		
Recorded r	mine entries: No			
	g geology: No			
	e mining: No			
	e gas issues: No			
Previous co	oal mining relate	d hazards: No	•	
		······································		
Welsh Water	Comments			
Sewerage: may be req		sed by public :	sewer(s). Protec	tive measures or a diversion of these assets
	Treatment: No p			
Water Sup watermains		off-site mainlay	ing from a poir	nt of adequacy on larger diameter/pressure
CADW No comments r	received			
Is the site acc	eptable for furtl	her considerat	tion?	
Yes	\square	No		



Stage 4: Assessment against the LDP Preferred Strategy

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



Stage 5: Assessment against the LDP Sustainability Objectives

	Objective	Score
1	To promote economic growth and strengthen and diversify the economy	Not
		Relevant
2	To increase levels of local employment and ensure distribution of	Not
	opportunities	Relevant
3	To enable the development of a strong tourism economy in Blaenau	Not
	Gwent complementary to the regional offer	Relevant
4	To enhance the viability and vitality of town centres	Green
5	To meet identified housing need	Green
6	To improve the quality of Blaenau Gwent's housing stock	Green
7	To secure the delivery and maintenance of quality affordable housing	Green
8	To improve educational attainment and increase skill levels	Not
		Relevant
9	To improve accessibility to education, leisure, employment, health, homes	Green
40	and community services for all sectors of the community	
10	To promote community health, social care and well-being	Not
44	To analysis and a single state of the state	Relevant
11	To reduce crime, social disorder and fear of crime	Green
12	Protect and enhance the Welsh culture	Not
12	To an accuracy model shift for an activate to any other state of the s	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	Green
	to minimise pressure for greenfield development, where this will not result	
	in damage or loss to biodiversity	
17	To conserve soil resources and their quality	Green
18	To reduce emissions of greenhouse gases, in particular carbon dioxide	Green
19	To reduce waste generation and maximise reuse and recycling	Green
20	To maintain air quality	Green
21	To maintain current low levels of vulnerability of all development to	Green
	flooding	
22	To promote the use of sustainably sourced products and resources	Green
23	To increase energy efficiency and generation and use of renewable	Green
	energy across the County Borough	
24	To conserve and enhance surface and ground water quality	Red
25	Protect the quality and character of the landscape and enhance where	Green
	necessary	
	Score	51

Is the site co	mpatible with	the Preferred Strategy	y and Sustainat	ility Objectives?
Yes	V	No		
Commonto				

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



Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?						
Yes		No				
Comme The site is allocated	s considered develo	pable, sustainable and co for residential purposes	mpatible with the LDP st	trategy and therefore is		



Date: 28/04/2011

Blaenau Gwent Local Development Plan

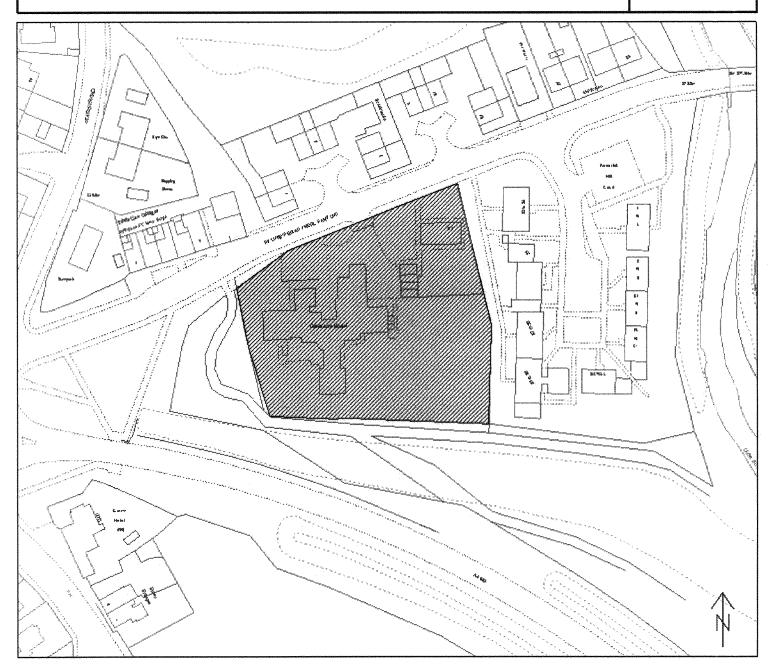
Scale: 1:1250

Findings of the Candidate Site Assessment Process



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Regeneration Division



Site Number:

A26

Site Name:

Greenacres, St Lukes Road

Site Area:

0.5 ha

Current Use:

Special Needs Hostel

Proposed Use: Residential

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? \square Yes No П **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? \square 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 \square 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? ablaП Yes No

Site Number: A27

1	Environmental Health Conclusions The site is suitable for intended purpose					
	Is the site acceptable?					
Ye	s ⊻	No	Ц			
	ditional Comments y wet and steep site					
ls 1	he site acceptable f	or further consid	eration?			
Ye	s 🗆	No	\square			
Sta	ige 6: Finalisation o	f sites for Deposi	t LDP			
ls t	he site included in t	he Deposit LDP?				
Ye	s 🗆	No	\square			
Co	mments					
The		•	evelopment Plan for the following reasons:			
8	The exiculty fighted the for adequate for additional falls fine for all the					
0	 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 					
9	Presence of protected	•				
0	The second of th					



Date: 28/04/2011

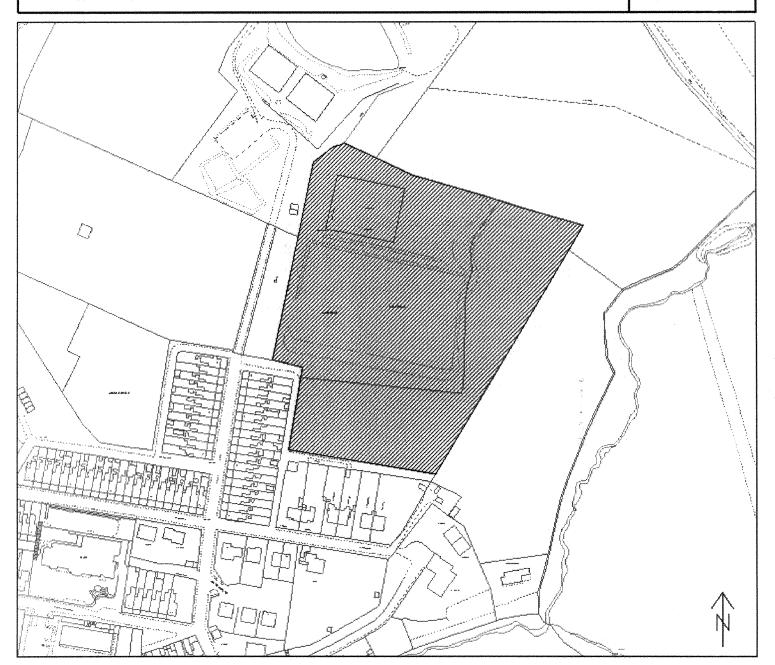
Blaenau Gwent Local Development Plan

Scale: 1:2500

Findings of the Candidate Site Assessment Process



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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

Site Name: Land at rear of Cripps Avenue, Cefn Golau	
Hub Area: Tredegar Proposed Use: Residential	
Proposed Ose: 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 provinity to an error of international/patient linear terms for his linear terms.	
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	
Subtribution if the old had not substitute thitial I failining 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	s
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	c l
enjoyment/informal recreation. Forms valuable green wedge and ecological corridor through estate. Its	s
ecological value increases as it links to other areas of green space within the estate off Attilee Way and	t
Walter Conwy Avenue.	
	Ш
Is the site acceptable?	
Yes □ No ☑	
Countryside and Landscape Conclusions	\neg
The site is suitable for intended purpose	
The site is suitable for interided purpose	1

Is the site acceptable Yes ☑	e? No	
Environmental Healt Due to the site's forme assessment is required	r industrial use (for	mer quarry and old coal level), a ground investigation and risk
Is the site acceptable Yes ☑	e? No	
Additional Comment Area subject to som Steep in some parts	e abuse – fly tipping	– needs management
Is the site acceptable Yes In P Stage 3: Consultation	art No	
Countryside Council No comments received	for Wales Comm	ients
Environment Agency No adverse comments	/ Wales Commen	ts
Glamorgan-Gwent A Archaeological restraint		
The Coal Authority C Possible / known sha Underground workin Recorded mine entri Coal mining geology Past surface mining: Known mine gas iss Previous coal mining	allow mine workings gs: Yes es: Yes : No : No ues: No	
CADW No comments received		



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 watermains

Is the site acceptable for further consideration?

Stage 4: Assessment against the LDP Preferred Strategy

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





Stage 5: Assessment against the LDP Sustainability Objectives

	Objective	Score
1	To promote economic growth and strengthen and diversify the economy	Not
		Relevant
2	To increase levels of local employment and ensure distribution of	Not
	opportunities	Relevant
3	To enable the development of a strong tourism economy in Blaenau	Not
	Gwent complementary to the regional offer	Relevant
4	To enhance the viability and vitality of town centres	Green
5	To meet identified housing need	Green
6	To improve the quality of Blaenau Gwent's housing stock	Green
7	To secure the delivery and maintenance of quality affordable housing	Green
8	To improve educational attainment and increase skill levels	Not
		Relevant
9	To improve accessibility to education, leisure, employment, health, homes	Green
	and community services for all sectors of the community	
10	To promote community health, social care and well-being	Not
		Relevant
11	To reduce crime, social disorder and fear of crime	Green
12	Protect and enhance the Welsh culture	Not
		Relevant
13	To encourage modal shift from private transport to sustainable transport	Green
14	To protect and enhance biodiversity across Blaenau Gwent	Red
15	To conserve and enhance the heritage assets of Blaenau Gwent and their	Green
	settings	
16	To make the best use of previously developed land and existing buildings	Red
	to minimise pressure for greenfield development, where this will not result	
4.7	in damage or loss to biodiversity	<u> </u>
17	To conserve soil resources and their quality	Green
18	To reduce emissions of greenhouse gases, in particular carbon dioxide	Green
19	To reduce waste generation and maximise reuse and recycling	Green
20	To maintain air quality	Green
21	To maintain current low levels of vulnerability of all development to	Green
	flooding	
22	To promote the use of sustainably sourced products and resources	Green
23	To increase energy efficiency and generation and use of renewable	Green
	energy across the County Borough	
24	To conserve and enhance surface and ground water quality	Green
25	Protect the quality and character of the landscape and enhance where	Green
	necessary	
	Score	45

Is the site	compatible	with the Preferred	Strategy and	Sustainability	Objectives?
Yes	\square	No			

Comments

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



Stage 6: Finalisation of sites for Deposit LDP

Is the site	Is the site included in the Deposit LDP?								
Yes		No	$\overline{\square}$						
objectives, f	e site performethe site is sub	med reasonably well against bject to housing stock transfer rtainty, the site has not been ta	and therefore there	ategy and Sustainability Appraisal e is uncertainty about the future of ne LDP.					
provide the	access to the	residential development on on a site has lapsed. However, ard as a windfall site.	candidate site A48 , both sites are wi	B - Hill's Bus Depot which would thin the settlement boundary and					

Date: 28/04/2011

Blaenau Gwent Local Development Plan

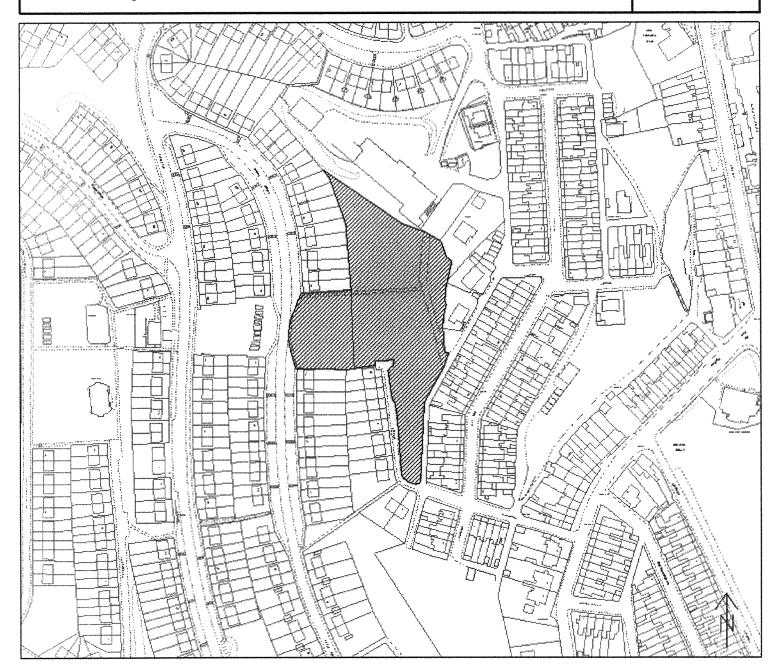
Scale: 1:2500

Findings of the Candidate Site Assessment Process



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Regeneration Division



Site Number:

A28

Site Name:

Land at rear of Cripps Avenue, Cefn Golau

Site Area:

1.0 ha

Current Use:

Vacant

Proposed Use: Residential

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? $\sqrt{}$ Yes No П **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 Nο **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 V No Countryside and Landscape Conclusions The site is suitable for the intended purpose Is the site acceptable? Yes V П No

Site Number: A29

1	ironmenta site is suitat			_						
ls th	Is the site acceptable?									
Yes		Ø		No				٠.		
Add	itional Co	mments			***************************************					
L										
Is th	ne site acc	eptable fo	r further c	onsiderat	ion?					
Yes			No							
Stac	ge 3: Cons	ultation w	ith Appro	priate Boc	lies					. •
	ntryside C		Wales Co	mments		***************************************				
NO C	omments re	ceivea								
					~~~			····		
⊕   1 	ironment A The site lies the consider Assessment The site lies oreliminary ri The Nant M ouffer zone.	within zone red as pare on a minor isk assessm	C2. The floor of Strate of	ood maps co egic Flood ere is therefo be undertal	Consequore the pote	ence Ass ential for tholish the ris	sessment ne site to sk to cont	or Floo pollute co rolled wa	od Conse ontrolled wa iters at the	quence aters. A site.
										~~~
	morgan-Gv aeological re			Trust Ltd	Comme	nts				
T	0 1 A 41-	:4 - 0								
I	Coal Auth Possible / kn	_		inas: Yes						
∞ (Jnderground	workings:	No	3						
I	Recorded mi		· · -							
ł	Coal mining of Past surface)							
	(nown mine		No							***************************************
	Previous coa			s: No						
			***************************************				***************************************	**************************************		
	sh Water C									
	Sewerage: Normal		s are envisa	aged with t	he public s	sewerage	system fo	or domes	stic foul dis	charge
* \$	Sewerage Trouble from	eatment: N	o problems lopment.	are envisa	ged at the	receiving	WWTW	to accom	nmodate do	omestic
	o oito coc	néable fe	, 6,,,,4h,	onoide-ot		· · · · · · · · · · · · · · · · · · ·				· · · · · · · · · · · · · · · · · · ·
Yes	e site acce	spranie ioi	iuitiier C	No No	UII í					

Stage 4: Assessment against the LDP Preferred Strategy

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

Stage 5: Assessment against the LDP Sustainability Objectives

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

ls the site	compatible	with the Preferred	Strategy and Sustain	ability 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



Stage 6: Finalisation of sites for Deposit LDP

Is the sit	te included in the	Deposit LDP?	
Yes		No	
⇒ The s	as not been taken f	with the LDP Strategy and	n for the following reasons: ives when compared to other
i	-	within flood zone C2	
○ The s	ite is of high ecolog	ical value	



Date: 28/04/2011

Blaenau Gwent Local Development Plan

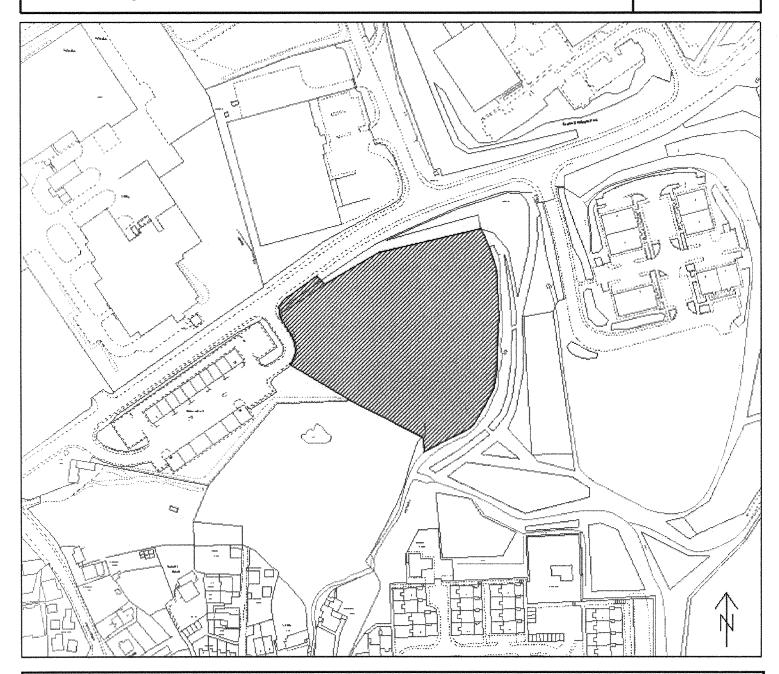
Scale: 1:2500

Findings of the Candidate Site Assessment Process



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Regeneration Division



Site Number:

A29

Site Name:

Crown Business Park (B)

Site Area:

1.4 ha

Current Use:

Vacant

Proposed Use: Employment

Site Number: Site Name:		out (C)				
	Crown Business P Tredegar	ark (G)				
	e: (1) Employment (2) Retail Wareho	using and Hotel			
Stage 1: Initial Planning Assessment						
Has the site satisfied the Initial Planning Assessment?						
Yes	$\overline{\mathcal{A}}$	No				
Initial Planni	na Assessment Con					
Initial Planning Assessment Conclusions The site is previously developed land						
The site is	not accessible by mode	s other than the car				
	not well located in term					
			international/national imp	ortance for biodiversity		
• The develo	pment is acceptable in	terms of flood risk				
Justification	if the site has not sa	atisfied the Initial	Planning Assessmer	nt		
************	************************		·····	100000000000		
Stage 2: Expert Assessments						
Highways Co						
The roadway serving Crown Avenue Industrial Estate is more than capable of accommodating the development proposal						
Is the site ac	ceptable?					
Is the site acc	ceptable? ☑	No				
Yes	Ø	No				
Yes Biodiversity	☑ Conclusions					
Part of site developing	Conclusions suitable for developments	ent (adjacent to A4 public open space	65 and rear of site) com	prising rush pasture and all connectivity is retained		
Biodiversity (Part of site developing through site	Conclusions suitable for developments of the second to be retained as and to neighbouring we	ent (adjacent to A4 public open space ridlife areas.	65 and rear of site) com	prising rush pasture and al connectivity is retained		
Part of site developing through site Retain gras Retention/p	Conclusions suitable for development of the second to be retained as and to neighbouring we sland embankment and to rotection of Nant Melyn	ent (adjacent to A4 public open space ildlife areas. If developing scrub and Brook corridor	65 and rear of site) com to ensure strong ecologic around peripheries of site	al connectivity is retained		
Part of site developing through site Retain gras Retention/p Protected s	Conclusions suitable for development of the retained as and to neighbouring we sland embankment and rotection of Nant Melyn pecies within 250m – si	ent (adjacent to A4 public open space idlife areas. I developing scrub a Brook corridor kylark and lapwing,	65 and rear of site) comto ensure strong ecologicaround peripheries of site common frog present on	al connectivity is retained site in wet ditch		
Part of site developing through site Retain gras Retention/p Protected s Site support	Conclusions suitable for development of the retained as and to neighbouring we sland embankment and rotection of Nant Melyn pecies within 250m – si	ent (adjacent to A4 public open space idlife areas. I developing scrub a Brook corridor kylark and lapwing,	65 and rear of site) comto ensure strong ecologicaround peripheries of site common frog present on	al connectivity is retained		
Part of site developing through site Retain gras Retention/p Protected s Site support habitat Natural op	Conclusions suitable for development of the retained as and to neighbouring we sland embankment and rotection of Nant Melyn pecies within 250m — sints a range of habitats	ent (adjacent to A4 public open space rildlife areas. If developing scrub and Brook corridor kylark and lapwing, including rush pass ecological conne	65 and rear of site) com to ensure strong ecologic around peripheries of site common frog present on sture (UK and LBAP pri	al connectivity is retained site in wet ditch		
Part of site developing through site. Retain gras. Retention/p Protected s Site support habitat Natural op connectivity	Conclusions suitable for development of the retained as and to neighbouring we sland embankment and rotection of Nant Melyn pecies within 250m – sorts a range of habitats and embankment are with strong makes the site more versity.	ent (adjacent to A4 public open space rildlife areas. If developing scrub and Brook corridor kylark and lapwing, including rush pass ecological conne	65 and rear of site) com to ensure strong ecologic around peripheries of site common frog present on sture (UK and LBAP pri	al connectivity is retained site in wet ditch ority habitat) – declining		
Part of site developing through site Retain gras Retention/p Protected s Site support habitat Natural op connectivity	Conclusions suitable for development of the retained as and to neighbouring we sland embankment and rotection of Nant Melyn pecies within 250m – sints a range of habitats are space with strong makes the site more veceptable?	ent (adjacent to A4 public open space rildlife areas. I developing scrub a Brook corridor kylark and lapwing, including rush par ecological connealuable.	65 and rear of site) comto ensure strong ecologicaround peripheries of site common frog present on sture (UK and LBAP princtivity to the adjacent	al connectivity is retained site in wet ditch ority habitat) – declining		
Part of site developing through site. Retain gras. Retention/p Protected s Site support habitat Natural op connectivity	Conclusions suitable for development of the retained as and to neighbouring we sland embankment and rotection of Nant Melyn pecies within 250m – sorts a range of habitats and embankment are with strong makes the site more versity.	ent (adjacent to A4 public open space rildlife areas. If developing scrub and Brook corridor kylark and lapwing, including rush pass ecological conne	65 and rear of site) com to ensure strong ecologic around peripheries of site common frog present on sture (UK and LBAP pri	al connectivity is retained site in wet ditch ority habitat) – declining		
Part of site developing through site Retain gras Retention/p Protected s Site suppor habitat Natural op connectivity Is the site acc Yes Rodiversity (Countryside accessive site)	Conclusions suitable for development of the retained as and to neighbouring we sland embankment and rotection of Nant Melyn pecies within 250m – sints a range of habitats are space with strong makes the site more veceptable?	ent (adjacent to A4 public open space rildlife areas. If developing scrub and Brook corridor kylark and lapwing, is including rush passes ecological connectional aluable.	65 and rear of site) comto ensure strong ecologicaround peripheries of site common frog present on sture (UK and LBAP princtivity to the adjacent	al connectivity is retained site in wet ditch ority habitat) – declining		
Biodiversity (Part of site developing through site Retain gras Retention/p Protected s Site support habitat Natural op connectivity Is the site acc Yes Countryside a The site is suita	Conclusions suitable for development of the retained as and to neighbouring we sland embankment and rotection of Nant Melyn pecies within 250m – sints a range of habitats of the retained with a strong of makes the site more very large of the retained and Landscape Conble for intended purpos	ent (adjacent to A4 public open space rildlife areas. If developing scrub and Brook corridor kylark and lapwing, is including rush passes ecological connectional aluable.	65 and rear of site) comto ensure strong ecologicaround peripheries of site common frog present on sture (UK and LBAP princtivity to the adjacent	al connectivity is retained site in wet ditch ority habitat) – declining		
Part of site developing through site Retain gras Retention/p Protected s Site suppor habitat Natural op connectivity Is the site acc Yes Rodiversity (Countryside accessive site)	Conclusions suitable for development of the retained as and to neighbouring we sland embankment and rotection of Nant Melyn pecies within 250m – sints a range of habitats of the retained with a strong of makes the site more very large of the retained and Landscape Conble for intended purpos	ent (adjacent to A4 public open space rildlife areas. If developing scrub and Brook corridor kylark and lapwing, is including rush passes ecological connectional aluable.	65 and rear of site) comto ensure strong ecologicaround peripheries of site common frog present on sture (UK and LBAP princtivity to the adjacent	al connectivity is retained site in wet ditch ority habitat) – declining		

En	vironmental Health Co	nclusions						
Due to the site's former industrial use (former tram line), a ground investigation and risk assessment is								
required								
۵								
	, and the property of the motor decoration may be required							
Is the site acceptable?								
Ye		No	П					
10	<u>L</u>	140						
Ad	Additional Comments							
le '	the site acceptable for	further consideration	nn?					
			‴. П					
Ye	S VI	No	L					
-	eth etha i i i i	a B						
St	age 3: Consultation wi	th Appropriate Bodi	es					
<u> </u>	ountryside Council for	Walaa Cammanta	1					
	comments received	avales Comments						
NO	comments received							
L								
En	vironment Agency Wa	lee Commente						
			ro the notential for the a	ite to pollute controlled waters. A				
"				o controlled waters at the site.				
0				ection to the mains be sought.				
	Watercourses on the peri	inherv of the site. Water	rourses should be prot	ected from development by a 5m				
 Watercourses on the periphery of the site. Watercourses should be protected from development by a 5m buffer zone. 								
Glamorgan-Gwent Archaeological Trust Ltd Comments								
Arc	chaeological restraint – nor	ne known						
<u> </u>								
The Coal Authority Comments								
Possible / known shallow mine workings: Yes								
0								
1	Recorded mine entries: No							
0								
Past surface mining: No								
٠								
Previous coal mining related hazards: No								
L								
CA	\DW		1					
No	No comments received							



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 watermains

Is the site	acceptable t	for further consideration?	
Yes	$\overline{\mathbf{Q}}$	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



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



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





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 S	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.



Stage 6: Finalisation of sites for Deposit LDP

Is the site i Yes	ncluded in t	the Deposit LDP? 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						



Date: 28/04/2011

Blaenau Gwent Local Development Plan

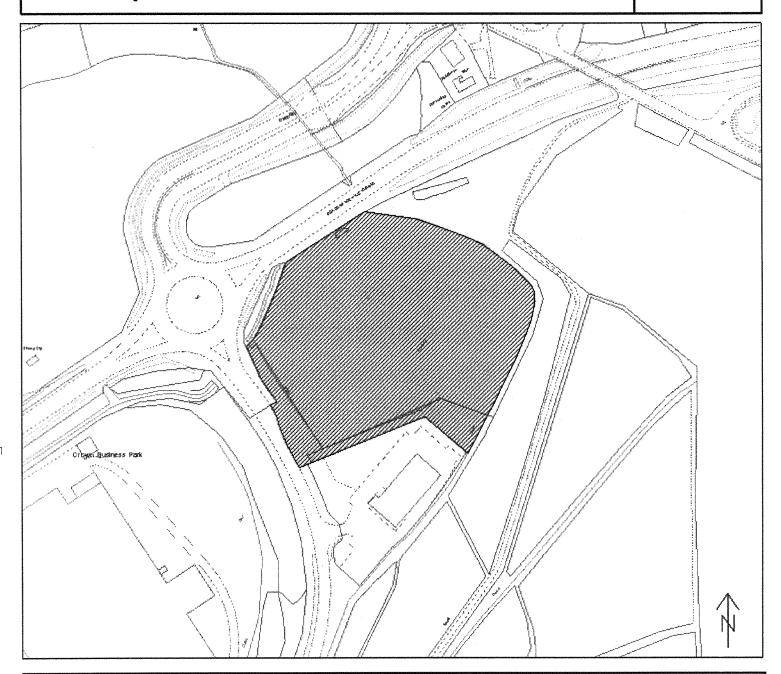
Scale: 1:2500

Findings of the Candidate Site Assessment Process



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Regeneration Division



Site Number:

A30

Site Name:

Crown Business Park (G)

Site Area:

2.21 ha

Current Use:

Vacant

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

Site Name: Tafarnaubach (West) Hub Area: Tredegar Proposed Use: Employment Stage 1: Initial Planning Assessment Has the site satisfied the Initial Planning Assessment? $\overline{\mathbf{M}}$ Yes П 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? M Yes In Part No Countryside and Landscape Conclusions The site is suitable for intended purpose Is the site acceptable? V Yes No **Environmental Health Conclusions** The site was location of a former tank, therefore a site investigation is required for contaminated land

Site Number: A31



Is the site acc Yes	eptable? ☑	No			
Additional Co Wet site – hydro		s required			
	eptable for fu ☑	ırther considera No	tion?		
Stage 3: Cons	ultation with	Appropriate Bo	dies		
Countryside C No comments re		ales Comments			
Environment A	Nagnay Mala	e Commonto			
The site lies for the site to the risk to co	on a minor aq pollute contro entrolled waters	uifer and the previ lled waters. A preli at the site.	minary risk	se is unknown. There is therefore to assessment should be undertaken	to establish
	tercourses runr t by a 5m buffer		h side of the	e site. Watercourses should be pro	otected from
Glamorgan G	want Arabaa	logical Truct I t	d Commo		
Archaeological re		ological Trust Lt known	a Commei	nts	
The Coal Auth	ority Comme	nte	***************************************		1900-000 1110 USC C 100 Gris mon 100 C
		ine workings: No			
	d workings: No ine entries: No				
 Recorded III Coal mining 					
 Past surface 	•				
1	gas issues: No al mining related				
Welsh Water C	`ommonte	CONTROL CONTRO			
1		re envisaged with	the public s	sewerage system for domestic for	ul discharge
from this dev	elopment	•	·	ne site receiving WWTW to accom	J
	I flows from this				
CADW					
No comments re	ceived				
	eptable for fu ☑	rther considera	tion?		



Stage 4: Assessment against the LDP Preferred Strategy

	Objective	Score
1	Develop Ebbw Vale as the main service and retail hub for the County	Not
	Borough	Relevant
2	Create a network of vibrant district/local centres (secondary hubs) well	Not
	linked to the main hub of Ebbw Vale that provide a range of local services	Relevant
3	and facilities for the local communities	
٥	Support and deliver the regeneration of the former Ebbw Vale steelworks ensuring that the benefits are spread across the County Borough	Not
4	Increase economic activity through facilitating diversification of the	Relevant
7	economic base and support for the manufacturing sector by encouraging	Green
	specialisation	eret/Ablesse de
5	Provide a range of employment sites and premises to meet the needs of	Green
	businesses of all sizes in manufacturing, the technological and service	
	sectors	
6	Stem out migration and attract people to the area to create a more	Not
	balanced population	Relevant
7	Provide a range of types and tenures of new homes to meet local housing	Not
	needs and attract people to the area	Relevant
8	Improve accessibility to services through the promotion of sustainable	Green
9	modes and transport, particularly, public transport, walking and cycling. Improve education levels and skills through supporting infrastructure	N5 - 4
9	development of the Learning Campus, new schools and integrated	Not Relevant
	education services, including life-long learning	Relevant
10	Create an accessible network of green open spaces and high quality	Question
	leisure infrastructure to promote participation in sport and active recreation	Mark
	to improve health and well-being	
11	Capitalise on the unique landscape and natural heritage, foster	Not
	sustainable tourism and promote community pride	Relevant
12	Protect, enhance and manage the diversity of the biodiversity resource of	Yellow
40	Blaenau Gwent through the identification of ecological corridors	
13	Raise the standard of design to improve the quality of the physical and	Green
	natural environment; and protect and enhance Blaenau Gwent's historic	
14	and cultural environment.	
14	To minimise further climate change contributions and mitigate its predicted effects on the county Borough	Green
	Score	13
	SUULE	10

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 Weish 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 Sust	ainability Objectives?
Yes	Ø	No		

Comments

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



Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?						
Yes		No				
proposed to n	ot allocate t	he site in the Deposit Local Deve	elopment Plan.	y and Sustainability Objectives, it is		
Industrial Esta Protection Are	ate). It is c ea policy, r	considered more appropriate for	the site to be	mployment sites (i.e. Tafarnaubach protected under the Employment ent. The Employment Background		



Date: 28/04/2011

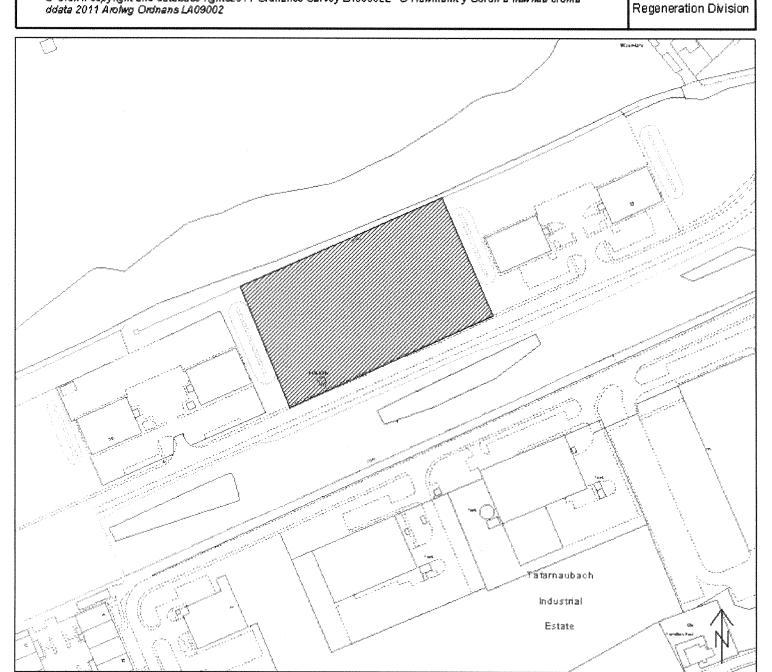
Blaenau Gwent Local Development Plan

Scale: 1:2500

Findings of the Candidate Site Assessment Process



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Site Number:

A31

Site Name:

Tafarnaubach (West)

Site Area:

1.2 ha

Current Use:

Vacant

Proposed Use: Employment

Site Name: Tafarnaubach (Central) Hub Area: Tredegar Proposed Use: Employment Stage 1: Initial Planning Assessment Has the site satisfied the Initial Planning Assessment? M Yes No П **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? ablaYes П 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? ☑ In Part Yes No Countryside and Landscape Conclusions The site is suitable for the intended purpose Is the site acceptable? Yes \square No **Environmental Health Conclusions** The site is suitable for the intended purpose

Site Number: A32



Is the site ac	ceptable?			
Yes	Ø	No		
Additional C	omments	**************************************	***************************************	
Is the site ac	ceptable for f	urther conside	eration?	
Stage 3: Cor	nsultation with	Appropriate	Bodies	
Countryside No comments	Council for W received	ales Commer	nts	
The site lies or	controlled waters	and the previou	s land use is un isk assessment	sknown. There is therefore the potential for the should be undertaken to establish the risk to
	Gwent Archaed restraint – none		Ltd Commen	nts

 Possible / I Undergrou Recorded I Coal minin Past surfact Known mir 	thority Comme known shallow m nd workings: No mine entries: No g geology: No be mining: No ne gas issues: No oal mining relate	nine workings: N	o	
			one former excess and an excess an excess and an excess are an excess and an excess an excess and ar	
from this description of the series of the s	No problems a evelopment. Treatment: No pul flows from this tion represents a	problems are els s development. an area of land t ill be made to u	nvisaged at the	sewerage system for domestic foul discharge is sire receiving WWTW to accommodate the it for which potential demands are unknown at extent of off-site watermains, which could be
CADW No comments i	received			
				-
Is the site ac Yes	ceptable for fu ☑	ırther conside No	eration?	



Stage 4: Assessment against the LDP Preferred Strategy

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

Stage 5: Assessment against the LDP Sustainability Objectives

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



Stage 6: Finalisation of sites for Deposit LDP

is the site	inciuaea in	the Deposit LDP?			
Yes		No	\square		
Comment	·@				***************************************
1					
		med well against the			y Objectives, it is
proposed to	not allocate the	he site in the Deposit Lo	cal Development P	lan.	
		·	,		
The site i	s considered	an undeveloped poo	ket of otherwise	developed emplo	nyment sites (i.e.
		Estate). It is considered			
Employmen	it Protection A	rea policy, rather than	as an allocation fo	r new development	The Employment
Background	d Paper provide	es more detail on this ar	oproach.		· -
, ,			•		



Date: 28/04/2011

Blaenau Gwent Local Development Plan

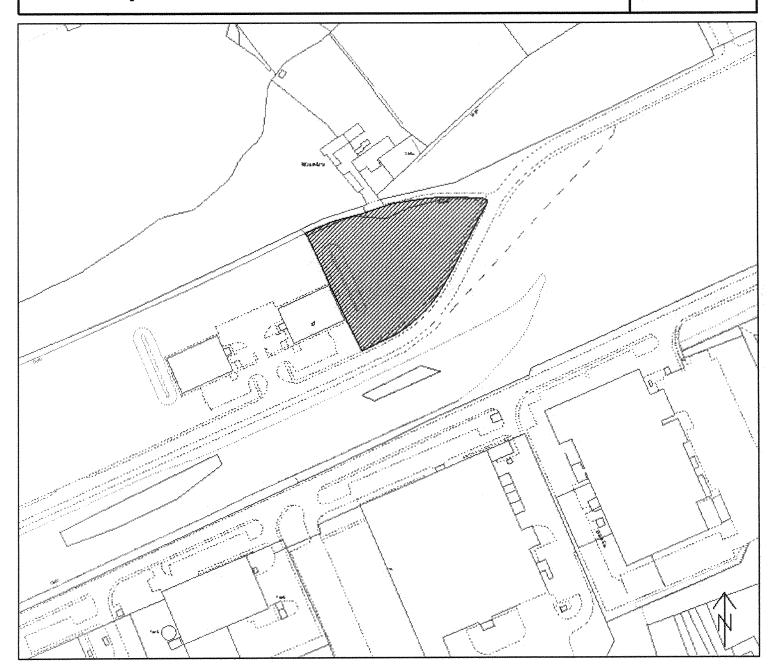
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Findings of the Candidate Site Assessment Process



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Regeneration Division



Site Number:

A32

Site Name:

Tafarnaubach (Central)

Site Area:

0.70 ha

Current Use:

Vacant

Proposed Use: Employment

Site Name: Tafarnaubach (North) Hub Area: Tredegar Proposed Use: Employment Stage 1: Initial Planning Assessment Has the site satisfied the Initial Planning Assessment? Yes M No П **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? V 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? V Yes No **Countryside and Landscape Conclusions** The site is suitable for intended purpose Is the site acceptable? П Yes No

Site Number: A33

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? V Yes No **Additional Comments** Wet site - hydrological survey is required Is the site acceptable for further consideration? ablaYes 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



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 sire 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 watermains, which could be quite substantial and expensive.

No comments received								
		· · · · · · · · · · · · · · · · · · ·						
r further consideration	?							
No	П							
	r further consideration	r further consideration?						

Stage 4: Assessment against the LDP Preferred Strategy

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



Stage 5: Assessment against the LDP Sustainability Objectives

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

Comments

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



Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?							
Yes		No					
Commen	fs						
Although th	ne site performe	ed reasonably well against the Prethe the site in the Deposit Local De	eferred Strategy velopment Plan	y and Sustainability Objectives, it			
Tafarnauba Employme	ach Industrial E nt Protection A	state). It is considered more ap	propriate for the	eloped employment sites (i.e. e site to be protected under the development. The Employment			



Date: 28/04/2011

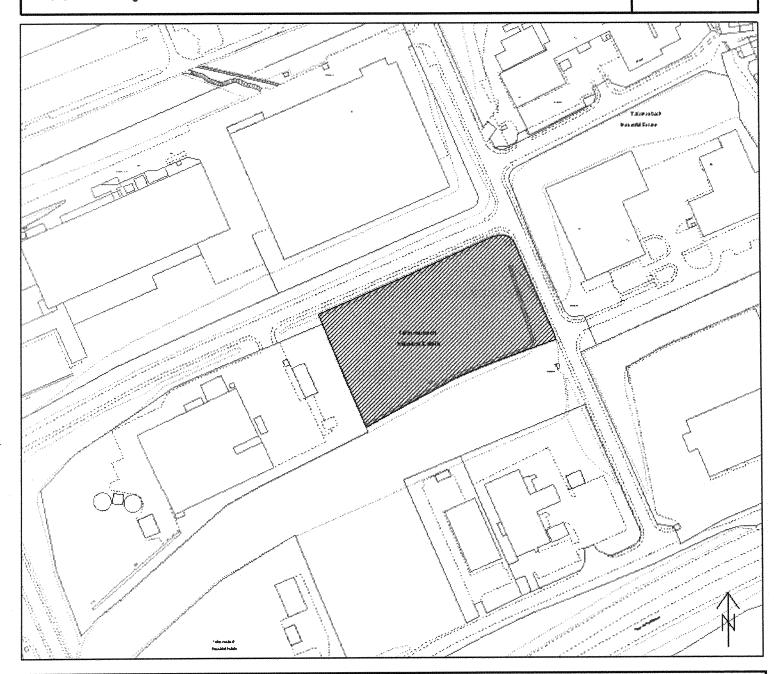
Blaenau Gwent Local Development Plan

Scale: 1:2500

Findings of the Candidate Site Assessment Process



Regeneration Division



Site Number:

A33

Site Name:

Tafarnaubach (North)

Site Area:

1.07 ha

Current Use:

Vacant

Proposed Use: Employment

Tafarnaubach (East) Hub Area: Tredegar Proposed Use: Employment Stage 1: Initial Planning Assessment Has the site satisfied the Initial Planning Assessment? $\overline{\mathsf{V}}$ 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? П Yes \square 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? ablaYes No **Countryside and Landscape Conclusions** The site is suitable for intended purpose Is the site acceptable? M П Yes No

Site Number: A34 Site Name: Tafa

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 ac	ceptable?			
Yes	\square	No		
Additional C	ommonto			
Wet site – hyd		ey is required		
Is the site ac	ceptable fo	or further cons	sideration?	
Yes		No		
			priate Bodies	
Countryside No comments		r Wales Comn	ments	
The site lies or	n a minor aquontrolled wa	ters. A prelimina	nts vious land use is unknown. There is therefore the potentia ary risk assessment should be undertaken to establish the	l for the risk to
			rust Ltd Comments	
Archaeological	l restraint – n	one 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 sire receiving WWTW to accommodate the domestic foul flows from this development.

CADW		
No comments received		



is the site acceptable for further cor	nsideration?
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Yes	\square	No	
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Stage 4: Assessment against the LDP Preferred Strategy

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

Stage 5: Assessment against the LDP Sustainability Objectives

	Objective	Score		
1	To promote economic growth and strengthen and diversify the economy	Green		
2	To increase levels of local employment and ensure distribution of opportunities			
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			
7	To secure the delivery and maintenance of quality affordable housing Re			
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 Su	stainability Objectives?
Yes	\square	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



Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?				
Yes		No	Ø	
Comments Although the it is propose	e site perform	ned reasonably well against the Pate the site in the Deposit Local D	referred Strat evelopment P	egy and Sustainability Objectives, lan.
Tafarnaubae Employmen	ch Industrial E It Protection A	Estate). It is considered more ap-	propriate for t	veloped employment sites (i.e. he site to be protected under the w development. The Employment

Date: 28/04/2011

Blaenau Gwent Local Development Plan

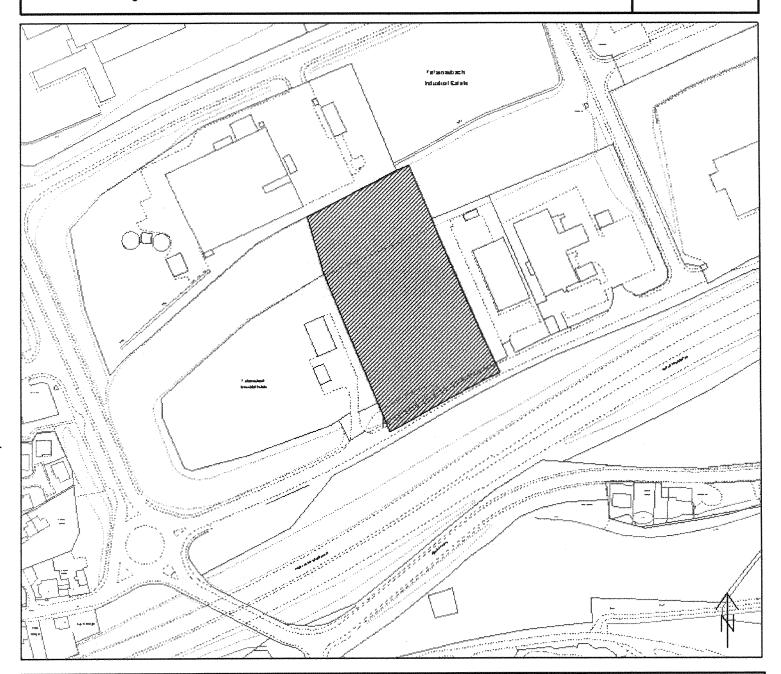
Scale: 1:2500

Findings of the Candidate Site Assessment Process



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Regeneration Division



Site Number:

A34

Site Name:

Tafarnaubach (East)

Site Area:

1.2 ha

Current Use:

Vacant

Proposed Use: Employment

Hub Area: Tredegar Proposed Use: Employment Stage 1: Initial Planning Assessment Has the site satisfied the Initial Planning Assessment? V 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? M Yes No **Biodiversity Conclusions** Presence of protected species - bats within 500m, grayling, lapwing, barn owl and brown hare all within 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 $\overline{\mathbf{Q}}$ No Countryside and Landscape Conclusions The site is suitable for intended purpose

Site Number: A35

Is the site acceptable?

Tafarnaubach (South)

Site Name:

APPENDIX 1: TREDEGAR SITES $\sqrt{}$ П 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? V Yes Stage 3: Consultation with Appropriate Bodies **Countryside Council for Wales Comments** No comments received **Environment Agency Wales Comments** The site lies on a minor aquifer and the previous land use is unknown. There is therefore the potential for the site to pollute controlled waters. A preliminary risk assessment should be undertaken to establish the risk to controlled waters at the site. Glamorgan-Gwent Archaeological Trust Ltd Comments Archaeological restraint - none known The Coal Authority Comments Possible / known shallow mine workings: Yes Underground workings: No Recorded mine entries: No

CADW

No comments received

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 sire receiving WWTW to accommodate the domestic foul flows from this development.

Is the	site acceptable	for further	consideration?	
Yes	abla	No		

Stage 4: Assessment against the LDP Preferred Strategy

	Objective	Score
1	Develop Ebbw Vale as the main service and retail hub for the County Borough	Not Relevant
2	Create a network of vibrant district/local centres (secondary hubs) well linked to the main hub of Ebbw Vale that provide a range of local services and facilities for the local communities	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 Score	11



Stage 5: Assessment against the LDP Sustainability Objectives

	Objective	Score
1	To promote economic growth and strengthen and diversify the economy	Green
2	To increase levels of local employment and ensure distribution of opportunities	Green
3	To enable the development of a strong tourism economy in Blaenau Gwent complementary to the regional offer	Not Relevant
4	To enhance the viability and vitality of town centres	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 Sustainabi	lity Objectives?
Yes	\square	No		

Comments

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



Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?							
Yes		No	\square				
Comme Although proposed The site i Industrial Protection	the site performed in to not allocate the s s considered an un Estate). It is cons	reasonably well against the site in the Deposit Local Dendeveloped pocket of otherwidered more appropriate for than as an allocation for	velopment Plan. vise developed en or the site to be	nployment sites (i.e. Tafarnaubach protected under the Employment ent. The Employment Background			



Date: 28/04/2011

Blaenau Gwent Local Development Plan

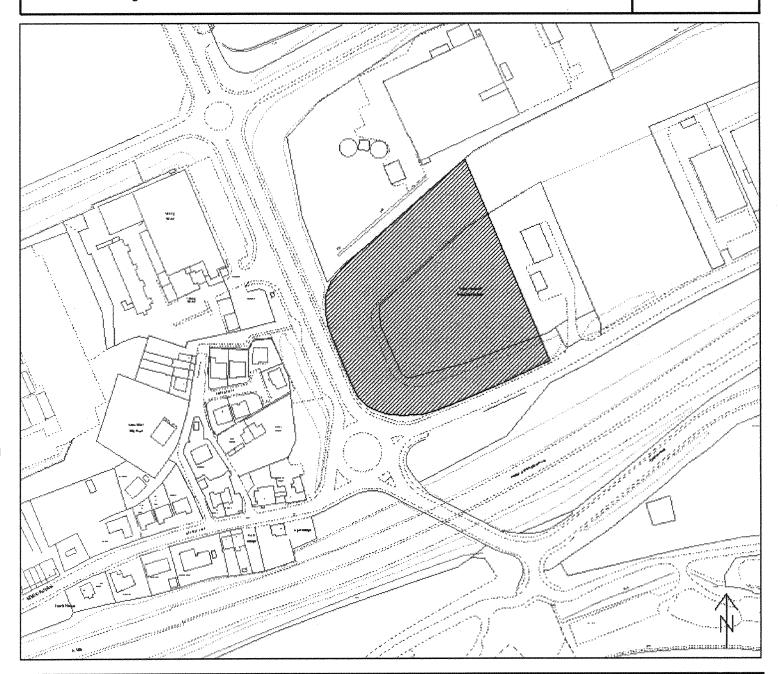
Scale: 1:2500

Findings of the Candidate Site Assessment Process



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Regeneration Division



Site Number:

Site Name:

Tafarnaubach (South)

Site Area:

1.53 ha

A35

Current Use:

Vacant

Proposed Use: Employment

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 V No П **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 $\sqrt{}$ 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? П M Yes No

Site Number: A36



1	nental Health	·				
	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 sit	e acceptable?	?				
Yes	\square	No				
	al Comments					
1		a scheduled ancie				
North	ern part of the si	te – potential for ar	rchaeological remains (setting of scheduled monument			
Is the sit	e acceptable	for further cons	ideration?			
	<u> </u>					
Yes	IA1	No	Ш			
Stage 3: Consultation with Appropriate Bodies						
Countryside Council for Wales Comments						
	ents received					

F	nant Ananau I	M-1 0				

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



CADW No comme	ents received		
Is the sit Yes	e acceptable i	for further consideration? 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



Stage 5: Assessment against the LDP Sustainability Objectives

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

Is the sit	te compatible	with the Preferred Strategy	and Sustain	ability Objectives?	
Yes	\square	No			
	····				
Comme	nts				

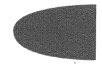
when compared to other sites proposed for residential use

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



Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?								
Yes		No						
			th the LDP strategy and i	is therefore allocated in the				



Date: 28/04/2011

Biaenau Gwent Local Development Plan

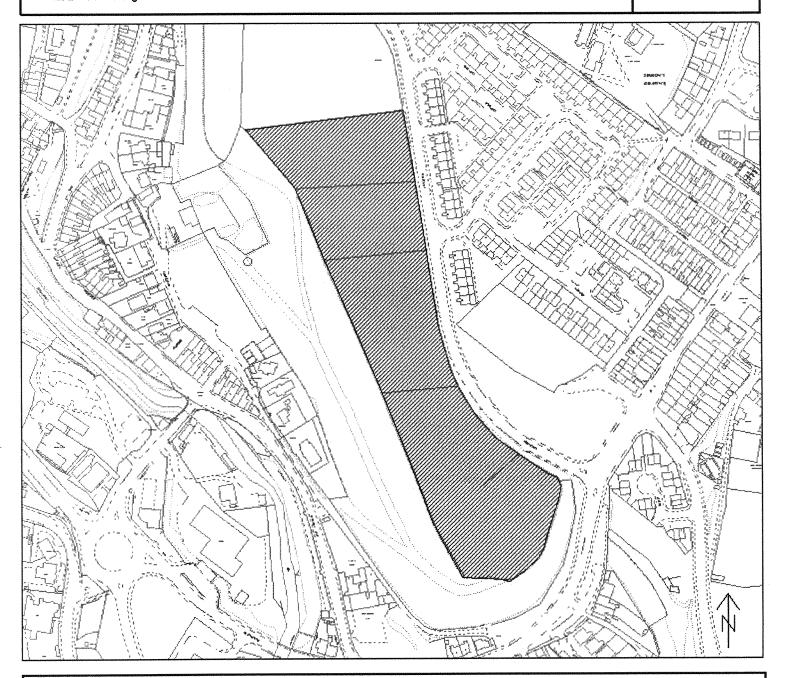
Scale: 1:2900

Findings of the Candidate Site Assessment Process



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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

Site Name: Peacehaven Hub Area: Tredegar Proposed Use: Residential Stage 1: Initial Planning Assessment Has the site satisfied the Initial Planning Assessment? Yes \square No **Initial Planning Assessment Conclusions** The site is previously developed land The site is within the existing settlement The site is accessible by modes other than the car The site is 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? M Yes No **Biodiversity Conclusions** Allocation includes the ducky/small ducky ponds which are SINCs. 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 Troedrhiwgwair 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 Troedrhiwgwair of ecological importance potential for supporting bats/breeding birds which should be retained and protected with TPO. Is the site acceptable? Yes \square No

Site Number: A37

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

 \square

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? M Yes No **Environmental Health Conclusions** Is the site acceptable? $\sqrt{}$ Yes No **Additional Comments** Planning permission approved in 2009 for 147 houses Is the site acceptable for further consideration? Yes No \square

Comments

Yes

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

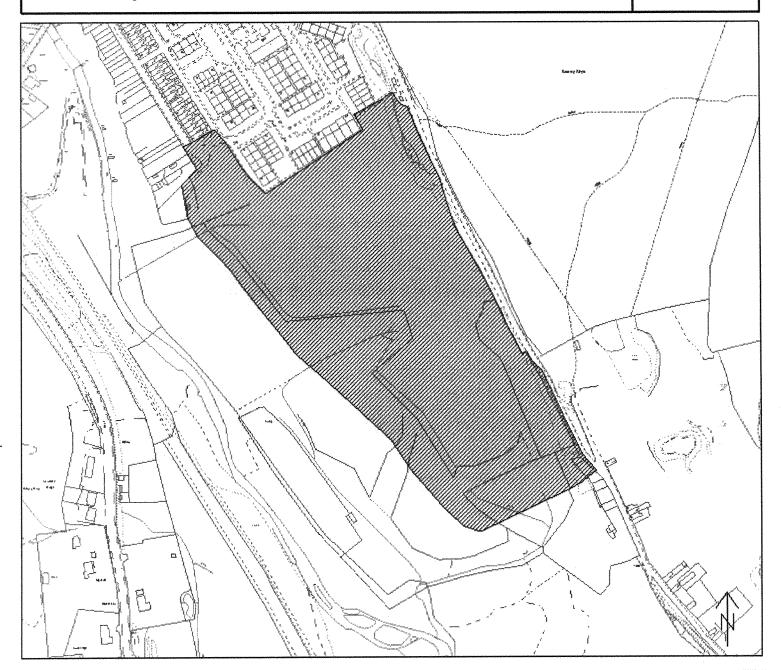
Scale: 1:3900

Findings of the Candidate Site Assessment Process



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Regeneration Division



Site Number:

A37

Site Name:

Peacehaven

Site Area:

8.72 ha

Current Use:

Vacant

Proposed Use: Residential

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 M 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 \square No **Biodiversity Conclusions** Presence of protected species - bats within 500m Presence of semi improved grassland around peripheries of the site Is the site acceptable? V Yes П No **Countryside and Landscape Conclusions** The site is suitable for intended purpose Is the site acceptable? Yes V 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? M Yes

Site Number: A38

Additional Comments Residential development refused on this site in 2007. Dismissed at appeal 23/05/2007							
Is the site Yes	Is the site acceptable for further consideration? Yes □ No ☑						
Stage 6: Fi	inalisation	of sites for Deposit LDP					
Is the site	included in	the Deposit LDP?					
Yes		No	\square				
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

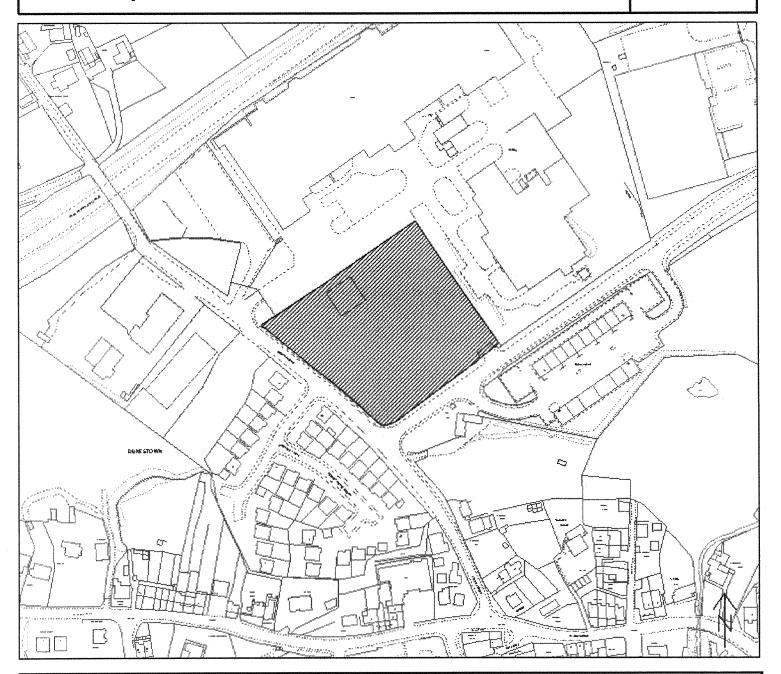
Blaenau Gwent Local Development Plan

Scale: 1:2500

Findings of the Candidate Site Assessment Process



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Site Number:

A38

Site Name:

Crown Avenue East

Site Area:

1.09 ha

Current Use:

Vacant

Proposed Use: Employment

Hub Area:	Parc Bryn Ba Tredegar	ch I Tourism (inclu	ıding a hotel)	
Stage 1: Initia	l Planning As	sessment		
	atisfied the In ☑	nitial Planning A	\ssessment?	
163		NO	LJ	
Initial Plannin	a Assessmen	t Conclusions		
	•	nd part Greenfield	land	
•	ithin the existing	•		
The site is a	ccessible by mo	des other than the	e car	
		rms of community		
 The site is no 	ot located in clo	se proximity to an	area of internation	nal/national importance for biodiversity
The develop	ment is accepta	able in terms of flo	od risk	•
Justification if	f the site has	not satisfied th	e Initial Plannin	a Assessment
*************				***************************************
Stage 2: Expe	rt Assessmer	its		
Highways Con	clusions		994	
therefore; it	s serving from N is possible that hicular use of th	a new access roa	e location of the ho ad will need to be	tel within the site has not been illustrated constructed on site to accommodate the
Is the site acc	entable?			
		No		
Biodiversity C	onclusions	***************************************		
		of protected speci	ac	
		of LBAP species	C 3	
	_	•	ntrv Park due to it	s high biodiversity value and value as a
recreational i			,	g. siestioloky takao alia vakao ao a
coniferous w	oodland, improv	f habitats planted ved grassland, dry are UKBAP and Ll	acid heath, quarr	dland, planted mixed woodland, planted y, bare ground, buildings, standing water
The site has	s strong ecolog		linking to other p	rotected sites such as Tredegar Patch
Any develop	ment of this sit	te in terms of a h		t would result in major habitat loss and e.
I - 4b *4	4-1-1-0			
Is the site acce	•			
Yes [☑ In Part	No		
Countrialdo	nd Landson	Conclusions		
Countryside au Further discussio		the exact location	n of the hotel	



Is the site ac	cceptable? ☑	No	
1	tal Health Con otential for light a		ore a noise assessment is required
Is the site ac	ceptable for fu ☑	urther consideration?	
Additional C	omments		
Is the site ac	ceptable for fu ☑	urther consideration?	,
Stage 3: Cor	sultation with	Appropriate Bodies	
Countryside No comments		ales Comments	
Environments No comments	t Agency Wale received	s Comments	
		ological Trust Ltd Co	mments
No comments	received		
The Coal Au No comments	thority Comme received	ents	
CADW			
No comments	received		
Welsh Water (No comments			
		rther consideration?	
Yes	\square	No	



Stage 4: Assessment against the LDP Preferred Strategy

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



Stage 5: Assessment against the LDP Sustainability Objectives

	Objective	Score
1	To promote economic growth and strengthen and diversify the economy	Green
2	To increase levels of local employment and ensure distribution of	Green
	opportunities	
3	To enable the development of a strong tourism economy in Blaenau	Green
	Gwent complementary to the regional offer	
4	To enhance the viability and vitality of town centres	Green
5	To meet identified housing need	Not
		Relevant
6	To improve the quality of Blaenau Gwent's housing stock	Not
		Relevant
7	To secure the delivery and maintenance of quality affordable housing	Not
		Relevant
8	To improve educational attainment and increase skill levels	Green
9	To improve accessibility to education, leisure, employment, health, homes	Green
	and community services for all sectors of the community	
10	To promote community health, social care and well-being	Green
11	To reduce crime, social disorder and fear of crime	Green
12	Protect and enhance the Welsh culture	Not
		Relevant
13	To encourage modal shift from private transport to sustainable transport	Yellow
14	To protect and enhance biodiversity across Blaenau Gwent	Yellow
15	To conserve and enhance the heritage assets of Blaenau Gwent and their	Not
	settings	Relevant
16	To make the best use of previously developed land and existing buildings	Yellow
	to minimise pressure for greenfield development, where this will not result	
4.7	in damage or loss to biodiversity	
17	To conserve soil resources and their quality	Yellow
18	To reduce emissions of greenhouse gases, in particular carbon dioxide	Yellow
19	To reduce waste generation and maximise reuse and recycling	Yellow
20	To maintain air quality	Yellow
21	To maintain current low levels of vulnerability of all development to	Green
22	flooding	
22	To promote the use of sustainably sourced products and resources	Green
23	To increase energy efficiency and generation and use of renewable	Green
24	energy across the County Borough	Valley
24 25	To conserve and enhance surface and ground water quality	Yellow
∠0	Protect the quality and character of the landscape and enhance where	Yellow
	necessary	24
	Score	24

Is the site	e compatible v	with the Preferred Strategy	/ and Sustainal	oility Objectives?	•
Yes	\square	No			
Camman	te				

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



Stage 6: Finalisation of sites for Deposit LDP

1_ Al :4	!	D		
is the sit	e included in the	Deposit LDP?		
Yes	\square	No		
Comment The site hand theref		by the Leisure departmen	t as a leisure and tourisi	m project (including a hotel)

Date: 28/04/2011

Biaenau Gwent Local Development Plan

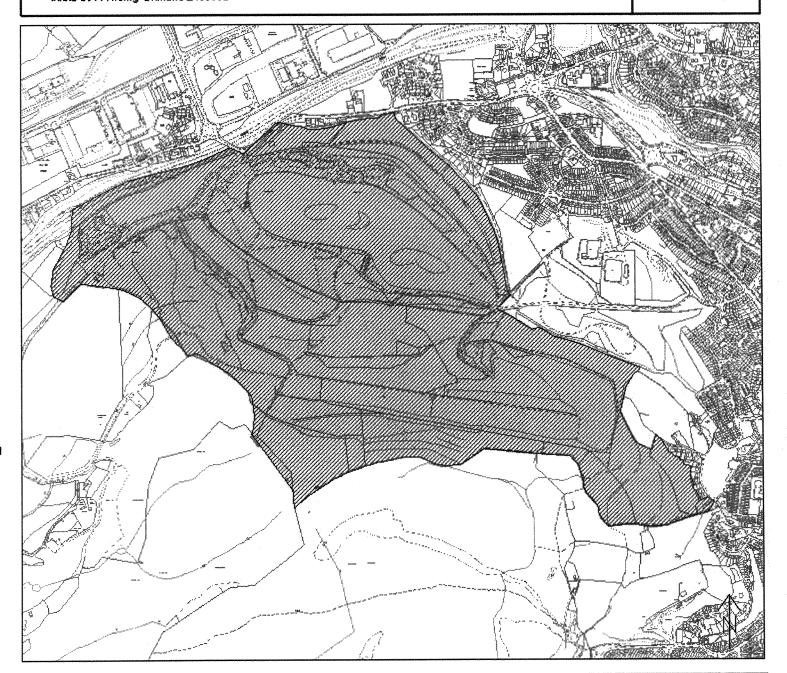
Scale: 1:12000

Findings of the Candidate Site Assessment Process



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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)

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? M Yes П 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? \square 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? ☑ In Part Yes No **Countryside and Landscape Conclusions** The site is suitable for intended purpose Is the site acceptable? M Yes No П **Environmental Health Conclusions** There is potential for light and noise pollution

Site Number: A40



Is the site ac	ceptable? ☑	No		
Additional C	omments			
		urther conside	eration?	
Yes	lacktriangle	No	Ц	
Stage 3: Co	nsultation w	ith Appropria	ate Bodies	
Countryside No comments		ales Commen	ıts	
Environmon	Agonov Wolg	a Commonto		
No adverse co	t Agency Wale mments	is Comments		
Clamazaan (Sucant Arabas	ala ala al Tarrat	144 Common	A.
_	gical restraint –n	ological Trust one known	Lta Commen	its
The Coal Au	thority Commi	ente	······································	
	•	nine workings: Ye	es	
Undergrou	nd workings: No	•		
	mine entries: No			
	g geology: No ce mining: No			
	ie gas issues: No	0		
	oal mining relate			
Welsh Water (`ammante			
 No probler developme 	ns are envisage	are envisaged		system for domestic foul discharge from this of WWTW to accommodate the domestic foul
No comments i	received			
Is the site ac Yes	ceptable for fi ☑	urther conside No	eration?	



Stage 4: Assessment against the LDP Preferred Strategy

	Objective	Score
1	Develop Ebbw Vale as the main service and retail hub for the County	Not
	Borough	Relevant
2	Create a network of vibrant district/local centres (secondary hubs) well	Not
	linked to the main hub of Ebbw Vale that provide a range of local services	Relevant
	and facilities for the local communities	
3	Support and deliver the regeneration of the former Ebbw Vale steelworks	Not
	ensuring that the benefits are spread across the County Borough	Relevant
4	Increase economic activity through facilitating diversification of the	Green
	economic base and support for the manufacturing sector by encouraging	-
	specialisation	
5	Provide a range of employment sites and premises to meet the needs of	Not
	businesses of all sizes in manufacturing, the technological and service	Relevant
	sectors	
6	Stem out migration and attract people to the area to create a more	Not
7	balanced population	Relevant
/	Provide a range of types and tenures of new homes to meet local housing	Not
8	needs and attract people to the area	Relevant
0	Improve accessibility to services through the promotion of sustainable	Green
9	modes and transport, particularly, public transport, walking and cycling. Improve education levels and skills through supporting infrastructure	C
פ	development of the Learning Campus, new schools and integrated	Green
	education services, including life-long learning	
10	Create an accessible network of green open spaces and high quality	Question
	leisure infrastructure to promote participation in sport and active recreation	Mark
	to improve health and well-being	10154117
11	Capitalise on the unique landscape and natural heritage, foster	Green
	sustainable tourism and promote community pride	
12	Protect, enhance and manage the diversity of the biodiversity resource of	Yellow
	Blaenau Gwent through the identification of ecological corridors	
13	Raise the standard of design to improve the quality of the physical and	Green
	natural environment; and protect and enhance Blaenau Gwent's historic	
	and cultural environment.	
14	To minimise further climate change contributions and mitigate its predicted	Green
	effects on the county Borough	
	Score	16

Stage 5: Assessment against the LDP Sustainability Objectives

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



Stage 6: Finalisation of sites for Deposit LDP

Is the site	Is the site included in the Deposit LDP?								
Yes		No	I						
need has be	e performed re	or a community facility in this a	stainability and parea. The Commun	referred strategy objectives, no nity Facilities Background Paper					
If however, the site is lo	a need is iden cated within the	itified the site could come forve settlement boundary.	vard through the p	planning application process as					



Date: 03/05/2011

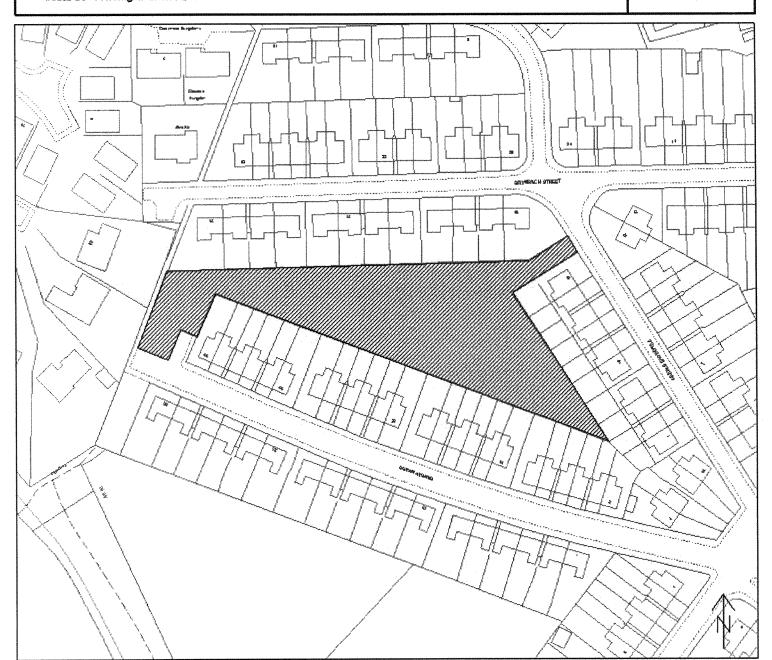
Biaenau Gwent Local Development Plan

Scale: 1:1250

Findings of the Candidate Site Assessment Process



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Site Number:

A40

Site Name:

Land Adjacent to Bevans Avenue

Site Area:

0.39 ha

Current Use:

Vacant

Proposed Use: Community Facility

Site Number: A41 Site Name: Land adjacent to Dukestown Cemetery Hub Area: Tredegar Proposed Use: Residential Stage 1: Initial Planning Assessment Has the site satisfied the Initial Planning Assessment? M 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 \square **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? $\sqrt{}$ 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? ☑ In Part Yes No

En	vironmental Health Co	Environmental Health Conclusions						
1	tential for noise pollution fi							
	to the postation in							
•								
IS	the site acceptable?							
Ye	s ⊻	No						
1	ditional Comments							
His	toric landscape character	issues						
L								
Is	the site acceptable for	further consideration	n?					
Ye		No	7					
. •		140						
Sta	age 6: Finalisation of s	ites for Denosit LDP						
~~ **		and the second of the second o						
Is	the site included in the	Deposit LDP?						
Ye		No	☑					
. •		110	Entered .					
Co	mments							
The	e site has not been allocat	ed in the Deposit Local I	Development Plan for the following reason	s [.]				
4		•	•	.				
0	One of the state o							
100	Site of rural character							
	Strong ecological connec	tivity to cemetery, prote	cted sites such as Hirgan Fields SINC and	wider				
	countryside		•					
0	Historic landscape chara	cter issues						



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:

A41

Site Name:

Land Adjacent to Dukestown Cemetery

Site Area:

0.9 ha

Current Use:

Farm

Proposed Use: Residential

Site Name: **Business Resource Centre** Hub Area: Tredegar Proposed Use: Residential Stage 1: Initial Planning Assessment Has the site satisfied the Initial Planning Assessment? M Yes No П **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 M 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? M 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? M Yes No

Site Number: A43

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 watermains
CADW No comments received
Is the site acceptable for further consideration? Yes ☑ No □



Stage 4: Assessment against the LDP Preferred Strategy

	Objective	Score
1	Develop Ebbw Vale as the main service and retail hub for the County	Not
_	Borough	Relevant
2	Create a network of vibrant district/local centres (secondary hubs) well	Not
	linked to the main hub of Ebbw Vale that provide a range of local services	Relevant
2	and facilities for the local communities	
3	Support and deliver the regeneration of the former Ebbw Vale steelworks	Not Relevant
4	ensuring that the benefits are spread across the County Borough Increase economic activity through facilitating diversification of the	Yellow
7	economic base and support for the manufacturing sector by encouraging	Tellow
	specialisation	
5	Provide a range of employment sites and premises to meet the needs of	Yellow
	businesses of all sizes in manufacturing, the technological and service	
	sectors	
6	Stem out migration and attract people to the area to create a more	Green
	balanced population	
7	Provide a range of types and tenures of new homes to meet local housing	Green
	needs and attract people to the area	
8	Improve accessibility to services through the promotion of sustainable	Green
9	modes and transport, particularly, public transport, walking and cycling. Improve education levels and skills through supporting infrastructure	0
פ	development of the Learning Campus, new schools and integrated	Green
	education services, including life-long learning	
10	Create an accessible network of green open spaces and high quality	Question
, -	leisure infrastructure to promote participation in sport and active recreation	Mark
	to improve health and well-being	
11	Capitalise on the unique landscape and natural heritage, foster	Not
	sustainable tourism and promote community pride	Relevant
12	Protect, enhance and manage the diversity of the biodiversity resource of	Green
1.5	Blaenau Gwent through the identification of ecological corridors	
13	Raise the standard of design to improve the quality of the physical and	Green
	natural environment; and protect and enhance Blaenau Gwent's historic	
14	and cultural environment.	Cross
14	To minimise further climate change contributions and mitigate its predicted effects on the county Borough	Green
	Score	18
	GUITE	10

Is the si	ite compatible	with the Preferred Strategy	?	
Yes		No		



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	Yellow
	opportunities	
3	To enable the development of a strong tourism economy in Blaenau	Not
	Gwent complementary to the regional offer	Relevant
4	To enhance the viability and vitality of town centres	Green
5	To meet identified housing need	Green
6	To improve the quality of Blaenau Gwent's housing stock	Green
7	To secure the delivery and maintenance of quality affordable housing	Green
8	To improve educational attainment and increase skill levels	Not
		Relevant
9	To improve accessibility to education, leisure, employment, health, homes	Green
	and community services for all sectors of the community	
10	To promote community health, social care and well-being	Not
		Relevant
11	To reduce crime, social disorder and fear of crime	Green
12	Protect and enhance the Welsh culture	Not
		Relevant
13	To encourage modal shift from private transport to sustainable transport	Green
14	To protect and enhance biodiversity across Blaenau Gwent	Green
15	To conserve and enhance the heritage assets of Blaenau Gwent and their settings	Green
16	To make the best use of previously developed land and existing buildings	Green
	to minimise pressure for greenfield development, where this will not result	0.001.
	in damage or loss to biodiversity	
17	To conserve soil resources and their quality	Green
18	To reduce emissions of greenhouse gases, in particular carbon dioxide	Green
19	To reduce waste generation and maximise reuse and recycling	Green
20	To maintain air quality	Green
21	To maintain current low levels of vulnerability of all development to	Green
	flooding	
22	To promote the use of sustainably sourced products and resources	Green
23	To increase energy efficiency and generation and use of renewable	Green
	energy across the County Borough	
24	To conserve and enhance surface and ground water quality	Yellow
25	Protect the quality and character of the landscape and enhance where	Green
	necessary	
	Score	51

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

Comments

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



Stage 6: Finalisation of sites for Deposit LDP

***		g		
Is the si	te included in the	Deposit LDP?	•	
Yes	\square	No		
Commer The site allocated		lopable, sustainable and of for residential use.	compatible with the LDI	P strategy and therefore is



Date: 28/04/2011

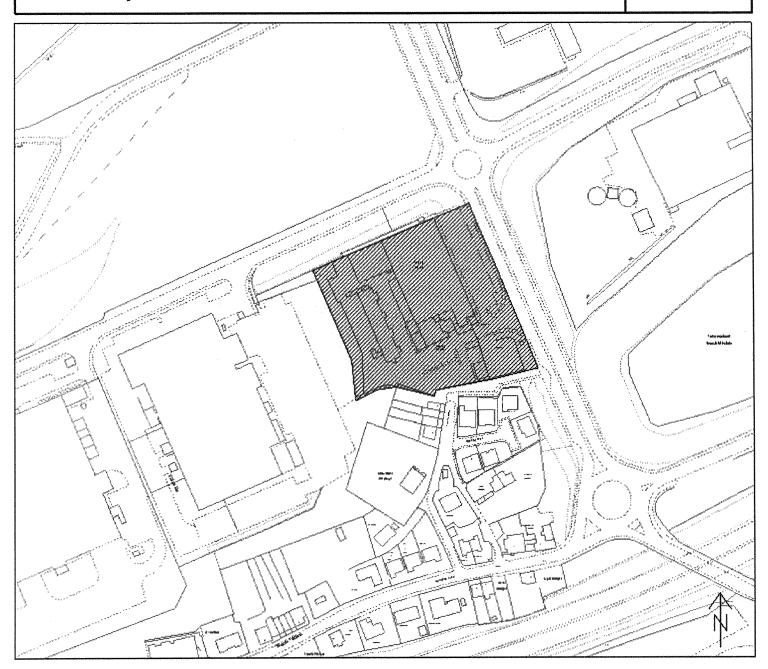
Blaenau Gwent Local Development Plan

Scale: 1:2500

Findings of the Candidate Site Assessment Process



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Site Number:

A43

Site Name:

Business Resource Centre

Site Area:

1.2 ha

Current Use:

Training Centre / Offices

Proposed Use: Residential

Site Name: Fairview Field, Nantybwch Hub Area: Tredegar Proposed Use: Residential Stage 1: Initial Planning Assessment Has the site satisfied the Initial Planning Assessment? M 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 $\sqrt{}$ 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? $\sqrt{}$ Yes No **Countryside and Landscape Conclusions** Visual impact assessment is required Is the site acceptable? \checkmark Yes No

Site Number: A44

	* 4 1 1 1 14 6			****
1	vironmental Health Con	-		
Ine	site is suitable for the inter	ided purpose		
L				
ls f	he site acceptable?			
Ye	- Toronto	No	П	
		140	0	
Ad	ditional Comments			
09	Northern perimeter of the s	ite is a pylon		
0	Overhead power lines cros			
	•			
ls t	he site acceptable for f	urther considera	tion?	
Ye	s 🗆	No	\square	
Sta	ge 6: Finalisation of sit	es for Deposit LI)P	
Is t	he site included in the l	Deposit LDP?		
Ye		No		
	mments			
The			sit LDP for the following reasons:	
8			nodate increased traffic levels	
*			- the site is designated as a SINC	
*			integral part of wider ecological complex of prote	cted
	species, upland habitat, fie			
*	On the northern perimeter			
0	Overhead power lines cros	s the site		



Date: 28/04/2011

Blaenau Gwent Local Development Plan

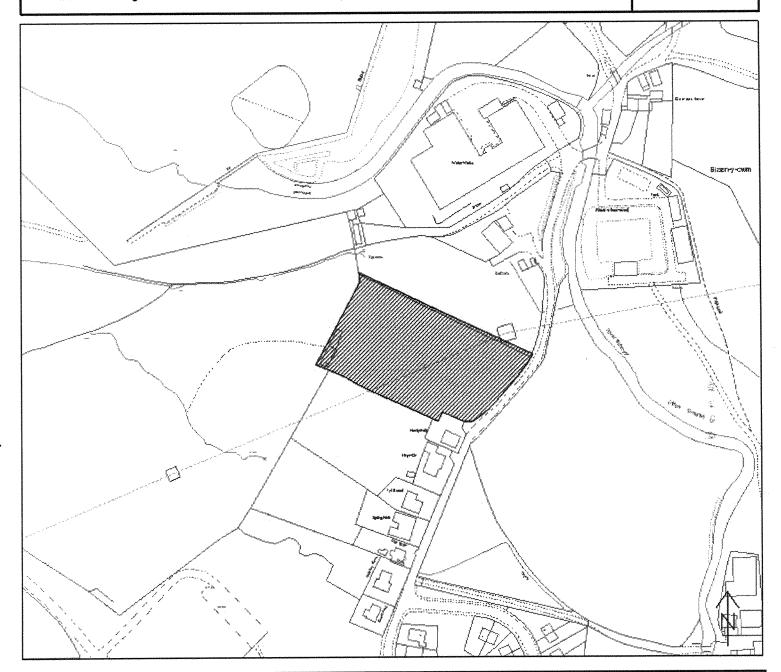
Scale: 1:2500

Findings of the Candidate Site Assessment Process



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Regeneration Division



Site Number:

A44

Site Name:

Fairview Field, Nantybwch, Tredegar

Site Area:

0.77 ha

Current Use:

Grazing livestock,producing hay

Proposed Use: Residential

Hub Area: Proposed Us	Tredegar e: Residential					
Stage 1: Initia	ol Planning Ass	essment				
Has the site s	atisfied the Init	ial Planning As	sessment?			
Yes	\square	No				
Initial Plannir	ng Assessment	Conclusions				
	site is previously d		d part is Greer	nfield land		
Part of the :	site is within the ex	kisting settlement	and part of the	site is edge of settlement		
	accessible by mod					
	well located in tern					
				tional/national importance for b	oiodiversity	
The develop	oment is acceptab	le in terms of floor	d risk	•	,	
Justification	if the site has n	ot satisfied the	Initial Planr	ning Assessment		
*************	***********					
Stage 2: Expe	ert Assessment	S				
a highway layo	ng access junction	esign could be a	acceptable in chieved onto	its present design or location, Gainsborough Road, subject	it is possible to achieving	
Is the site acc						
Yes		lo				
Biodiversity (Conclusions					
species suc as SINCs hi	h as bats, reptiles ghlight that the ar	s, birds and inverte ea also provides i	ebrates. Its pr mportant habit		een identified	
 Part of this was protect 	Part of this site could be developed if it was ensured that any linear feature (i.e.hedgerow and stream) was protected.					
		should not be de	eveloped and	a suitable buffer between any	development	
and the SIN	C should be include	ded in any design	proposals	a saltable build between any	development	
Is the site acc	eptable?					
Yes	☑ In Part	No				
		-				

Site Number: A45

Site Name: Jesmondene Stadium



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? $\sqrt{}$ 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? V П Yes No **Additional Comments** Is the site acceptable for further consideration? ☑ In Part Yes 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

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 surrended 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 sewered 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.

ls	the	site	acceptable	for	further	consideration?

Yes	☑ In Part	No		
		· · · · · · · · · · · · · · · · · · ·	\$. *2	

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.



Stage 4: Assessment against the LDP Preferred Strategy

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



Stage 5: Assessment against the LDP Sustainability Objectives

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

Is the site Yes	compatible	with the Preferred Strategy No	and Sustainability Ol ☐	ojectives?
	formed well a	against the Preferred Strategy and proposed for residential use	d Sustainability Appraisal	Objectives when



Stage 6: Finalisation of sites for Deposit LDP

Was the	site included in	the Deposit LDP?		
Yes	\square	No		
	s considered develo	opable, sustainable and in a oses in the Deposit LDP	accordance with the LDF	² Strategy and therefore is



Date: 03/05/2011

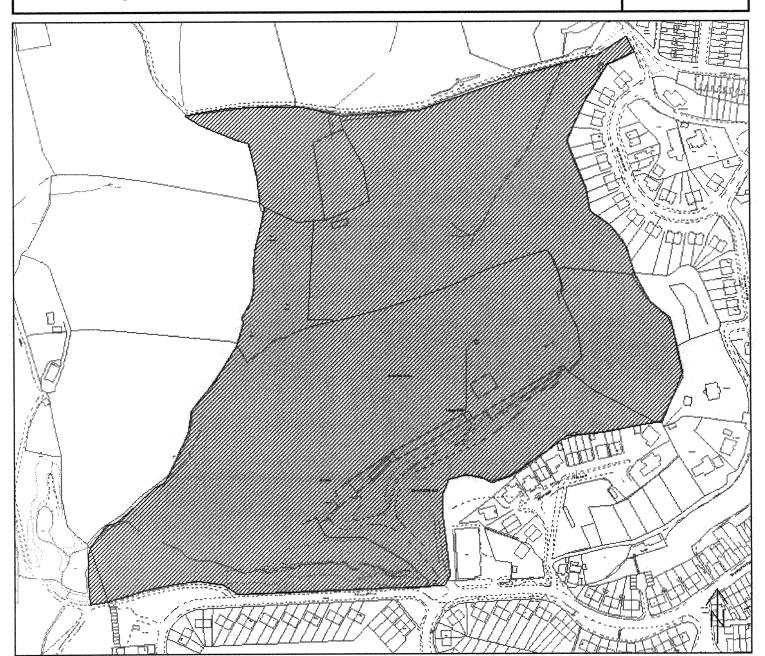
Blaenau Gwent Local Development Plan

Scale: 1:3000

Findings of the Candidate Site Assessment Process



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Site Number:

A45

Site Name:

Jesmondene Stadium

Site Area:

5.12 ha

Current Use:

Scrap Yard

Proposed Use: Residential

Site Name: Hub Area: Proposed Us	Land to the s Tredegar se: Residentia	south of Bevans A	Avenue, Ashvale	
Stage 1: Initi	al Planning As	ssessment		
Has the site :	satisfied the l	nitial Planning As:	sessment?	
Yes		No No		
-	***************************************			
		nt Conclusions		
ł	greenfield land	e existing settlement	.+	
		odes other than the		
	-	erms of community fa		
			rea of international/national importance for biodiversity	
The develo	pment is accept	able in terms of flood	l risk	
Justification	if the site has	not satisfied the	Initial Planning Assessment	
	**************		***************************************	
•	ert Assessme	nts		
Highways Co				
It is difficult	to envisage hov	v access can be achi	ieved	
 However, the cult de sac 	nere are ∠ possi of Bevan Avenue	ble means of access	s to the site via Ashvale Football Club and the end of the	3
Ashvale Fo site	otball Club – ap	plicant has not indica	ated who owns or controls the land to gain access to the	
already in e	the cul de sac of excess of the de to any developm	esign maximum perm	given the existing cul-de-sac length of Bevans Avenue is nitted, vehicular access would not be permitted to serve	3
Is the site acc	ceptable?	N.1		
Yes	Ц	No		
Biodiversity (Conclusions			
The site su	ipports an area	of grassland, hedge o support a number	erow and stream. There are also small piles of rocks or of species including bats, nesting birds, reptiles and	
amphibians	. Its proximity to	o Parc Bryn Bach a	also increases the value of this area for biodiversity. If	t
The site co protected.	important buffe uld be develope	r between the residered if it was ensured	ential area and Parc Bryn Bach. that any linear feature (i.e. hedgerow and stream) was	ò
Is the site acc	eptable?			
Yes	☑ In Part	No		

Site Number: A46



Count	ryside and Landscape C	onclusions	
	acent to Parc Bryn Bach LN		
	ual impact concerns at high		
le the	site acceptable?		
	in Part	N1-	г
Yes	₩ in Part	No	L
Enviro	onmental Health Conclus	long	
	e is suitable for intended pur		
THE SILE	e is suitable for interided purp	0036	
B 41	*4 4 1 1 6	en e	
	site acceptable?		
Yes	lacktriangle	No	L
	onal Comments		Day Day Day
i nere i	s a public right of way adjace	ent to the site to acce	ess Parc Bryn Bach
Is the	site acceptable for furth	er consideration?	
Yes	In Part	No No	П
162	₩ in Part	INO	L
C 6			9
Staye	3: Consultation with A	vhbiohusis pod	iles
Count	ryoide Council for Wolce	Camananta	
	ryside Council for Wales		dry acid grassland' is a LBAP habitat) and marshy
			AP habitat). Record of protected species
9.400.4	na (Tarpie meer grass and)	asii pastale is a Lbi	Air Habitaty. Neodia of protected species

Enviro	nment Agency Wales Co	nments	
			se is unknown. There is therefore potential for any
	tamination at the site to pollu		
	acent to sewered catchment		
			and LNR may reduce the amenity value.
			p) roughly 200m away which caused contamination
issu	ues. No report to suggest the	se issues will effect	development of site
The C	oal Authority Comments		
	ssible / known shallow mine v		
	derground workings: Yes	TOTALINGO. 100	
	corded mine entries: Yes		
	al mining geology: No		
	st surface mining: Yes		

Glamorgan-Gwent Archaeological Trust Ltd Comments

Archaeological Restraint - None Known

Previous coal mining related hazards: No

Known mine gas issues: No



Welsh Water Comments

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

No comments received

Is the site acceptable for further consideration?

Yes

קני

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



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	compatib	le with the Preferred	Strategy and Sustainability	Objectives?
Yes	abla	No		_

Comments

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



Stage 6: Finalisation of sites for Deposit LDP

Is the site i	included in	the Deposit LDP?		
Yes		No		
Comments	***************************************			
Although the	e site perforr nere are acce	ess issues (as indicated under	the Preferred Stra the highway conclu	tegy and Sustainability Appraisal usions). It is therefore proposed to
If however, to			is located within the	ne settlement boundary and could



Date: 28/04/2011

Blaenau Gwent Local Development Plan

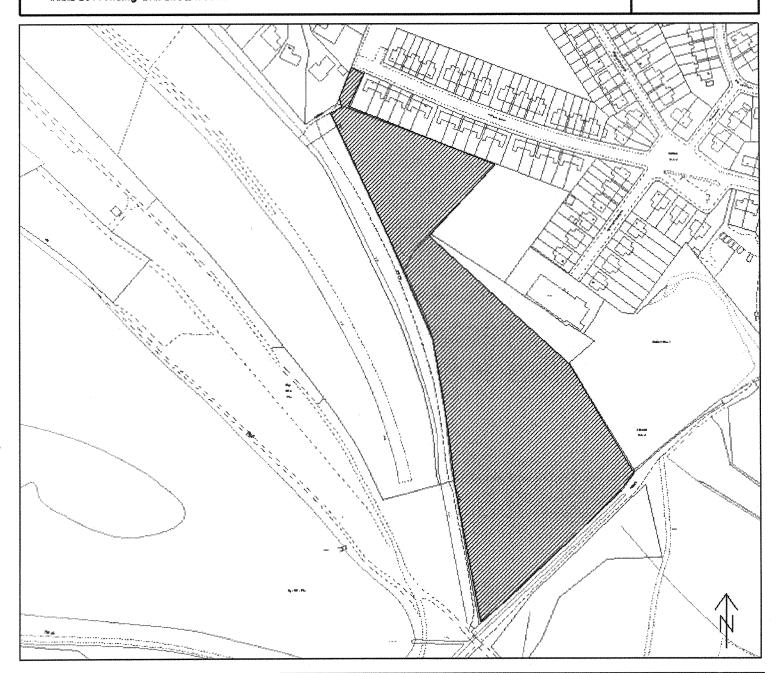
Scale: 1:2500

Findings of the Candidate Site Assessment Process



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Regeneration Division



Site Number:

A46

Site Name:

Land to the South of Bevans Avenue, Ashvale

Site Area:

2.3 ha

Current Use:

Vacant

Proposed Use: Residential

Site Name: Park Hill Hub Area: Tredegar Proposed Use: Residential Stage 1: Initial Planning Assessment Has the site satisfied the Initial Planning Assessment? V 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 V П 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 $\sqrt{}$ 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?

Site Number: A47



A	PPENDIX	(1: TRE	DEGAR SIT	ΓES	
V		√	NIA	П	
Yε	es L	<u>Y 1</u>	No	Ц	
A	ditional Cor	nments			
L	O TOTAL TOTA				
Is	the site acce	eptable for f	urther considera	ation?	
Yε	es E	☑	No		
St	age 3: Cons	sultation w	ith Appropriate	Bodies	
			/ales Comments		
site	e southern sec e which supply e site. Record c	it. Semi-impre	oved grassland and	ng water body w d a section of br	vith drainage channels running across the oad leaved semi natural woodland also on
Er			es Comments	d use is unknov	vn. There is potential for any contamination
	at the site to	pollute contro	lled waters.		
9	Several mind	or watercours	ses, pond, with pent by 7m buffer zon	otential biodive	rsity value. The watercourses should be
*	Adjacent to s				
9	Part of the si	ite is of lower	ecological value (southern part is of much higher ecological
	value. vve wo	uid nave con	cerns about the dev	vt of the souther	rn part of the site.
			ological Trust Li		
			tion of land in LDP.		have been undertaken. Archaeological
Th	e Coal Autho	_	ents nine workings: No		
0	Underground		_		
9	Recorded mir	•			
6	Coal mining g				
۵	Past surface	_	_		
0	Known mine g Previous coal	•	d hazards: No		
L		***************************************			
We	elsh Water Co	mments			
9				ork suffer form l	nydraulic overloading.
	Sewerage Tre Water supply:				
0	vvalei suppiy.	140 bionieitis			
1	ADW comments rec	eived			
le ·	the site acco	ntahla for f	ırther considera	tion?	
Ve		<u></u>	ırıner considera N∩	iuui f	П

Stage 4: Assessment against the LDP Preferred Strategy

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



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 w	ith the Preferred Strateg	y and Sustainabi	lity Objectives?
Yes	☑	No	□	
	rformed reasona	bly well against the Preferre		ainability Appraisal Objectives



Stage 6: Finalisation of sites for Deposit LDP

Is the site	e included in the ☑	Poposit LDP?		
Commen The site is		eposit LDP as a housing co	mmitment to reflect the	planning permission



Date: 28/04/2011

Blaenau Gwent Local Development Plan

Scale: 1:3500

Findings of the Candidate Site Assessment Process



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Site Number:

A47

Site Name:

Park Hill, Tredegar

Site Area:

12.6 ha

Current Use:

Vacant (Greenfield Land)

Proposed Use: Residential

Site Name: Hill's Bus Depot Hub Area: Tredegar Proposed Use: Residential Stage 1: Initial Planning Assessment Has the site satisfied the Initial Planning Assessment? M Yes No П 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? V Yes П 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? M Yes No **Countryside and Landscape Conclusions** The site is suitable for intended purpose Is the site acceptable? V Yes No

Site Number: A48

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 develope 2009	elopment which was granted in March 2004 lapsed in March			
Is the site acceptable for further conside	eration?			
Yes 🗹 No				
Stage 3: Consultation with Appropris				
Countryside Council for Wales Commer Semi-improved Neutral Grassland	nts			
Environment Agency Wales Comments No adverse comments				
The Coal Authority Comments				
 Possible / known shallow mine workings: Y 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 	res			

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 watermains.

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.



CADW No comments received					
Is the site	accepta ☑	ble for further consideration? No			

Stage 4: Assessment against the LDP Preferred Strategy

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



Stage 5: Assessment against the LDP Sustainability Objectives

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

Yes	Δ	No		
	compatible	with the Preferred Strateg	y and Sustainab	ility Objectives?

Comments

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



Stage 6: Finalisation of sites for Deposit LDP

Is the site	included in t	he Deposit LDP?	
Yes		No	\square
Comments	····		
During the candidate s provide an i	finalisation of ite A28 – Crip ntegral sustain	ps Avenue. It was considered t	s site has been considered in conjunction with that the sites should be developed together to e to the uncertainty on the future of site A28 due this site.
	is worth noting nt Plan period).		ed in a good economic climate (within the Unitary
However, bo	oth sites are wi	hin the LDP settlement boundar	ry and can come forward as a windfall site.

Date: 28/04/2011

Blaenau Gwent Local Development Plan

Scale: 1:1250

Findings of the Candidate Site Assessment Process



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Site Number:

A48

Site Name:

Hill's Bus Depot, Tredegar

Site Area:

0.7 ha

Current Use:

Former Bus Depot

Proposed Use: Residential

Site Name: Hub Area: Proposed Us	Commercial Tredegar e: Retail	Street				
Stage 1: Initial Planning Assessment						
	Has the site satisfied the Initial Planning Assessment?					
Yes	\square	No				
1	-	nt Conclusions				
!	previously devel	•				
1	within the existin	g settlement odes other than the ca				
		erms of community faci				
			a of international/national importance for biodiversity			
The develo	pment is accepta	able in terms of flood ri	sk			
Justification	if the site has	not satisfied the In	itial Planning Assessment			
*************			***************************************			
	ert Assessmer	nts				
Highways Co						
 No direct a highway ne 	twork, namely C	required for proposed ommercial Street only	retail use, deliveries etc can be made via the existing			
Is the site acc	eantable?					
Yes		No	П			
165		NU				
Biodiversity (Conclusions					
The site co	ontains 2 trees	on an area of impro es open green space i	ved grassland. Overall the site has a low value for an otherwise built up area			
Is the site acc	eptable?					
Yes	Q	No				
Countryside a	ind Landscap	e Conclusions				
The site is suita	ble for intended	purpose				
Is the site acc	eptable?					
Yes	Ż	No				
Environmenta The site is a pre			d investigation and risk assessment is required			
		3.0011				

Is the site acceptable?

Site Number: A49



	and the state of		_		
Yes	\square	No			
Additiona	I Comments				
L				·	
Is the site	acceptable t	for further con	sideration?		
Yes	\square	No			
Stage 3:	Consultatio	n with Appro	oriate Bodies		
	ide Council for nts received	or Wales Comr	nents		
	nts received	Wales Comme	nts		
 Possible Undergo Record Coal M Past Se Known 	 Underground Workings: Yes Recorded Mine entries: No Coal Mining Geology: No Past Surface Mining: No Known Mine Gas Issues: No 				
	er Comments nts received		***************************************		
	otronikaittaiguistajainin paraigus pajaatiguise garaga paraiguise garaga paraiguise garaga paraiguise garaga p	A. d			
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					
			A.,		
No comme	nts 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.					
la 4k= =:4:		farfunt			
Yes	e acceptable	tor turtner c No	onsideration?		

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



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 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



Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?							
Yes		No					
Comments		*					
Background P within Blaenau majority of this	aper. The need assess Gwent, however due to	ment reveals that there the high vacancy rates	d for new retail sites as set out in the Retail is a need for additional retailing floorspace in the town centres, it is considered that the the town centres. Therefore the site has not				
However, the included in the development.	site is considered an a town centre boundary o	icceptable location for a drawn for Tredegar. The	retail development and therefore has been erefore the site could come forward for retail				



Date: 28/04/2011

Blaenau Gwent Local Development Plan

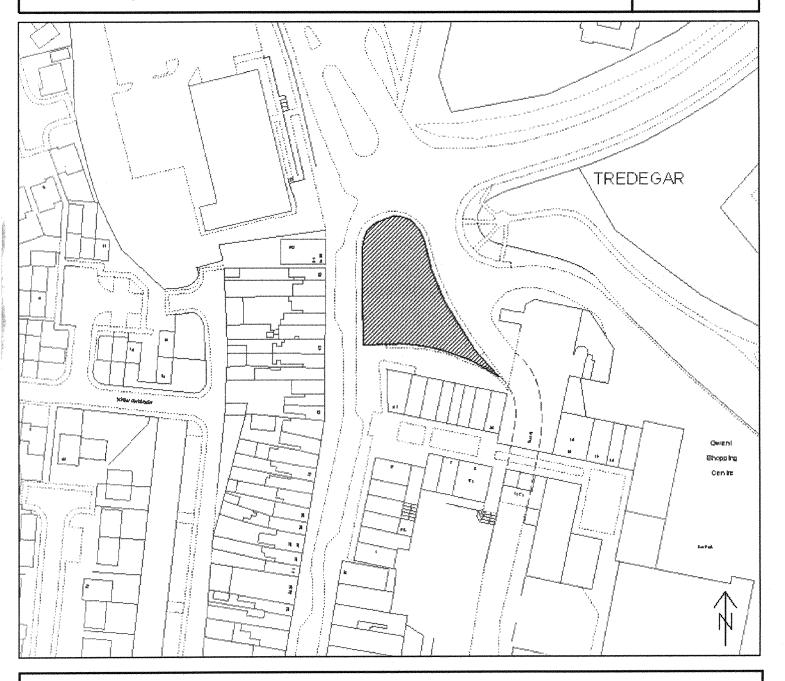
Scale: 1:1250

Findings of the Candidate Site Assessment Process



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Regeneration Division



Site Number:

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

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

