

Blaenau Gwent County Borough Council Cyngor Bwrdeisdref Sirol Blaenau Gwent



Findings of the Candidate Site Assessment Process

Appendix 2: Ebbw Vale Sites

Site Number Site Name: Hub Area: Proposed Us	Adjacent to Wrekin	Site, Aberbeeg		
Stage 1: Initi	al Planning Assessm	ent		
	satisfied the Initial Pl	•	?	
Yes	\square	No		
 The site is 	ng Assessment Conc greenfield land on the edge of the existir not accessible by modes not well located in terms not located in close prox located partially within flo	ng settlement s other than the car of community facilities imity to an area of intern	ational/national im	portance for biodiversity
***************************************	if the site has not sa	tisfied the Initial Plar	ning Assessme	ent
Highways Co The site is not s location (Bridge development	suitable for development	due to highway and accommodate the addition	ess constraints. The last traffic movemer	ne highway network at this nts associated with such a
Is the site ac	ceptable?			
Yes		No	\square	
 Site suppor or LBAP prograssland, Strong econological plantation volume Site forms Pen-y-Fange 	of protected species – but ts high habitat diversity, priority habitats – wet rush pasture and mature logical connectivity to the which increases sites biod	many habitats are likely woodland, broadleaved trees ne river along southern diversity value of protected habitats an	to support protected woodland, river boundary of site	Om ed species and are also UK and stream, unimproved and surrounding woodland Graig Fawr Woodlands and
le the site of	nontable?			
Is the site acc		No	\square	
Countryside a Existing charact visual impact	and Landscape Conc teristics are of rural featu	lusions res – woodland and gra	ssland. Any develo	opment will have significant



Is the site acc Yes	eptable?	No	
	al Health Conclusion al for noise pollution fron	- <u>-</u>	TAN 11 assessment is required
Is the site acc	eptable?		
Yes	\square	No	
Additional Co Overhead power	omments er lines cross the site and	telegraph poles are loc	ated on site
Is the site acc	ceptable for further c	onsideration? No	Ø
Stage 6: Fina	alisation of sites fo	r Deposit LDP	
Is the site inc	luded in the Deposit	LDP?	
Yes		No	
Comments			
	ncluded in the Deposit Lt greenfield land with rural		ons:
-	=*\.		y vulnerable development. Residential
	nt is not suitable in this flo		y validation as to opinion, it as as in
The site is r	not suitable for developm	nent due to highway and	access constraints
	of high biodiversity value oundary of the site and su		cal connectivity to the river along the antation

Site forms part of a wider complex of protected habitats and sites including Graig Fawr Woodlands and



Pen-y-Fan grasslands SINC

Date: 27/04/2011

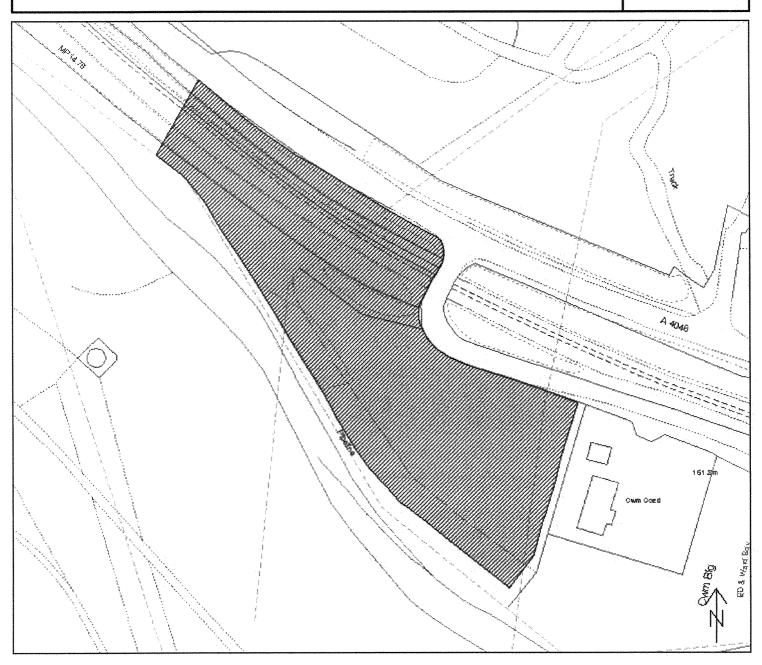
Blaenau Gwent Local Development Plan

Scale: 1:1250

Findings of the Candidate Site Assessment Process



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Site Number: B1

Site Name: Adjacent to Wrekin Site, Aberbeeg

Site Area: 0.82 ha

Current Use: Vacant

Proposed Use: Residential

Site Number: Site Name: Hub Area: Proposed Us	Rear of New Cwm T	errace, Cwm		
Stage 1: Initia	al Planning Assessm	ent		
Has the site s	eatisfied the Initial PI ☑	anning Assess No	ment?	
 The site is good 	ng Assessment Condigreenfield land well related to the existing accessible by modes other well located in terms of control located in close proximent is acceptable in terms.	g settlement er than the car community facilitie imity to an area o		ional importance for biodiversity
	if the site has not sa	tisfied the Initia	al Planning Ass	sessment
Highways Co The existing acc		modation lane wh	ich is too narrow	to facilitate two-way traffic flow
Is the site acc	eptable?			
Yes	Ц	No	☑	
 Presence of Presence of rush pass buildings who Presence of Forms part (Coedcae Country which of 	local biodiversity value as protected species —cuc diversity of habitats — sture, semi improved gaich are likely to support UK and LBAP habitats of a Special Landscape endl), scrub and protect contributes to its biodiversity.	koo within 250m streams to wester prassland, semi protected species and ruse Area and part sted sites such as resity value.	n boundary (Nan natural broadlea s such as bats, br sh pasture of a wider ecolog Mynydd Carn y 0	t Merddog) and southern boundary ved woodland, dense scrub and reeding birds etc gical complex of fields, woodlands Cefn SINC, Silent Valley SSSI and a Tree Preservation Order
Is the site acc	eptable?			
Yes	Ш	No		
Countryside a The site falls wit Silent Valley LN	i nd Landscape Conc hin a Special Landscape २	lusions e Area (UDP) and	is in close proxin	nity to/in Cwm Merddog SSSI and
Is the site acc	eptable?			
Yes	Ġ	No	\square	

1	nental Health Cor suitable for the inte			
Is the sit	e acceptable? l⊽l	No	П	
162	<u>. </u>	140	ш	
ThereThe la		r lines crossing the site by a lot of different peop	ole i.e. dog walkers and therefore could have a	
Is the site	e acceptable for t □	further consideration No	? ☑	
Stage 6:	Finalisation of	sites for Deposit L	DP	
Is the sit	e included in the	Deposit LDP?		
Yes		No		
The sitThe sitThe sitThe sit	as not been included te is greenfield land te is of high local bio te is in close proximi	development due to high	•	



Date: 27/04/2011

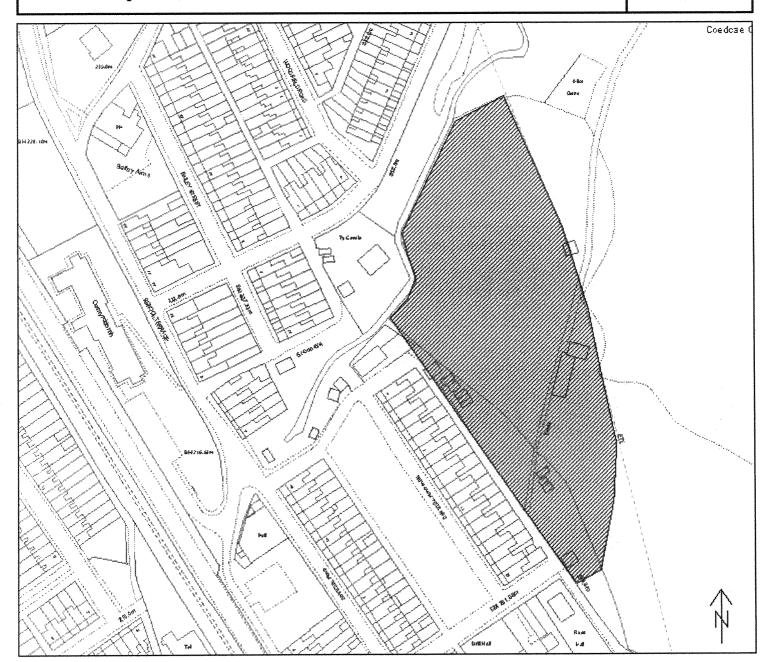
Blaenau Gwent Local Development Plan

Scale: 1:1800

Findings of the Candidate Site Assessment Process



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Site Number:

B2

Site Name:

Rear of New Cwm Terrace, Cwm

Site Area:

1.37 ha

Current Use:

Grazing

Proposed Use: Residential

Hub Area: Ebbw Vale Proposed Use: Residential Stage 1: Initial Planning Assessment Has the site satisfied the Initial Planning Assessment? Yes	Site Name:		r of New Cwm Te	rrace, Cwm	
Has the site satisfied the Initial Planning Assessment? Yes	Hub Area:				
Has the site satisfied the Initial Planning Assessment? Yes	F1000560 05	e. Nesidelluai			
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 used llocated in locse proximity to an area of international/national importance for biodiversity 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 Highways Conclusions Existing access is adequate for existing use only. Not suitable for increase in traffic movements. Is the site acceptable? Yes □ No ☑ Biodiversity Conclusions The site qualifies as a SINC Presence of protected species −cuckoo within 250m Presence of shotiats likely to support protected species Presence of stream to east and southern boundary Presence of shotiats likely to support protected species Presence of shot and TPO'd − protection of trees would prohibit development on site Presence of UK and LBAP habitats − streams Forms part of a Special Landscape Area and part of a wider ecological complex of fields, woodlands (Coedcae Cendl), scrub and protected sites Is the site acceptable? Yes □ No ☑ Countryside and Landscape Conclusions The site falls within a Special Landscape Area (UDP) and is a buffer between residential area and more distinguishable high value characterisation of Nant Merddog area	Stage 1: Initia	al Planning Asses	ssment		
Initial Planning Assessment Conclusions The site is greenfield land The site is well related to the existing settlement The site is well created in terms of community facilities The site is well located in terms of community facilities 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 adequate for existing use only. Not suitable for increase in traffic movements. Is the site acceptable? Yes □ No ☑ Biodiversity Conclusions The site qualifies as a SINC Presence of protected species —cuckoo within 250m Presence of habitats likely to support protected species Presence of habitats likely to support protected species Presence of steram to east and southern boundary Presence of mature (scots pine and oak) and possibly some ancient trees (oak) throughout site which should be protected and TPO'd — protection of trees would prohibit development on site Presence of UK and LBAP habitats — streams Forms part of a Special Landscape Area and part of a wider ecological complex of fields, woodlands (Coedcae Cendi), scrub and protected sites Is the site acceptable? Yes □ No ☑ Countryside and Landscape Conclusions The site falls within a Special Landscape Area (UDP) and is a buffer between residential area and more distinguishable high value characterisation of Nant Merddog area	Has the site s	satisfied the Initia	al Planning Asses	sment?	
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Yes No	Biodiversity (The site qual Presence or Presence or Presence or Should be presence or Forms part	Conclusions alifies as a SINC f protected species - f habitats likely to su f stream to east and f mature (scots pine rotected and TPO'd f UK and LBAP habi of a Special Lands	-cuckoo within 250n upport protected spe southern boundary e and oak) and pos - protection of trees tats - streams	n cies sibly some ancie s would prohibit d	evelopment on site
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1	nental Health C suitable for intend			
	e acceptable?			
Yes	$oldsymbol{\square}$	No	L	
ThereThe la	•	rer lines crossing the site and by a lot of different people i.	e. dog walkers ar	nd therefore could have a
Yes		r further consideration? No	Ø	
***************************************		of sites for Deposit LDP e Deposit LDP? No		
The sitThe sitThe sitMerdd	not included in the te is greenfield land te is not suitable for te is of high biodiv	or development due to highwa ersity value and qualifies as a een residential area and more	y and access con SINC	nstraints nigh value characterisation of Nant



Date: 27/04/2011

Blaenau Gwent Local Development Plan

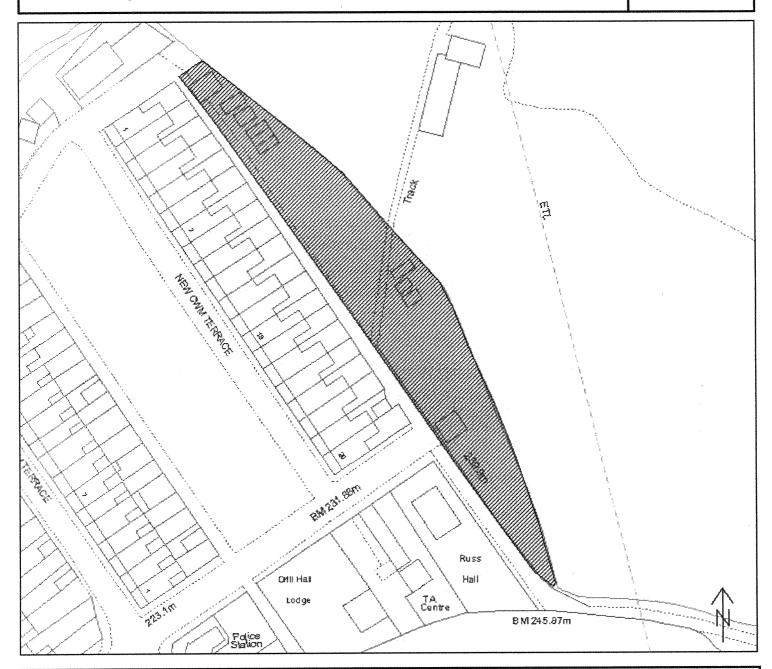
Scale: 1:1000

Findings of the Candidate Site Assessment Process



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Regeneration Division



Site Number:

B3

Site Name:

Rear of New Cwm Terrace, Cwm

Site Area:

0.27 ha

Current Use:

Garage and Chicken Sheds

Proposed Use: Residential

Site Name: Higgs Concrete Yard, Newchurch Road, Beaufort **Ebbw Vale** Hub Area: Proposed Use: Residential Stage 1: Initial Planning Assessment Has the site satisfied the Initial Planning Assessment? \square Yes No **Initial Planning Assessment Conclusions** The site is 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 located wholly within flood zone C2 Justification if the site has not satisfied the Initial Planning Assessment Stage 2: Expert Assessments **Highways Conclusions** Existing access does not comply with current Highway Authority standards. However, subject to improvements, Newchurch Road and surrounding highway network is more than capable of accommodating the proposal. Is the site acceptable? \square П Yes No **Biodiversity Conclusions** Presence of protected species -otter within 500m Presence of habitats likely to support protected species - otters reptiles, breeding birds and bats Immediately adjacent to River Ebbw, UK and LBAP priority habitat, major ecological corridor of District level importance and associated wooded banks Section of river is known to support notable species such as dipper and grey wagtail Embankment along the incline supports unimproved acid grassland of high local value which should be retained. Part supports anthills - feature of ancient semi natural grassland Range of habitats - trees, scrub, bramble, neutral grassland and ruderal communities for local value for wildlife Site can accommodate some development - cleared land, hard standings and former industrial buildings all considered to be negligible value for wildlife Is the site acceptable? ☑ In Part Yes No **Countryside and Landscape Conclusions** Value of peripheral trees which may need to be protected with a Tree Preservation Order

Site Number: B4



Is the site acceptable?			
Yes ☑	No		
Environmental Health Conc	lucione		
Due to the site's former indus	strial use, there is potenti	al for contaminated I	and therefore a ground
investigation and risk assessmen	ıt is required		
le the site accordable?			
Is the site acceptable? Yes ☑	No	П	
, E2 FT	INO		
Additional Comments			
Planning permission for 29 dwelli	ngs granted on the site in 20	009	
Is the site acceptable for fur	ther consideration?		
Yes \square	No	☑	
Stage 6: Finalisation of si	tes for Deposit LDP		
Is the site included in the De	posit LDP?		
Yes ☑	No		
Comments		0000	
The site is identified in the Plan a	is a nousing commitment to	reflect the 2009 planning	ng permission



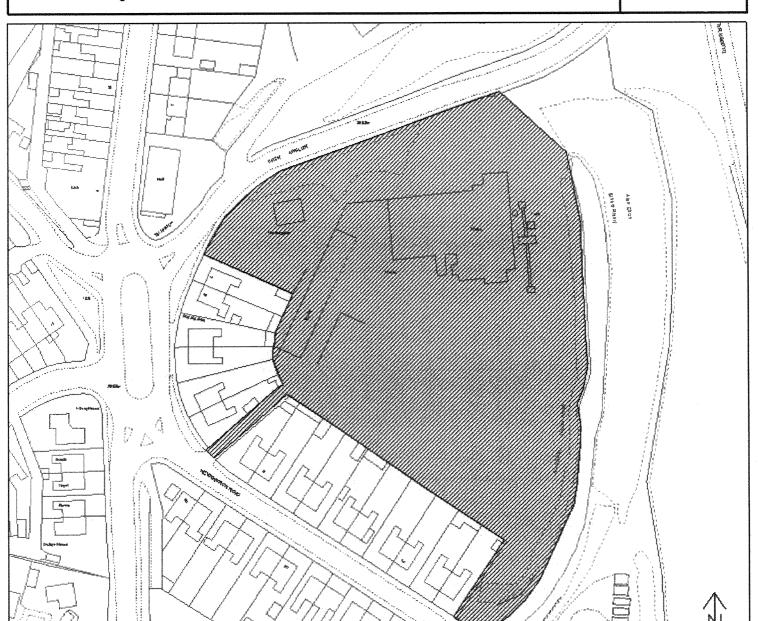
Date: 28/04/2011

Blaenau Gwent Local Development Plan

Scale: 1:1250

Findings of the Candidate Site Assessment Process





Site Number:

В4

Site Name:

Higgs Concrete Yard, Newchurch Road, Beaufort

Site Area:

1.28 ha

Current Use:

Industrial

Proposed Use: Residential

Hub Area: E	and at Rhyd y Blew bbw Vale		
Proposed Use:	Mixed Use Developm	ent (retail, housii	ng)
Stage 1: Initial	Planning Assessment	:	
Has the site sa	tisfied the Initial Planr	ning Assessment	17
Yes 5	Z No		
The site is present to the site is with the site is acceptable. The site is well to the site is not the site i	Assessment Concluse eviously developed land thin the existing settlement cessible by modes other the located in terms of comment is acceptable in terms	t han the car munity facilities y to an area of interr	national/national importance for biodiversity
Justification if	the site has not satisf	ied the Initial Pla	nning Assessment
			infrastructure upgrading works required to network
Is the site acce	ptable?		
Yes 🔽	5.4	No	
 Presence of normal rush pasture of presence of waspecies such a species such a species such a site lies adjact which increase a Development buffers around 	rotected species record – nosaic of UK and LBAP h of national and local impor roodland and mature tree as birds and bats her habitats such as semi cent to Ebbw Vale Comp as the overall biodiversity to be concentrated upor	nabitats – streams, pritance improved neutral and prehensive School walue of this site in the former reserved include mature tr	00m, amphibians on site ponds, unimproved acid grassland, wet heath, d peripheries of site likely to support protected and acid grassland, tall herb, swamp which has extensive ground value for wildlife voir area. Protection of substantial ecological rees, streams, woodland, dwarf scrub heath,
Is the site accep	ptable? I in Part	No	
 The site is lo consideration 	d Landscape Conclus cated on the A4047 wh is very important 100m of a site of Special	ich is a main visu	ual receptor into Ebbw Vale – visual impact



le ti	ne site acceptable?		
Yes	_ <u>-</u> -	No	
Fnv	ironmental Health Conclusi	one	
			d investigation and risk assessment is required
	There is also potential for noise		
1- 4	itt-bl-2		
	1e site acceptable?	4.1	
Yes	\square	No	Ц
Ado	litional Comments		
10.41	a oite coontable for fronts	r acmaidancti 2	
	ne site acceptable for furthe		
Yes	lacksquare	No	Ц
Sta	ge 3: Consultation with App	ropriate Bodies	
Col	intryside Council for Wales	Comments	
•	BAP or LBAP habitats are curren	itly present on site	
E	iranmant Ananay Walan Ca		
	ironment Agency Wales Co		roop on site. Request planification if the
1			rses on site. Request clarification if the ogical surveys be carried out to understand the
			ary risk assessment should be undertaken to
Ol-	norman Curant Archaed		
	morgan-Gwent Archaeologi Archaeological restraint – signific		
			. However, good design, preserving the dam
•	wall would allow development to	proceed, although this m	ay restrict the number of units on site

The	Coal Authority Comments		
	Possible/known shallow mine wo	rkings: Yes	
	Underground workings: No		
	Recorded mine entries: Yes		



Coal mining geology issues: No Past surface mining: No Known mine gas issues: No

Previous coal mining related hazards: No

Welsh Water Comments

- Sewerage: Parts of the public sewerage network suffer from hydraulic overloading
- Sewerage Treatment: No problems
- Water supply: Require off site mainlaying from a point of adequacy on larger diameter/ pressure watermains

No comments i	received		
Is the site ac	ceptable for further c ☑	consideration? No	

Stage 4: Assessment against the LDP Preferred Strategy

	Objective Application of the state of the st	Score
1	Develop Ebbw Vale as the main service and retail hub for the County Borough	Red
2	Create a network of vibrant district/local centres (secondary hubs) well linked to the main hub of Ebbw Vale that provide a range of local services and facilities for the local communities	Red
3	Support and deliver the regeneration of the former Ebbw Vale steelworks ensuring that the benefits are spread across the County Borough	Not Relevant
4	Increase economic activity through facilitating diversification of the economic base and support for the manufacturing sector by encouraging specialisation	Green
5	Provide a range of employment sites and premises to meet the needs of businesses of all sizes in manufacturing, the technological and service sectors	Not Relevant
6	Stem out migration and attract people to the area to create a more balanced population	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	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	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	Green
18	To reduce emissions of greenhouse gases, in particular carbon dioxide	Green
19	To reduce waste generation and maximise reuse and recycling	Green
20	To maintain air quality	Green
21	To maintain current low levels of vulnerability of all development to flooding	Green
22	To promote the use of sustainably sourced products and resources	Green
23	To increase energy efficiency and generation and use of renewable energy across the County Borough	Green
24	To conserve and enhance surface and ground water quality	Yellow
25	Protect the quality and character of the landscape and enhance where necessary	Yellow
	Score	51

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

Comments

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

This site has also been considered as part of the Ebbw Vale Northern Corridor Strategic Site. The Ebbw Vale Sustainable Regeneration Framework prepared for this strategic site further assesses the sustainability of the proposed land uses for the area.



Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?						
Yes		No				
Commer This site hallocation.		n the Deposit LDP as part o	of the Ebbw Vale North	nern Corridor mixed use		





Date: 27/04/2011

Blaenau Gwent Local Development Plan

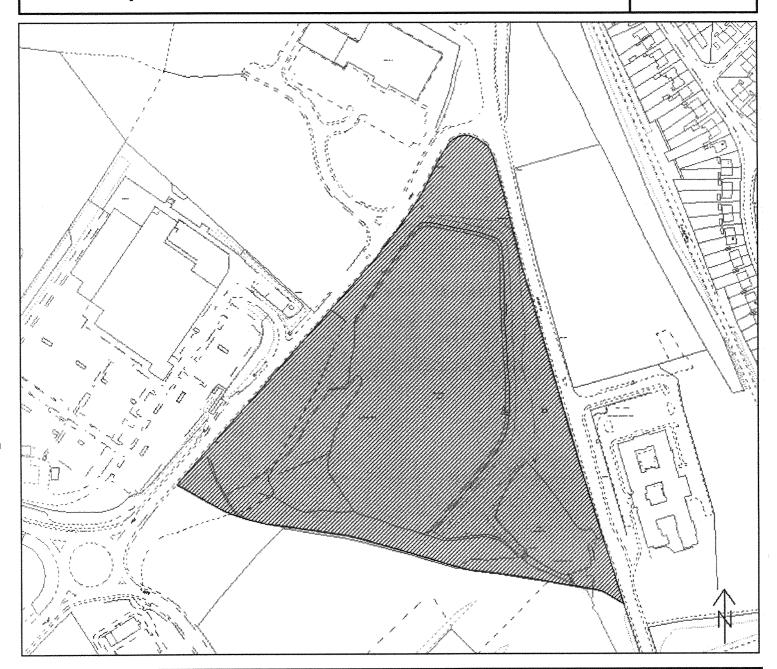
Scale: 1:2900

Findings of the Candidate Site Assessment Process



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Regeneration Division



Site Number:

B5

Site Name:

Land at Rhyd-y-Blew, Ebbw Vale

Site Area:

5.9 ha

Current Use:

Former Reservoir

Proposed Use: Mixed Use Development (Retail, Housing)

Site Number: B6 Site Name: Land adjacent to Rassau Industrial Estate, Near Carno Hub Area: **Ebbw Vale** Proposed Use: Employment Stage 1: Initial Planning Assessment Has the site satisfied the Initial Planning Assessment? \mathbf{V} Yes No **Initial Planning Assessment Conclusions** The site is greenfield land The site is located on the edge 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** Whilst there are no fundamental highway objections it is difficult to see how access linking this site to the existing highway infrastructure is possible given the land take issues and future proposals within this area. Is the site acceptable? $\overline{\mathbf{Q}}$ Yes No **Biodiversity Conclusions** Presence of protected species - barn owl, crossbill and kestrel on site. Adder, common lizard all within 250m. Bats and breeding birds will also use the woodland for nesting, feeding and flight lines. Presence of LBAP species - keeled skimmer dragonfly within 250m UK and LBAP priority habitats including dwarf scrub heath, rush pasture Presence of diversity of habitats such as woodland, heath, rush pasture and wet ditches likely to support protected species Forms part of a wider ecological complex of woodland, moorland and associated habitats surrounding Carno reservoir. This connectivity enhances the biodiversity value of the site Woodland forms part of popular recreational area for local community Is the site acceptable? V Yes No **Countryside and Landscape Conclusions** Site is highly visible from a wider area and a high number of receptors Within Special Landscape Area (UDP designation) Site lies within 100m of a site of Special Historic Interest



moorland and associated habitats surrounding Carno reservoir

Is the site ac	ceptable?			
Yes		No	☑	
	al Health Conclusion pollution therefore a BS4	· -		
Is the site ac	ceptable?			
Yes		No		
Additional College With electrons				
Is the site ac	ceptable for further c	onsideration?		
Yes		No	☑	
Stage 6: Fina	lisation of sites for D	Peposit LDP		
Is the site inc	luded in the Deposit	LDP?		
Yes		No	☑	
Comments	(A)			
	ncluded in the Deposit L	DP for the following reasons:		
• It is difficult to see how access linking this site to the existing highway infrastructure is possible given the land take issues and future proposals within this area.				
The site is a greenfield site which is highly visible from a wider area				
	The control of the first of the control of the control of the formal of a control of the formal of the control			



Date: 03/05/2011

Blaenau Gwent Local Development Plan

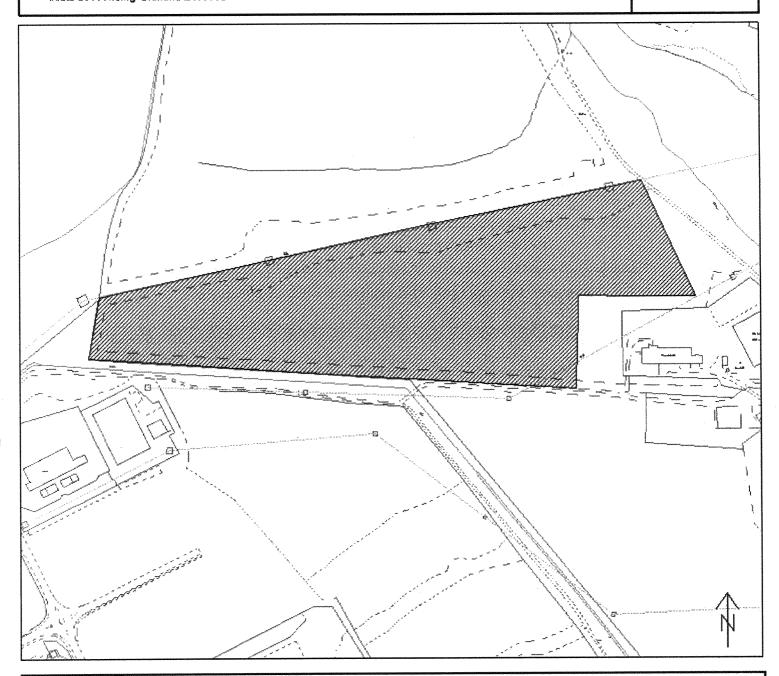
Scale: 1:4000

Findings of the Candidate Site Assessment Process



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Regeneration Division



Site Number:

B6

Site Name:

Land Adjacent to Rassau Industrial Estate, Near Carno

Site Area:

8.1 ha

Current Use:

Forestry

Proposed Use: Employment

Site Name: **Brvn Serth** Hub Area: Ebbw Vale Proposed Use: (1) Employment (2) Mixed Use (3) Local Nature Reserve Stage 1: Initial Planning Assessment Has the site satisfied the Initial Planning Assessment? \square Yes No **Initial Planning Assessment Conclusions** The site is Greenfield land (as defined in Figure 4.1 of PPW 2011) The site is 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** Vehicular access to the site has been completed via the existing roundabout along Bryn Serth Road Is the site acceptable? П M Yes No **Biodiversity Conclusions** Site of substantive value for biodiversity at county level. The site is designated as a SINC and is also adjacent to Waun y Pound SINC and in close proximity to Rhyd y Blew SINC also of significant wildlife value. Site supports large number of protected species - barn owl, sky lark, tree pipit, linnet, kestrel, brown hare, lapwing, toad, frog all present on site and most species breeding. Only known breeding site in Blaenau Gwent for brown hare and a very significant breeding site for Lapwing within the HOV area as a whole. Site supports LBAP species such as scarce blue damselfly, bog moss flapwort on site, shoreweed within Site supports high diversity of UK and LBAP habitats including unimproved acid grassland, rush pasture and dwarf scrub heath. The site provides a valuable green wedge between built up areas of Ebbw Vale and Tredegar which increases its biodiversity value. Is the site acceptable? П 团 Yes No **Countryside and Landscape Conclusions** Site lies within 100m of a site of Special Historic Interest

Is the site acceptable?

Site Number: B7



Yes	\square	No			
There is positive. The is positive. Th	Environmental Health Conclusions There is potential for contaminated land therefore a ground investigation and risk assessment is required There is also potential for noise pollution				
Is the site ac Yes		No			
	ranted outline planning p		d B2 uses in 2007. Through this planning account the site's ecological value.		
Yes	ceptable for further o	No			
	sultation with Appro	5			
 BAP and L 	Council for Wales Co BAP habitats are current protected species – need	tly present on site	long term if the site is ultimately developed		
Environment Agency Wales Comments There are watercourses bordering the site The site lies on a minor aquifer - at a minimum, 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					
 Possible/kr Undergrour Recorded r Coal mining Past surfact Known min 	chority Comments hown shallow mine workind workings: No mine entries: Yes g geology issues: No he mining: Yes e gas issues: No hoal mining related hazard				

Welsh Water Comments

- Sewerage: Parts of the public sewerage network suffer from hydraulic overloading
- 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 sit	e acceptable for ☑	further consideration No	?	
Propose	d Use: (1) Emplo	yment		

Stage 4: Assessment against the LDP Preferred Strategy

	Objective The Control of the Control	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	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	17



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	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	27



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	Red
2	Create a network of vibrant district/local centres (secondary hubs) well linked to the main hub of Ebbw Vale that provide a range of local services and facilities for the local communities	Red
3	Support and deliver the regeneration of the former Ebbw Vale steelworks ensuring that the benefits are spread across the County Borough	Not Relevant
4	Increase economic activity through facilitating diversification of the economic base and support for the manufacturing sector by encouraging specialisation	Green
5	Provide a range of employment sites and premises to meet the needs of businesses of all sizes in manufacturing, the technological and service sectors	Green
6	Stem out migration and attract people to the area to create a more balanced population	Green
7	Provide a range of types and tenures of new homes to meet local housing needs and attract people to the area	Green
8	Improve accessibility to services through the promotion of sustainable modes and transport, particularly, public transport, walking and cycling.	Green
9	Improve education levels and skills through supporting infrastructure development of the Learning Campus, new schools and integrated education services, including life-long learning	Green
10	Create an accessible network of green open spaces and high quality leisure infrastructure to promote participation in sport and active recreation to improve health and well-being	Question Mark
11	Capitalise on the unique landscape and natural heritage, foster sustainable tourism and promote community pride	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 opportunities	Green
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	Not
		Relevant
6	To improve the quality of Blaenau Gwent's housing stock	Green
7	To secure the delivery and maintenance of quality affordable housing	Green
8	To improve educational attainment and increase skill levels	Green
9	To improve accessibility to education, leisure, employment, health, homes	Green
	and community services for all sectors of the community	
10	To promote community health, social care and well-being	Green
11	To reduce crime, social disorder and fear of crime	Green
12	Protect and enhance the Welsh culture	Not
		Relevant
13	To encourage modal shift from private transport to sustainable transport	Green
14	To protect and enhance biodiversity across Blaenau Gwent	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	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	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	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	L
24	To conserve and enhance surface and ground water quality	Yellow
25	Protect the quality and character of the landscape and enhance where	Yellow
	necessary	
	Score	26



Proposed Use: (3) Local Nature Reserve

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	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.	Not Relevant
9	Improve education levels and skills through supporting infrastructure development of the Learning Campus, new schools and integrated education services, including life-long learning	Not Relevant
10	Create an accessible network of green open spaces and high quality leisure infrastructure to promote participation in sport and active recreation to improve health and well-being	Green
11	Capitalise on the unique landscape and natural heritage, foster sustainable tourism and promote community pride	Green
12	Protect, enhance and manage the diversity of the biodiversity resource of Blaenau Gwent through the identification of ecological corridors	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	15



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	Green
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	Not Relevant
9	To improve accessibility to education, leisure, employment, health, homes and community services for all sectors of the community	Not Relevant
10	To promote community health, social care and well-being	Not Relevant
11	To reduce crime, social disorder and fear of crime	Not Relevant
12	Protect and enhance the Welsh culture	Green
13	To encourage modal shift from private transport to sustainable transport	Not Relevant
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	Not Relevant
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	Not Relevant
22	To promote the use of sustainably sourced products and resources	Question Mark
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	36

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



Comments

The site performed reasonably well against the Sustainability Appraisal Objectives for all proposed uses. In terms of the site's compatibility with the LDP Strategy the scoring reveals that the site should be allocated for employment use.

This site has also been considered as part of the Ebbw Vale Northern Corridor Strategic Site. The Ebbw Vale Sustainable Regeneration Framework prepared for this strategic site further assesses the sustainability of the proposed land uses for the area

Stage 6: Finalisation of sites for Deposit LDP									
Is the site included in the Deposit LDP?									
Yes	\square	No							
Comments This site has been included in the Deposit LDP as part of the Ebbw Vale Northern Corridor mixed use allocation (employment).									
The nature conservation credentials have been taken into account through identifying a developable area for the site.									
The Employment Background Paper justifies the need for allocating this site for employment use									





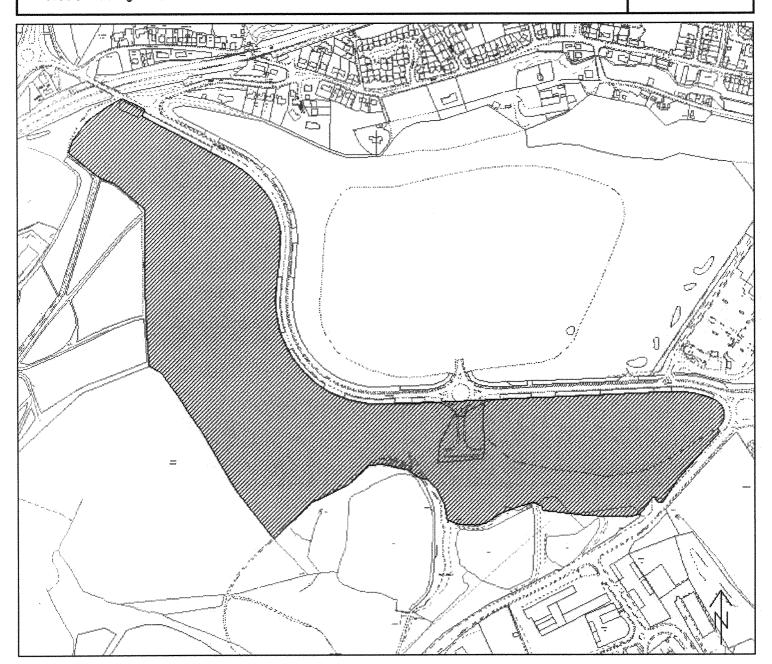
Date: 27/04/2011

Blaenau Gwent Local Development Plan

Scale: 1:6000

Findings of the Candidate Site Assessment Process





Site Number:

B7

Site Name:

Bryn Serth

Site Area:

22.8 ha

Current Use:

Vacant Prepared Development Platform

Proposed Use: (1) Employment (2) Mixed Use (3) Local Nature Reserve

Site Name: Hub Area: Proposed Us	Blue Lake, Waun y Ebbw Vale se: Residential	Pound						
Stage 1: Initi	al Planning Assessi	ment						
Has the site	satisfied the Initial F	Planning Assessme No	nt? □					
103	لينا		ii					
Initial Planni	ng Assessment Cor	nclusions						
i .	previously developed la							
	within the existing settle							
i .								
1								
The site is	not located in close pro	ximity to an area of inte	ernational/national i	mportance for biodiversity				
	pment is acceptable in							
Justification if the site has not satisfied the Initial Planning Assessment								
	ert Assessments							
Highways Conclusions No fundamental highway objections in principle. Major highway infrastructure upgrading works required to College Road roundabout and the surrounding highway network.								
Is the site ac	ceptable?							
Yes	$\dot{\mathbf{Q}}$	No						
Biodiversity								
 Site immediately adjacent to Sirhowy Hill Woodlands and Cardiff Pond SINC and LNR Presence of protected species – barn owl and kestrel on site, otters within 500m, badger within 250m and grayling butterfly within 250m Presence of UK and LBAP habitat – rush pasture and likely protected species 								
ì		•	* '	5				
 Presence of LBAP species – scarce blue tailed damselfly within 250m Forms an important green wedge between the cemetery and Bryn Serth and Waun y Pound SINCs 								
1	buffering required alon		-					
Is the site ac	ceptable?							
Yes	☑ In Part	No						
Countryside	and Landscape Cor	iclusions						
Additional landscape surveys/assessments required to consider the visual impact of housing The trees located on the periphery of the site should be retained								
Is the site a	cceptable?							
Yes		No						

Site Number: B8

Environmental Health Conclusion	ns							
There is potential for contaminated land therefore a ground investigation and risk assessment is required								
There is also potential for noise potential.			2000001110111.101044411.04					
There is also potential for hoise politically								
	Marine 1000 - 10		Charles and the second					
Is the site acceptable?								
Yes ☑	No	П						
165	140							
Additional Comments								
Planning history – applications for resid	dential development	t and a pub and hotel has be	een refused on this site					
,								
Is the site acceptable for furth	er consideratio	n?						
Yes ☑	No	П						
Stage 3: Consultation with Appro	poriate Rodies							
ougo v. omoundern min spri	rgance woodwa							
Countryside Council for Wales C	omments							
No comments received								
Environment Agency Wales Com	ments							
 Partially on and bordering historic I 	andfill							
 Minor watercourse running through 	the site. It is recom	nmended at a minimum that	a preliminary risk					
assessment be undertaken to esta	blish the risk to con-	trolled waters at the site.						
Glamorgan-Gwent Archaeologica	al Trust Ltd Com	ments						
Archaeological restraint - former coal t	ips. Reclaimed							
The Coal Authority Comments								
 Possible/known shallow mine work 	ings: Yes							
 Underground workings: No 		•						
 Recorded mine entries: Yes 								
 Coal mining geology issues: No 								
 Past surface mining: Yes 								
Known mine gas issues: No								
 Previous coal mining related hazar 	ds: No							
Welsh Water Comments								
 Sewerage: No problems 								
 Sewerage Treatment: No problems 								
 Water Supply: The site is crossed t 	by watermain(s). Pro	otective measures or a dive	rsion of these assets					
may be required. 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	V	No	П

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	Yellow
25	Protect the quality and character of the landscape and enhance where necessary	Green
	Score	49

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

Comments

The site performed well against the Preferred Strategy and Sustainability Appraisal Objectives for residential development.

This site has also been considered as part of the Ebbw Vale Northern Corridor Strategic Site. The Ebbw Vale Sustainable Regeneration Framework prepared for this strategic site further assesses the sustainability of the proposed land uses for the area.



Stage 6: Finalisation of sites for Deposit LDP

Is the site	included in th	e Deposit LDP?		
Yes	\square	No		
Comments This site ha allocation.		d in the Deposit LDP	as part of the Ebbw	Vale Northern Corridor mixed use





Date: 27/04/2011

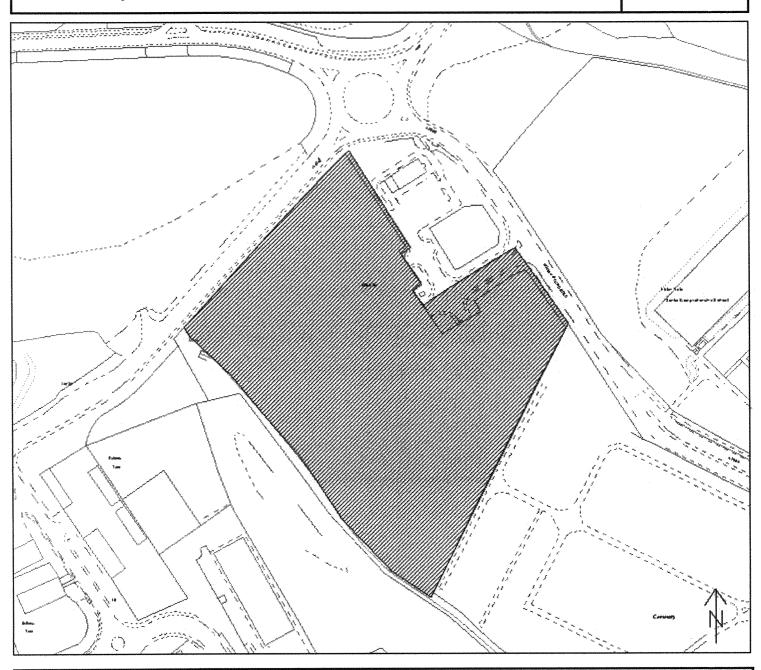
Blaenau Gwent Local Development Plan

Scale: 1:2500

Findings of the Candidate Site Assessment Process



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Site Number:

B8

Site Name:

Blue Lake, Waun-y-Pound, Ebbw Vale

Site Area:

3.67 ha

Current Use:

Brownfield Land

Proposed Use: Residential

Site Name: Land at Bryn y Gwynt Hub Area: **Ebbw Vale** Proposed Use: Residential Stage 1: Initial Planning Assessment Has the site satisfied the Initial Planning Assessment? Yes \square No **Initial Planning Assessment Conclusions** The site is greenfield land The site is well related 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** There is an access point from Man Moel Road and further possible access points from Bryn-y-Gwynt or Llys Onnen Is the site acceptable? M П Yes No **Biodiversity Conclusions** Site of high biodiversity value at county level Site forms part of Mynydd Manmoel SINC and is also adjacent to Sirhowy Woodlands SINC and LNR Presence of UK and LBAP priority habitat and rush pasture that is also likely to support protected species Site supports both mature trees and hedgerow features Site forms part of wider complex of protected sites and valuable habitat as with strong ecological connectivity which increases its ecological value. Any fragmentation or erosion of this resource will result in a new biodiversity loss within area as a whole. Site forms part of a green wedge designation in the UDP Is the site acceptable? \square Yes No **Countryside and Landscape Conclusions** Green wedge allocation in the UDP to prevent coalescence of Tredegar and Ebbw Vale The site lies within 100m of a site of Special Historic Interest Is the site acceptable? \square Yes No

Site Number: B9

	ental Health C suitable for intend		
Is the site	e acceptable? ☑	No	
Additiona	I Comments		
Yes		r further consideration?	
Noor		sites for Deposit LDP ne Deposit LDP? No	☑
Comment The site is The site The site	not included in the is of high biodiv	e Deposit LDP for the following reversity value - forms part of Mynyge allocation in the UDP to preve	



Date: 27/04/2011

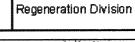
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Scale: 1:2500

Findings of the Candidate Site Assessment Process



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Site Number: В9

Site Name:

Land at Bryn-y-Gwynt

Site Area:

2.3 ha

Current Use:

Open Space

Proposed Use: Residential

Site Name: Drysiog Farm Hub Area: **Ebbw Vale** Proposed Use: Residential Stage 1: Initial Planning Assessment Has the site satisfied the Initial Planning Assessment? Yes $\sqrt{}$ No **Initial Planning Assessment Conclusions** The site is part greenfield and part previously developed land Part of the site is within the existing settlement and part is edge of settlement The site is accessible by modes other than the car The site is well located in terms of community facilities The site is not located in close proximity to an area of international/national importance for biodiversity The development is acceptable in terms of flood risk Justification if the site has not satisfied the Initial Planning Assessment Stage 2: Expert Assessments **Highways Conclusions** Junction at Briery Hill and surrounding highway network is sub-standard to accommodate the amount of traffic that would be generated by the proposed development Is the site acceptable? M Yes No **Biodiversity Conclusions** The larger area of land that is located on the edge of settlement should be retained as natural greenspace / countryside because: a. Site of high local biodiversity value and is designated as a SINC b. Presence of UK and LBAP habitats - rush pasture, stream, unimproved acid grassland, upland oak woodland c. Presence of mosaic of other habitats including wet flushes The smaller area of land that is located within the existing settlement could be considered for development but mature trees should be tpo'd and protected as part of any development scheme on this Is the site acceptable? In Part П Yes No **Countryside and Landscape Conclusions** Smaller site suitable for development with consideration for visual impact The larger area has visual impact concerns as the elevated position is highly visible from the wider area

is the site acceptable?

Site Number: B10



Yes	☑ In Part	No					
	Environmental Health Conclusions There is potential for contaminated land therefore a ground investigation and risk assessment is required						
is the site ac	ceptable? ☑	No					
Additional C The smaller sit sites.		development, although highways	s object to the development of both				
Is the site ac	ceptable for further o	consideration? No	☑				
Stage 6: Finalisation of sites for Deposit LDP							
Was the site Yes	included in the Depo	sit LDP? No	\square				

Comments

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

- The highway network is sub-standard for the development of this site
- The larger area of land that is located on the edge of settlement should be retained as natural greenspace / countryside because it has high biodiversity value and is designated as a SINC
- The larger area has visual impact concerns as the elevated position is highly visible from the wider area



Date: 27/04/2011

Blaenau Gwent Local Development Plan

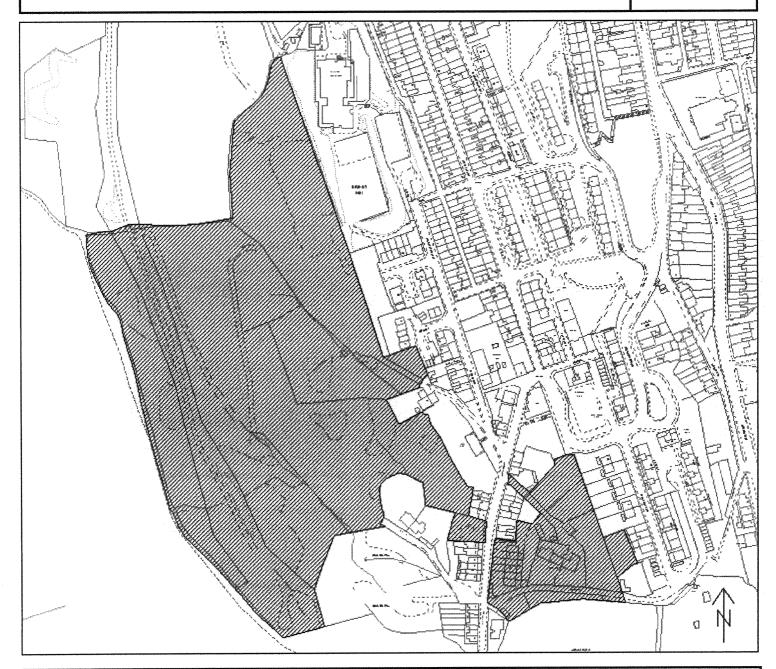
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Findings of the Candidate Site Assessment Process



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Site Number:

B10

Site Name:

Drysiog Farm

Site Area:

6.1 ha

Current Use:

Horse Training Farm and Grounds

Proposed Use: Residential

Site Number:					
Site Name:	Land off Parkhill C	rescent			
	Ebbw Vale				
Proposed Use	3: Kesidentiai				
Stage 1: Initia	I Planning Assessr	ment			
Has the site s	atisfied the Initial P	lanning Assess	ment?		
Yes	☑	No			
1 63		NO	u		
Initial Plannin	g Assessment Con	clueione	THE STATE OF THE S		
1	Greenfield Land	Clasions			
1	vell related to the existi	ing settlement			
	ccessible by modes of				
1	vell located in terms of		es		
	ot located in close pro			ational importance for	biodiversity
	ment is acceptable in				
•	·				
Justification i	f the site has not sa	atisfied the Initia	al Planning As	sessment	
		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			
Stage 2: Expe	rt Assessments				
		+			
Highways Co					
	nly be permitted via Pa		ch would require	substantial highway	upgrading
works to accomi	modate such a proposa	31			
					······································
Is the site acc	entable?				
Yes		No	П		
165	<u> </u>	140	Ч		
Biodiversity C	`analusians	T			·
	esignated as a SINC				
1	f protected species – li	innet on site offer	within 250m no	stantial habitat for are	tostad anasian
	s, breeding birds	inner on site, otter	within 250m, pc	remai nabitat ioi pro	necieu species
	UK and LBAP habitats	s – rush nasture, te	emporary water h	nahitat	9
	site bordering onto				ong ecological
connectivity		op	2.13 23,000.11	Woodiana Willy Oliv	>11g 000.0g.0a.
	art of local landscape a	area			
The second secon	•				
Is the site acc	eptable?				
Yes		No			
Countryside a	nd Landscape Con	clusions			
Part of the s	ite falls within EN19 – I	Local Landscape A	rea (UDP)		
1	mpact from numerous	-	` ,		
-		-			
		•			
Is the site acc	eptable?				
Yes		No			



1	Environmental Health Conclusions There is potential for contaminated land therefore a ground investigation and risk assessment is required					
111010.0			and my oodigation a	. dobbookitions to together		
ls the si	ite acceptable?					
Yes	Ø	No				
Area	Additional Comments Area of Japanese knotweed needs treatment to prevent spread Ownership issues – part owned by BGCBC					
Is the si	te acceptable fo	r further consideration	? ☑			
Stage 6	: Finalisation of	sites for Deposit LDP				
Is the si	ite included in th	e Deposit LDP?				
Yes		No	Ø			
The sThe secolo	is not included in the site qualifies as a SI site is a greenfield s ogical connectivity	e Deposit LDP for the follow INC site bordering onto open conviability of the site due to ow	untryside and adjacent wo	-		



Date: 27/04/2011

Blaenau Gwent Local Development Plan

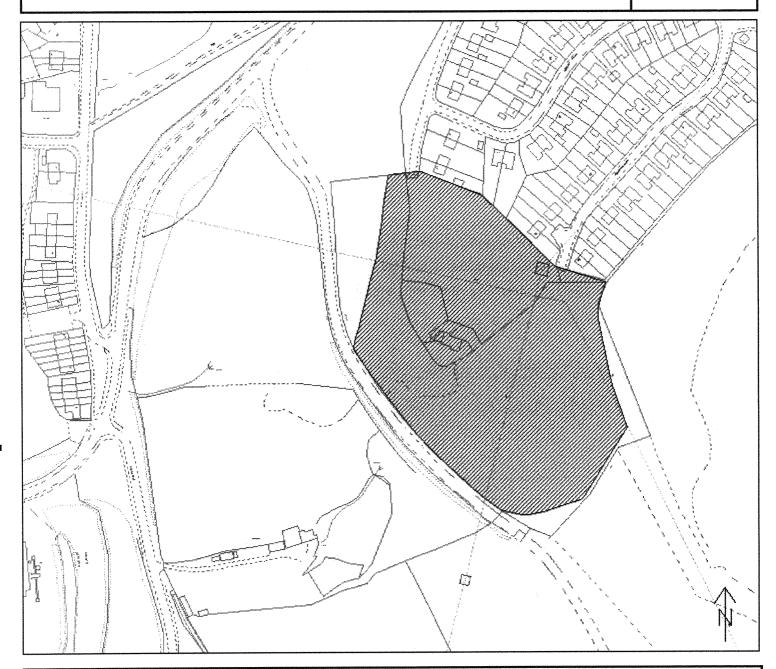
Scale: 1:2500

Findings of the Candidate Site Assessment Process



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Site Number: B11

Site Name: Land Off Parkhill Crescent

Site Area: 2.7 ha

Current Use: Grassland

Proposed Use: Residential

Site Name: Land off Pant y Fforest Hub Area: **Ebbw Vale** Proposed Use: Residential Stage 1: Initial Planning Assessment Has the site satisfied the Initial Planning Assessment? Yes \square No **Initial Planning Assessment Conclusions** The site is greenfield land The site is 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** Good highway network Upgrading works required to Tyr Meddyg access road Is the site acceptable? П \square Yes No **Biodiversity Conclusions** Presence of protected species - otter within 250m, potential habitat for protected species such as bats and breeding birds Presence of UK and LBAP priority habitats of national and local importance - unimproved acid grassland and mature hedgerows Presence of woodland and mature trees Greenfield site forming part of a wider complex of open countryside, woodland, grazed fields and mature hedgerow features with strong ecological connectivity of high biodiversity value Is the site acceptable? Yes $\overline{\mathbf{Q}}$ No **Countryside and Landscape Conclusions** Visual impact concerns - high elevation and visible from many receptors Is the site acceptable? V Yes No

Site Number: B12

Environmer	ital Health Conclusio	ns			
There is poter	ntial for contaminated lan	d therefore a ground in	vestigation and risk assessment is required		
<u>L</u>					
Is the site a	cceptable?				
Yes	Ø	No			
,		• • •	_		
Additional C	Comments	indirection has chief annualis qui by a reverse previous recording and accommendation in a province of the con-			
Overhead pov	ver lines cross the site				

Is the site a	cceptable for further	consideration?			
Yes		No	M		
1 63		140			
Stage 6: Fin	alisation of sites for	Deposit LDP			
	-				
Is the site in	cluded in the Deposi	it LDP?			
Yes		No			
Comments	e e e e e e e e e e e e e e e e e e e				
The site is not included in the Deposit LDP for the following reasons: • Greenfield site forming part of a wider complex of open countryside, woodland, grazed fields and mature					
	i site forming part of a wi features with strong eco				
_	pact concerns - high elev	-	-		
•			•		



Date: 27/04/2011

Blaenau Gwent Local Development Plan

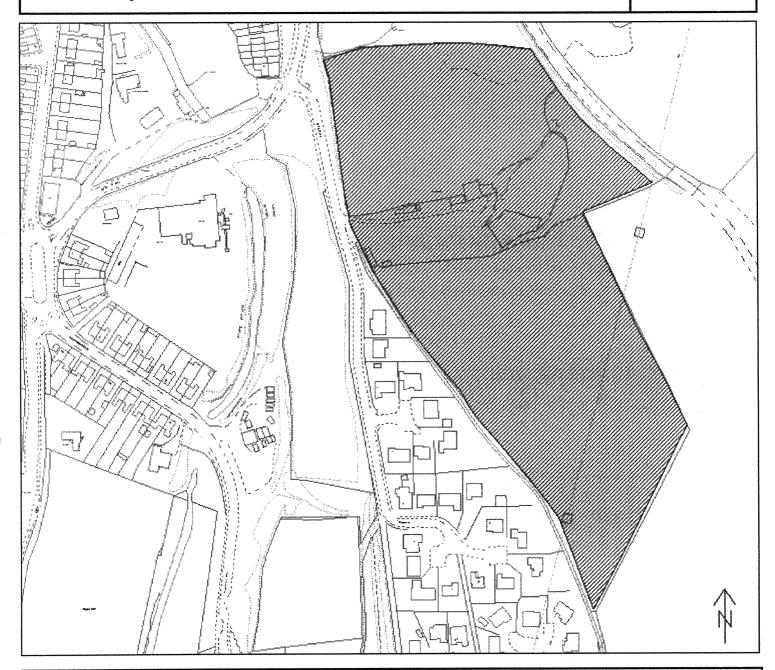
Scale: 1:2600

Findings of the Candidate Site Assessment Process



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Regeneration Division



Site Number:

B12

Site Name:

Land Off Pant-y Fforest

Site Area:

5.1 ha

Current Use:

Grassland

Proposed Use: Residential

Site Number: B13 Site Name: Rhyd y Blew Hub Area: **Ebbw Vale** Proposed Use: (1) Employment (2) Local Nature Reserve 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 The nature conservation credentials of the site need to be considered Justification if the site has not satisfied the Initial Planning Assessment Stage 2: Expert Assessments **Highways Conclusions** Vehicular access by the existing roundabout to the site has already been completed Is the site acceptable? M Yes No **Biodiversity Conclusions** The site qualifies as a SINC Presence of protected species - lapwing, skylark all on site, toad, frog, tree pipit, linnet, kestrel, grayling, brown hare all within 250m. Presence of UK and LBAP priority habitats and species such as rush pasture, ponds, lapwing, sky lark Significant breeding site for nationally and locally important species such as lapwing and skylark within Blaenau Gwent. Loss or any degradation of this important site would result in loss of these species from the site altogether and perhaps Blaenau Gwent altogether. Supports range of habitats such as broadleaved woodland plantation, rush pasture, ponds and wet flushes Forms integral part of ecological network of protected sites and habitats including Bryn Serth, Waun y Pound and Sirhowy woodlands SINCs Rhyd y Blew and Bryn Serth are also strongly connected and have strong species associations as a number of protected species use both sites for breeding/feeding such as brown hare, lapwing. Therefore the two sites need to be considered together as what is proposed for one site would have a direct bearing on the other. Is the site acceptable? V Yes No

Countryside and Landscape Conclusions The site lies within 100m of a site of Special Historic Interest Visual and landscape impact needs to be considered				
Is the site acceptable?		<u>_</u>		
Yes 🗹	No			
•	nated land therefore a g	ground investigation and risk assessment is red BS4142 assessment is required	quired	
Is the site acceptable? Yes ☑	No			
Additional Comments Site well used by local community	as a recreational resou	urce – mainly dog walking		
Is the site acceptable for furt				
Yes ☑	No	LI		
Stage 3: Consultation with A	ppropriate Bodies			
Countryside Council for Wale BAP and LBAP habitats are curre				
Environment Agency Wales Comments Potential contamination as on disused workings – minor aquifer. It is recommended at a minimum that a preliminary risk assessment be undertaken to establish the risk to controlled waters at the site.				
Glamorgan-Gwent Archaeological Trust Ltd Comments Archaeological restraint – former coal tips. Reclaimed				
The Coal Authority Comment Possible/known shallow mine Underground workings: No Recorded mine entries: Yes Coal mining geology issues: No Past surface mining: Yes Known mine gas issues: No	workings: Yes			



Previous coal mining related hazards: No

Welsh Water Comments

This allocation represents a substantial 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.

Is the sit	e acceptable	for further consideration?	
Yes	\square	No	

Proposed Use: (1) Employment

Stage 4: Assessment against the LDP Preferred Strategy

	Objective	Score
1	Develop Ebbw Vale as the main service and retail hub for the County Borough	Not Relevant
2	Create a network of vibrant district/local centres (secondary hubs) well linked to the main hub of Ebbw Vale that provide a range of local services and facilities for the local communities	Not Relevant
3	Support and deliver the regeneration of the former Ebbw Vale steelworks ensuring that the benefits are spread across the County Borough	Not Relevant
4	Increase economic activity through facilitating diversification of the economic base and support for the manufacturing sector by encouraging specialisation	Green
5	Provide a range of employment sites and premises to meet the needs of businesses of all sizes in manufacturing, the technological and service sectors	Green
6	Stem out migration and attract people to the area to create a more balanced population	Not Relevant
7	Provide a range of types and tenures of new homes to meet local housing needs and attract people to the area	Not Relevant
8	Improve accessibility to services through the promotion of sustainable modes and transport, particularly, public transport, walking and cycling.	Green
9	Improve education levels and skills through supporting infrastructure development of the Learning Campus, new schools and integrated education services, including life-long learning	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	17



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	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
i i	Score	27



Proposed Use: (2) Local Nature Reserve

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	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.	Not Relevant
9	Improve education levels and skills through supporting infrastructure development of the Learning Campus, new schools and integrated education services, including life-long learning	Not Relevant
10	Create an accessible network of green open spaces and high quality leisure infrastructure to promote participation in sport and active recreation to improve health and well-being	Green
11	Capitalise on the unique landscape and natural heritage, foster sustainable tourism and promote community pride	Green
12	Protect, enhance and manage the diversity of the biodiversity resource of Blaenau Gwent through the identification of ecological corridors	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	15



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	Green
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	Not Relevant
9	To improve accessibility to education, leisure, employment, health, homes and community services for all sectors of the community	Not Relevant
10	To promote community health, social care and well-being	Not Relevant
11	To reduce crime, social disorder and fear of crime	Not Relevant
12	Protect and enhance the Welsh culture	Green
13	To encourage modal shift from private transport to sustainable transport	Not Relevant
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	Not Relevant
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	Not Relevant
22	To promote the use of sustainably sourced products and resources	Question Mark
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	36

			Sco	re 36
Is the s	site compatible	with the Preferred Strate	egy and Sustainabilit	ty Objectives?
Yes	$\overline{\mathbf{v}}$	No		



Comments

The site performed reasonably well against the Sustainability Appraisal Objectives for all proposed uses. In terms of the site's compatibility with the LDP Strategy the scoring reveals that the site should be allocated for employment use.

This site has also been considered as part of the Ebbw Vale Northern Corridor Strategic Site. The Ebbw Vale Sustainable Regeneration Framework prepared for this strategic site further assesses the sustainability of the proposed land uses for the area.

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes

V

Nο

abla

Comments

The site has been included in the Deposit LDP as part of the Ebbw Vale Northern Corridor mixed use allocation.

The nature conservation credentials have been taken into account through identifying a developable area for the site.

The Employment Background Paper justifies the need for allocating this site for employment use



Date: 03/05/2011

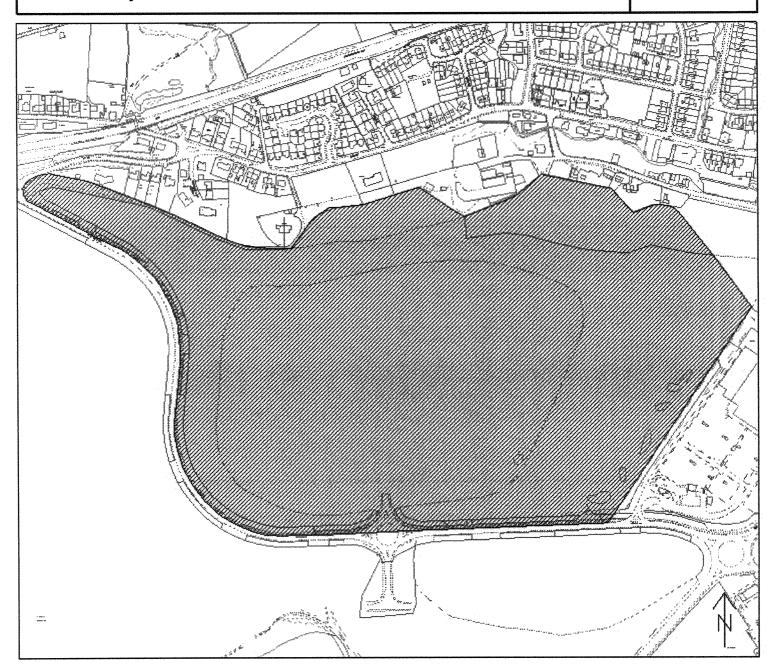
Blaenau Gwent Local Development Plan

Scale: 1:5000

Findings of the Candidate Site Assessment Process



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Site Number:

B13

Site Name:

Rhyd-y-Blew, Ebbw Vale

Site Area:

29.8 ha

Current Use:

Vacant

Proposed Use: (1) Employment (2) Local Nature Reserve

Site Number Site Name: Hub Area: Proposed Us	'The Works Ebbw Vale	, e Development		
Stage 1: Init	ial Planning A	Assessment		
Has the site	satisfied the	Initial Planning Asses	ssment?	
Yes		No		
The site was	granted plann			comprising residential, hospital, nd railway terminus in 2007
The site has b	een granted ou	is not satisfied the Initial planning permission . Therefore there is no ne	; therefore the princip	ole of mixed-use development at
Stage 6: Fin	alisation of s	ites for Deposit LDP		
Is the site in		Deposit LDP?		
Yes	☑	No		
Comments The site has be permission	een included in	the Deposit LDP as a mix	red use allocation to re	eflect the 2007 planning





Date: 28/04/2011

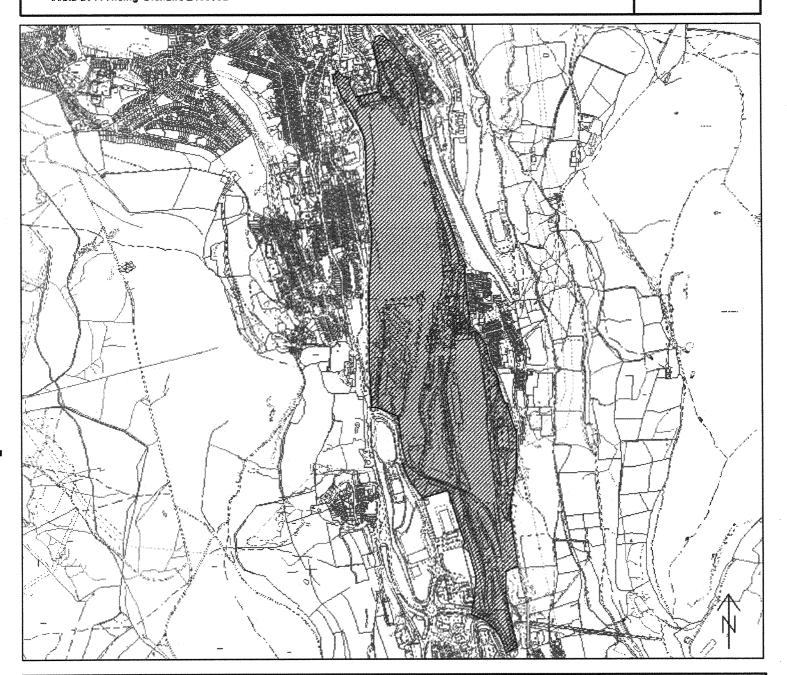
Blaenau Gwent Local Development Plan

Scale: 1:15500

Findings of the Candidate Site Assessment Process



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Site Number:

B14

Site Name:

The 'Works'

Site Area:

78 ha

Current Use:

Former Industrial land

Proposed Use: Mixed Use Development

Site Name:	Land Surrounding	Wetlands Building,	Festival Park	
Hub Area: Proposed Us	Ebbw Vale e: Residential			
Stage 1: Initia	al Planning Assessm	nent		
Has the site s	atisfied the Initial P	lanning Assessmeı	nt?	
Yes	\square	No		
Initial Plannir	ng Assessment Cond	clusions		
1	reviously developed la			
3	vell related to the existing	•		
	accessible by modes of			
	vell located in terms of o		ernational/national importance	for hiadivareity
▼ The develop	oment is acceptable in t	erms of flood risk	anadonarnadonal importance	To blodiversity
	•			
Justification i	f the site has not sa	tisfied the Initial PI	anning Assessment	
************	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		***************************************	• • • •
Stace 2: Evene	od Annanamania			
Stage 2: Expe	rt Assessments			
Highways Co		aterio (Caro de Caro d		
It is difficult to e	nvisage how access car	n be achieved due to the	he topography of the site in re	lation to access
achieved.	ever, subject to significa	ant earth works being o	completed, site access could	potentially be
Is the site acc	<u> </u>			
Yes	$\overline{\mathcal{A}}$	No		
D: 11 14 6				
Biodiversity C		county contact and in	lacelly designated as a OMA	
			locally designated as a SINC all pearl bordered fritillary, cu	
within 250m	protected appoints		in pean boldered intingry, ed	ckoo and graying
Presence of	diversity of habitats like	ely to support protecte	ed species such as woodland	, mature tress and
open water	- bats, breeding birds, o	otter and amphibians		
 Presence of Site has a 	on and LBAP priority r	iabitats and species – ctivity to surrounding	ponds, streams and galingale open countryside and ad	iscopt fields and
woodlands.	ou ourgius, comic	savity to samountaing	open countryside and ad	jacent lielus and
The periphe	ral mature tress should	be retained		

ie the eite acc				
Is the site acc	eptable /	5.4	F-76	
Yes		No	Ø	
Yes			I	
Yes Countryside a There are significant	nd Landscape Conc	lusions Integrity and conditi	on of the cultural landscape f	eatures of the
Yes Countryside a There are significarea. Residentia	nd Landscape Conc cant threats to the curre	clusions ent integrity and conditi e resisted because of	on of the cultural landscape for the cultural associations with	the Garden
Yes Countryside a There are significarea. Residentia	nd Landscape Conc cant threats to the curre	clusions ent integrity and conditi e resisted because of	on of the cultural landscape f	the Garden



Is the site a	acceptable1	?		
Yes		No	\square	
<u></u>				
		Conclusions		d viale and an arrange in the security of
There is pote	ential for cont	aminated land therefore a ground i	investigation an	d risk assessment is required
Is the site a	accontable	2		
			П	
Yes	(X)	No	L	
Additional	Comments			
1			or recreational	facility and a historic park, garden
and landscap				,,
<u> </u>				
la tha aita s	o o o o o to blo	for further consideration?		
	icceptable	for further consideration?	C21	
Yes	L	No		
Stage 6: Ei	nalication c	of sites for Deposit LDP		
otage v. m	iiaii3auvii C	or artes for Deposit EDF		
Is the site i	ncluded in	the Deposit LDP?		
Yes		No	\square	
				
Comments	***************************************			
The site has	not been incl	uded in the Deposit LDP for the fo	llowing reasons	•
The site i	s of high biod	diversity value in the county contex	t and is designa	ated as a SINC
		ite would also remove a trace of th	e inspired lands	scaping at the site of one of the
most suc	cessful Gard	en Festivals		



Date: 03/05/2011

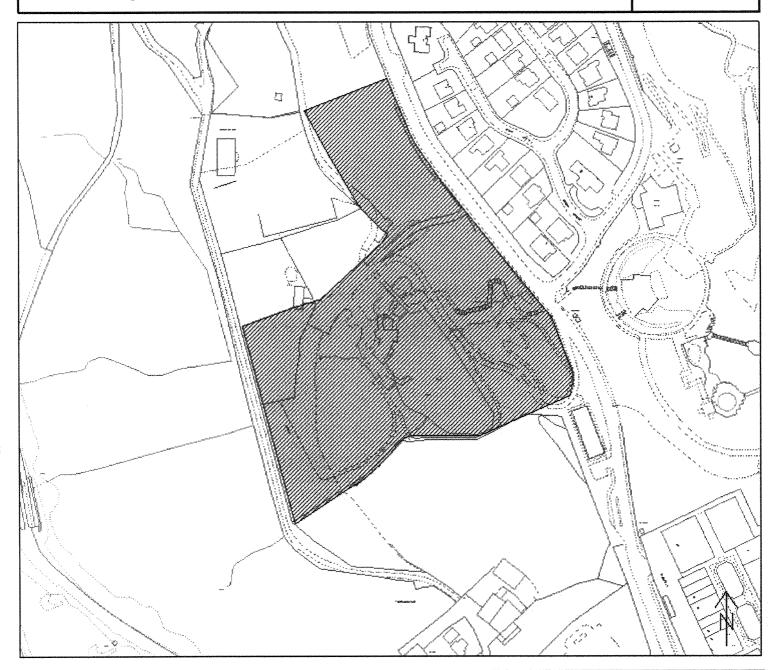
Blaenau Gwent Local Development Plan

Scale: 1:2500

Findings of the Candidate Site Assessment Process



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Site Number:

B15

Site Name:

Land Surrounding Wetlands Building, Festival Park

Site Area:

3.0 ha

Current Use:

Parkland and Fitness Centre

Proposed Use: Residential

Site Number: Site Name: Hub Area: Proposed Us	Lakeside Car Park	, Festival Park		
Stage 1: Initia	al Planning Assess	ment		
Has the site s	satisfied the Initial F	Planning Assessme	ent?	
Yes		No		
 The site is in the site is		and ement es other than the car as of community facilition eximity to an area of in	ternational/national impo	
	ocated in flood zone C in this flooding zone	2 of the TAN 15 Flood	maps – residential dev	elopment is not
	if the site has not s	atisfied the Initial F	Planning Assessmen	t
Highways Co	nclusions			
Existing car		facilitate two-way traf	fic flow and is not currer	ntly suitable for access for
	ne access road curr	ently serving as acc	cess to Augusta Park	can accommodate the
Is the site acc	eptable?			
Yes	☑	No		
within 250m Mature tree retained and Any develop Adjacent to	f protected species — o s and walling around d protected through a to ment to be concentrate	edge of site, particularee preservation order ree to north of site awa inal vegetation – resid	arly southern and western are the southern and western the lake	lary, cuckoo and grayling ern boundaries should be Id have potential impacts
Is the site acc				
	eptable?			
Yes	eptable? ☑ In Part	No		
Yes Countryside a	☑ In Part	clusions	ure economic ventures	within the park e.g. car
Yes Countryside a Concerns regard	in Part In Landscape Conding the loss of a facilit	clusions	ure economic ventures	within the park e.g. car

	Environmental Health Conclusions There is potential for contaminated land therefore a ground investigation and risk assessment is required					
ls the	e site acceptable?					
Yes	$\vec{oldsymbol{arphi}}$	No				
Addi	tional Comments		<u>-</u>			
is the	e site acceptable for furth	er consideration?				
Yes		No				
Stag	e 3: Consultation with Ap	propriate Bodies				
	ntryside Council for Wales omments received	s Comments				
⇒ S F A	lood Zones 2 or 3. This site s	FAN 15 Flood Risk Map hould be considered as u Gwent, to form a part uld be undertaken for t				
	norgan-Gwent Archaeolog neological restraint – former co		ments			
The	Coal Authority Comments					
	ossible/known shallow mine w					
	nderground workings: Yes					
	ecorded mine entries: No					
* C	oal mining geology issues: No)				
	ast surface mining: No					
• K	nown mine gas issues: 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

Previous coal mining related hazards: No

Water Supply: require off-site mainlaying from a point of adequacy on larger diameter/pressure watermains:



CADW No comme	nts received			
Is the site	acceptable fo	or further consideration?	·	

Stage 4: Assessment against the LDP Preferred Strategy

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



Stage 5: Assessment against the LDP Sustainability Objectives

	Objective	Score		
1				
		Relevant		
2	To increase levels of local employment and ensure distribution of	Not		
	opportunities	Relevant		
3	To enable the development of a strong tourism economy in Blaenau	Not		
	Gwent complementary to the regional offer	Relevant		
4	To enhance the viability and vitality of town centres	Green		
5	To meet identified housing need	Green		
6	To improve the quality of Blaenau Gwent's housing stock	Green		
7	To secure the delivery and maintenance of quality affordable housing	Green		
8	To improve educational attainment and increase skill levels	Not		
		Relevant		
9	To improve accessibility to education, leisure, employment, health, homes	Yellow		
	and community services for all sectors of the community			
10	To promote community health, social care and well-being	Not		
		Relevant		
11	To reduce crime, social disorder and fear of crime	Green		
12	Protect and enhance the Welsh culture	Not		
		Relevant		
13	To encourage modal shift from private transport to sustainable transport	Yellow		
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	<u> </u>		
17	To conserve soil resources and their quality	Green Green		
18	To reduce emissions of greenhouse gases, in particular carbon dioxide			
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	Red		
	flooding	<u> </u>		
22	To promote the use of sustainably sourced products and resources	Green Green		
23	To increase energy efficiency and generation and use of renewable			
	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	Yellow		
	necessary			
	Score	29		

Is the site compatible with the Preferred Strategy and Sustainability Objectives?							
Yes		No					
Comments							
The site performs poorly 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 i	in the Deposit LDP?		
Yes		No	\square	

Comments

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

- The site performs poorly with the Preferred Strategy and Sustainability Objectives when compared to other sites proposed for residential use
- The site is wholly located in flood zone C2 residential development is not acceptable in this flood zone
- The site has some biodiversity value
- There are concerns regarding the loss of a facility that may support future economic ventures within the park





Date: 27/04/2011

Blaenau Gwent Local Development Plan

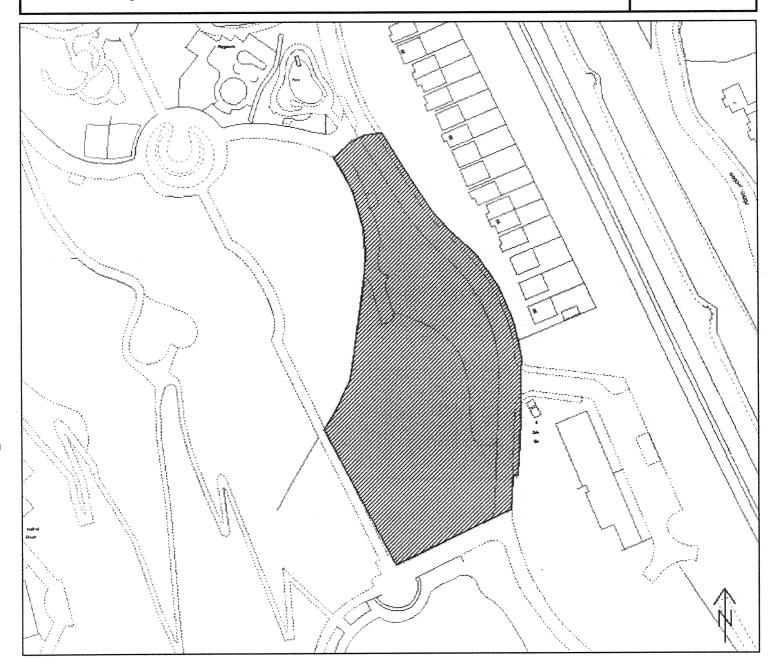
Scale: 1:1250

Findings of the Candidate Site Assessment Process



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Site Number:

B16

Site Name:

Lakeside Car Park, Festival Park, Ebbw Vale

Site Area:

0.59 ha

Current Use:

Car Park

Proposed Use: Residential

Site Number: B17 Site Name: Former site of Tropical Plant House, Festival Park Hub Area: **Ebbw Vale** Proposed Use: Residential Stage 1: Initial Planning Assessment Has the site satisfied the Initial Planning Assessment? Yes ablaNo **Initial Planning Assessment Conclusions** The site is previously developed 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** Access road at the north end of the site is unsuitable for residential development in both design and construction. Existing public highway fronting the site is at a higher level than the site. This makes vehicular access to any development difficult given the steeply sloping nature of the site Is the site acceptable? **V** Yes No **Biodiversity Conclusions** Presence of protected species - bats within 500m and 250m, grayling and small pearl bordered fritillary butterfly within 250m Mature trees along southern boundary to site which need to be retained and protected - forms an important wildlife corridor and potential habitat for protected species such as breeding birds and bats. The 2 mature trees along eastern boundary also need protection. Appropriate natural buffer to be provided to hedgerow. Is the site acceptable? M Yes No **Countryside and Landscape Conclusions** Site falls within Historic Park and Landscape UDP designation (EN10 (G)) Is the site acceptable? Yes M П No



Environmental Health Conclusions There is potential for contaminated land therefore a ground investigation and risk assessment is required							
Is the site acceptable?							
Yes	E.	No	u				
Additional C	omments						
Is the site acceptable for further consideration? Yes ☑ No □							
Stage 6: Fin	alisation of sites for I	Deposit LDP					
Is the site in	cluded in the Deposi	it LDP?					
Yes		No	☑				
	included in the Deposit I this site can be achieved		Authority consider that it is difficult to envisage hy of the land				



Date: 27/04/2011

Blaenau Gwent Local Development Plan

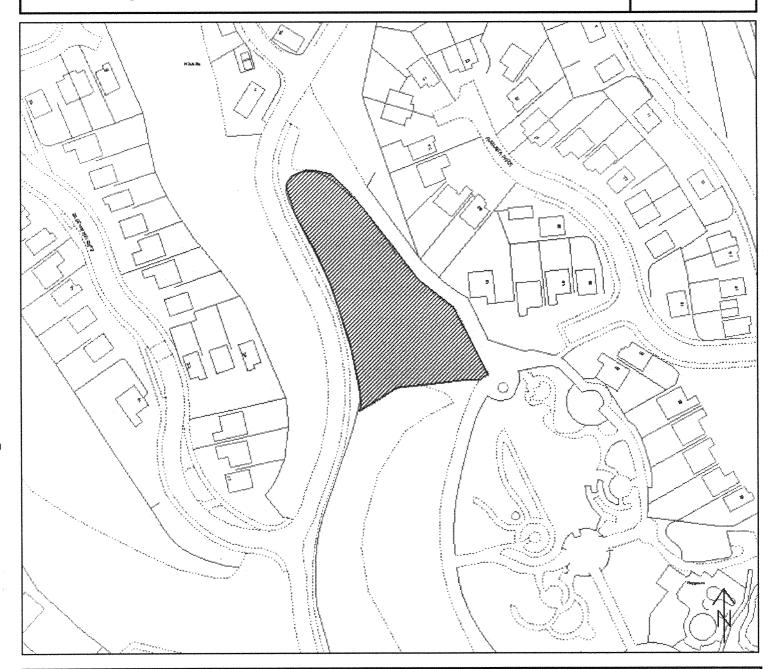
Scale: 1:1250

Findings of the Candidate Site Assessment Process



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Regeneration Division



Site Number:

B17

Site Name:

Former Site of Tropical Plant House, Festival Park

Site Area:

0.2 ha

Current Use:

Vacant

Proposed Use: Residential

Site Number: B18 Site Name: Cwm Slopes, Festival Park Hub Area: **Ebbw Vale Proposed Use: Residential** Stage 1: Initial Planning Assessment Has the site satisfied the Initial Planning Assessment? \square Yes No **Initial Planning Assessment Conclusions** The site is Greenfield land (as defined in Figure 4.1 of PPW 2011) Part of the site is out of settlement and part is within the existing settlement The site is not accessible by modes other than the car The site is not well located in terms of community facilities The site is not located in close proximity to an area of international/national importance for biodiversity The site is predominantly located in flood zone C2 and partially in flood zone B as defined by TAN 15 residential development is unacceptable in zone C2 Justification if the site has not satisfied the Initial Planning Assessment Stage 2: Expert Assessments **Highways Conclusions** It is difficult to envisage how access can be achieved to serve a residential development as the parcel of land lies a considerable distance from the existing public highway network Is the site acceptable? Yes П V No **Biodiversity Conclusions** The site is designated as a SINC Presence of protected species - barn owl on site, otter within 250m Forms part of important green wedge between Ebbw Vale and Cwm preventing calescence of settlements Site supports diversity of habitats including mature broadleaved woodland, running water and semi natural grassland Forms integral part of wider ecological network of valuable habitats - grassland, woodland, river corridor Is the site acceptable? Yes 团 No **Countryside and Landscape Conclusions** The site lies within the historic park boundary (policy EN10 of the UDP) The site should be retained as the site maintains a buffer between Cwm and the Garden Festival site Is the site acceptable? Yes No M

Environmental Health Conclusions There is potential for contaminated land therefore a ground investigation and risk assessment is required							
Is the s	ite acceptable?						
Yes		No					
Additional Comments The site is very steep in places Well used as recreational route via a footpath between the Festival site and village of Cwm							
Is the si	Is the site acceptable for further consideration? Yes □ No ☑						
Stage 6	: Finalisation of s	ites for Deposit LDP					
Is the si	ite included in the	Deposit LDP?					
Yes		No					
 The second The second The second 	is not included in the site cannot be accessork site forms part of imperments site is well used as a		onsiderable distand	ce from the public highway wm preventing calescence of			

The site is predominantly located in flood zone C2 - residential development is not acceptable in this



Date: 27/04/2011

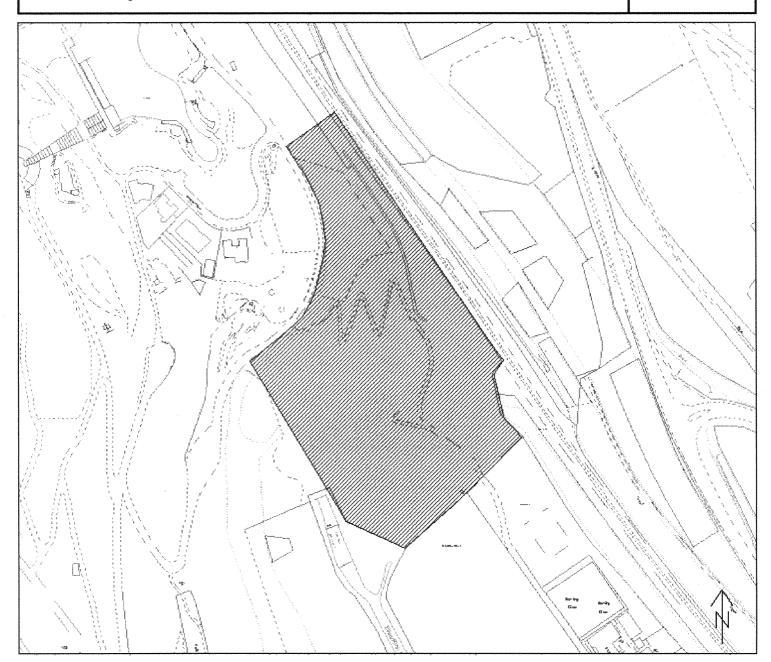
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Scale: 1:2500

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Site Number:

B18

Site Name:

Cwm Slopes, Festival Park

Site Area:

2.6 ha

Current Use:

Parkland

Proposed Use: Residential

Site Number: B19 Site Name: Vacant site Adj Respite Care Centre, Festival Park **Ebbw Vale** Hub Area: Proposed Use: Residential Stage 1: Initial Planning Assessment Has the site satisfied the Initial Planning Assessment? Yes 团 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 located predominantly in zone C2 of the TAN 15 Flood maps and partially in zone B residential development is unacceptable in zone C2 Justification if the site has not satisfied the Initial Planning Assessment Stage 2: Expert Assessments **Highways Conclusions** Private access roadway will need to be upgraded to achieve access requirements Existing highway network infrastructure serving the Garden Festival site can accommodate the development proposal Is the site acceptable? \square Yes No П **Biodiversity Conclusions** Presence of protected species - otter, bat, small pearl bordered fritillary, cuckoo and grayling within Any development to be kept to areas of hard standing retaining mature trees/hedgerows features to north and if possible western boundaries Is the site acceptable? ☑ In Part Yes П No **Countryside and Landscape Conclusions** Extensive tree coverage Strong characteristics of the Garden Festival site will be degraded by the introduction of housing Is the site acceptable? Yes V No



Environmental Health Conclusions There is potential for contaminated land therefore a ground investigation and risk assessment is required					
Is the site acceptable?					
Yes 🗹	No				
_	7.10				
Additional Comments					
Well used community link through to	railway which should be i	retained			
,,,					
Is the site acceptable for furt	her consideration?				
Yes 🗹 In Part	No	П			
ies Emilait	140	—			
Stage 3: Consultation with Appr	ensista Dadisa				
Stage 3. Consultation with Appl	oblige pones				
Countryside Council for Wales	Commonto				
No comments received	Comments				
No comments received					
Environment Agency Wales Cor	n m a n é a				
		referred to reader TANI 45. It also lies within			
		referred to under TAN 15. It also lies within part of a SFCA, to form part of your evidence			
base or undertake a FCA.	snould be considered as	part of a SPCA, to form part of your evidence			
	ad land use is unknown	You may wish to request that a proliminary risk			
assessment be undertaken to est		You may wish to request that a preliminary risk			
assessment be undertaken to est	applantile hak to controll	ed waters at the site.			
Glamorgan-Gwent Archaeologic	al Truck I td Commo	40			
Archaeological Restraint - Former rail		its			
Archaeological Restraint - Former fail	way cutting, in-filled.				
The Coal Authority Comments					
The Coal Authority Comments	diana. Van				
Possible/known shallow mine wor	Kings: Yes				
Underground workings: Yes					
Recorded mine entries: No					
Coal mining geology issues: No					
Past surface mining: No					
 Known mine gas issues: No 					
 Previous coal mining related haza 	ards: No	· ·			

Welsh Water Comments

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



CADW No comm	nents received			
Is the si Yes	te acceptable foi ☑	further consideration?		

Stage 4: Assessment against the LDP Preferred Strategy

	Objective The Control of the Control	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	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	Not Relevant
2	To increase levels of local employment and ensure distribution of opportunities	Not Relevant
3	To enable the development of a strong tourism economy in Blaenau Gwent complementary to the regional offer	Not Relevant
4	To enhance the viability and vitality of town centres	Green
5	To meet identified housing need	Green
6	To improve the quality of Blaenau Gwent's housing stock	Green
7	To secure the delivery and maintenance of quality affordable housing	Green
8	To improve educational attainment and increase skill levels	Not Relevant
9	To improve accessibility to education, leisure, employment, health, homes and community services for all sectors of the community	Yellow
10	To promote community health, social care and well-being	Not Relevant
11	To reduce crime, social disorder and fear of crime	Green
12	Protect and enhance the Welsh culture	Not Relevant
13	To encourage modal shift from private transport to sustainable transport	Yellow
14	To protect and enhance biodiversity across Blaenau Gwent	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	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	Red
	Score Score	27

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

Comments

The site performs poorly with the Preferred Strategy and Sustainability Objectives 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	Deposit LDP? No		
The start The st	s not included in the trong characteristics ite is predominantly zone		ite will be degraded by C2 – residential deve	y the introduction of housing lopment is not acceptable in this





Date: 27/04/2011

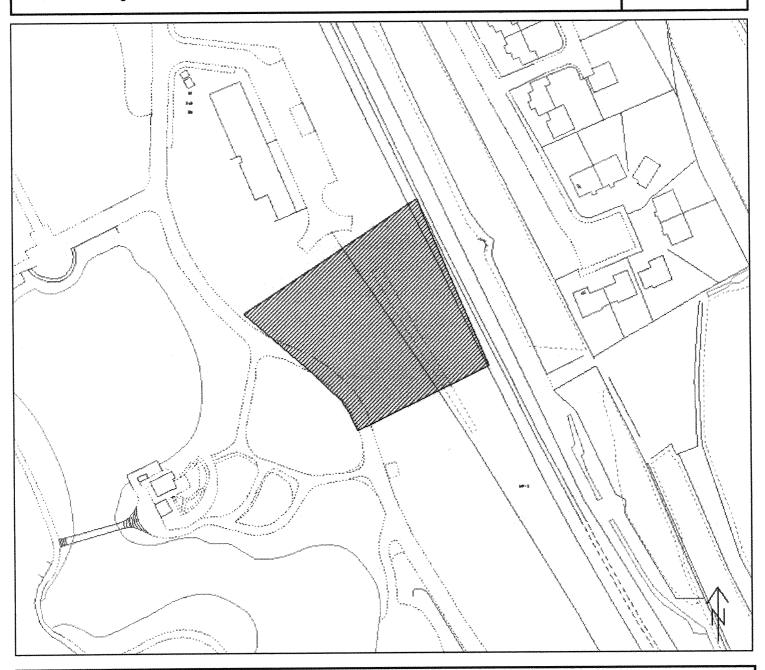
Blaenau Gwent Local Development Plan

Scale: 1:1250

Findings of the Candidate Site Assessment Process



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Site Number:

B19

Site Name:

Vacant Site Adj Respite Care Centre, Festival Park

Site Area:

0.32 ha

Current Use:

Vacant

Proposed Use: Residential

Site Number Site Name: Hub Area: Proposed Us	Highlands Road, B		Reserv	/e		
Stage 1: Initi	al Planning Assessn	nent				
Has the site	satisfied the Initial P	lanning Asses	sment'	?		
Yes	\square	No				
 The site is 	ng Assessment Con Greenfield land (as definition of accessible by mode not well located in terms not located in close proportion is acceptable in the	ned in Figure 4.1 ement s other than the community factoring to an area of	ar cilities of intern	/ 2011) national/national importance for biodiversity		
*************	if the site has not sa	atisfied the Initi	al Plar	nning Assessment		
Highways Co Good highway		Iready serves Bla	en Cen	dl, which could be extended to serve the site		
Is the site ac	ceptable?					
Yes	Ø	No				
Biodiversity Conclusions Site lies within Beaufort Hills Pond and Woodlands SINC and LNR Presence of protected species – otter within 500m, toad, frog within 250m Site supports rich diversity of habitats – planted woodland, rush pasture, dwarf scrub heath which is likely to provide habitat for protected species such as breeding birds Range of UK and LBAP habitats of national and local importance – dwarf scrub heath, rush pasture Forms part of the Borough valuable open space network						
Is the site acceptable? Yes ☑ Local Nature Reserve No ☑ Residential						
Open landVisual and	and Landscape Conto three sides landscape concerns regularity with LNR propos	arding proposal -	•	•		
Is the site acc	ceptable?	No		☑ Residential		
						



Environmental Health Conclusions							
There is potential for contaminated land, therefore a ground investigation and risk assessment is required							
is the site acceptable?							
Yes 🗹	No	L					
Additional Comments							
 The land rises to the north and conta 	ins a number of di	rainage ditches					
Currently being used as a recreations	al facility by dog w	valkers					
The site is located in Parc Nant y Wa	un						
is the site acceptable for further co	nsideration?						
Yes 🗹	No						
Stage 3: Consultation with Appropr	riate Bodies						
Countryside Council for Wales Cor	nments						
No comments received							
Environment Agency Wales Comm	ents						
		from development by a 5 metre buffer zone					
• The site lies on a minor aquifer	, , , , , , , , , , , , , , , , , , ,	,					
Glamorgan-Gwent Archaeological	Trust Ltd Comr	ments					
Archaeological Restraint - old coal level							
The Coal Authority Comments							
 Possible/known shallow mine working 	gs: Yes						
 Underground workings: No 	-						
 Recorded mine entries: Yes 							
 Coal mining geology issues: No 							
Past surface mining: No							
 Known mine gas issues: No 							

Welsh Water Comments

Previous coal mining related hazards: No

- Sewerage: No problems are envisaged with the public sewerage system for domestic foul discharge from this development
- Sewerage Treatment: No problems are envisaged at the receiving WWTW to accommodate the domestic foul flows from this development.
- Water Supply: This site would require off-site mainlaying from a point of adequacy on larger diameter/pressure watermains. Where off-site watermains are required, these can be provided under a water requisition scheme, the costs borne by potential developers.



CADW No comments received									
Is the sit	e acceptable for ☑	further consideration No	?						
Propose	ed Use: (1) Resi	dential							

Stage 4: Assessment against the LDP Preferred Strategy

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



Stage 5: Assessment against the LDP Sustainability Objectives

	Objective	Score
1	To promote economic growth and strengthen and diversify the economy	Not
		Relevant
2	To increase levels of local employment and ensure distribution of	Not
	opportunities	Relevant
3	To enable the development of a strong tourism economy in Blaenau	Not
	Gwent complementary to the regional offer	Relevant
4	To enhance the viability and vitality of town centres	Green
5	To meet identified housing need	Green
6	To improve the quality of Blaenau Gwent's housing stock	Green
7	To secure the delivery and maintenance of quality affordable housing	Green
8	To improve educational attainment and increase skill levels	Not Relevant
9	To improve accessibility to education, leisure, employment, health, homes	Green
	and community services for all sectors of the community	
10	To promote community health, social care and well-being	Not
		Relevant
11	To reduce crime, social disorder and fear of crime	Green
12	Protect and enhance the Welsh culture	Not
		Relevant
13	To encourage modal shift from private transport to sustainable transport	Green
14	To protect and enhance biodiversity across Blaenau Gwent	Red
15	To conserve and enhance the heritage assets of Blaenau Gwent and their	Green
	settings	
16	To make the best use of previously developed land and existing buildings	Red
	to minimise pressure for greenfield development, where this will not result	
	in damage or loss to biodiversity	
17	To conserve soil resources and their quality	Green
18	To reduce emissions of greenhouse gases, in particular carbon dioxide	Green
19	To reduce waste generation and maximise reuse and recycling	Green
20	To maintain air quality	Green
21	To maintain current low levels of vulnerability of all development to	Green
	flooding	
22	To promote the use of sustainably sourced products and resources	Green
23	To increase energy efficiency and generation and use of renewable 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	Red
	necessary	
	Score	39



Proposed Use: (2) Local Nature Reserve

Stage 4: Assessment against the LDP Preferred Strategy

	Objective to the state of the s	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 Support and deliver the regeneration of the former Ebbw Vale steelworks	Not
٦	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	Relevant
	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 needs and attract people to the area	Not Relevant
8	Improve accessibility to services through the promotion of sustainable	Not
	modes and transport, particularly, public transport, walking and cycling.	Relevant
9	Improve education levels and skills through supporting infrastructure	Not
	development of the Learning Campus, new schools and integrated	Relevant
	education services, including life-long learning	
10	Create an accessible network of green open spaces and high quality	Green
	leisure infrastructure to promote participation in sport and active recreation	
11	to improve health and well-being	Green
	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	Green
'-	Blaenau Gwent through the identification of ecological corridors	
13	Raise the standard of design to improve the quality of the physical and	Green
	natural environment; and protect and enhance Blaenau Gwent's historic	***
	and cultural environment.	
14	To minimise further climate change contributions and mitigate its predicted	Green
	effects on the county Borough	
	Score Score	15



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	Green
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	Not Relevant
9	To improve accessibility to education, leisure, employment, health, homes and community services for all sectors of the community	Not Relevant
10	To promote community health, social care and well-being	Not Relevant
11	To reduce crime, social disorder and fear of crime	Not Relevant
12	Protect and enhance the Welsh culture	Green
13	To encourage modal shift from private transport to sustainable transport	Not Relevant
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	Not Relevant
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	Not Relevant
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	36

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

Comments

The site performed reasonably well against the Preferred Strategy and Sustainability Objectives when compared to other sites proposed for both uses. However, in terms of compatibility with the LDP strategy the site performed better as a nature reserve site than for residential development.



Stage 6: Finalisation of sites for Deposit LDP

Is the site	e included in the	Deposit LDP? No				
			esidential purposes bu	ut has been left as open space		
It is considered that the site is compatible with the LDP strategy if left as open space outside the settlement boundary due to the site's high ecological value and being designated as a SINC and LNR						



Date: 03/05/2011

Blaenau Gwent Local Development Plan

Scale: 1:2500

Findings of the Candidate Site Assessment Process



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Regeneration Division



Site Number:

B20

Site Name:

Highlands Road, Beaufort

Site Area:

2.0 ha

Current Use:

Open Space

Proposed Use: (1) Residential (2) Local Nature Reserve

Site Name: Waunlwyd School **Ebbw Vale** Hub Area: 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 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** Although the access can facilitate two-way traffic flow at present, its location, design and construction would need to be upgraded and improved to meet modern day standards The existing access road serving Hillside Terrace needs to be upgraded, namely highway widening and new footway links Is the site acceptable? \square П Yes No **Biodiversity Conclusions** Presence of protected species - possibly bats/ breeding birds within building and present within the surrounding area Retention of mature tree Adjacent to area of unimproved acid grassland to east. Will require sensitive treatment of boundary to prevent damage to this area Old boundary walls should be retained - support cracks/ crevices for plants (ferns like spleenwort) and birds Is the site acceptable? M П Yes No **Countryside and Landscape Conclusions** The site is suitable for intended purpose Is the site acceptable? V П Yes No

Site Number: B21



Environmental Health Conclusions					
The site is suitable for intended purpose					
Is the site acceptable?					
Yes 🗹 No					
Additional Comments					
Is the site acceptable for further consideration?					
Yes No	П				
169 EJ IAO	ы				
Stage 3: Consultation with Appropriate Bodies					
Countryside Council for Wales Comments					
No comments received					
Environment Agency Wales Comments					
Minor aquifer on site					
The Coal Authority Comments					
Possible shallow mine workings: No					
Underground workings: No December with a particle No.					
Recorded mine entries: No					
 Coal mining geology: No Past surface mining: No 					
 Past surface mining: No Known mine gas issues: No 					
 Previous coal mining related hazards: No 					
Glamorgan-Gwent Archaeological Trust Ltd Comme	nts				
Archaeological restraint – none known					
Welsh Water Comments					
Sewerage: Parts of the public sewerage network suffer from the public sewerage ne	om hydraulic overloading				
 Sewerage Treatment: No problems 					
 Water Supply: Require off site mainlaying from a point of 	adequacy on larger diameter/pressure				
watermains					
CADW					
No comments received					
In the older appearable for friendly an arraid and a con-					
Is the site acceptable for further consideration?					
Yes ☑ No	Ц				



Stage 4: Assessment against the LDP Preferred Strategy

	Objective	Score
1	Develop Ebbw Vale as the main service and retail hub for the County	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	81.4
3	Support and deliver the regeneration of the former Ebbw Vale steelworks	Not
	ensuring that the benefits are spread across the County Borough	Relevant
4	Increase economic activity through facilitating diversification of the	Not
	economic base and support for the manufacturing sector by encouraging specialisation	Relevant
5	Provide a range of employment sites and premises to meet the needs of	Not
	businesses of all sizes in manufacturing, the technological and service sectors	Relevant
6	Stem out migration and attract people to the area to create a more	Green
٥	balanced population	Oreen
7	Provide a range of types and tenures of new homes to meet local housing	Green
'	needs and attract people to the area	O.CC.
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	
	education services, including life-long learning	
10	Create an accessible network of green open spaces and high quality	Question
	leisure infrastructure to promote participation in sport and active recreation	Mark
	to improve health and well-being	
11	Capitalise on the unique landscape and natural heritage, foster	Not
	sustainable tourism and promote community pride	Relevant
12	Protect, enhance and manage the diversity of the biodiversity resource of	Green
	Blaenau Gwent through the identification of ecological corridors	
13	Raise the standard of design to improve the quality of the physical and	Green
	natural environment; and protect and enhance Blaenau Gwent's historic	
	and cultural environment.	
14	To minimise further climate change contributions and mitigate its predicted	Green
	effects on the county Borough	
	Score Score	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	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.	49

Is the sit	te compatible	with the P	referred	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

Is the site in Yes	cluded in the	e Deposit LDP? No	Ø	
been included	in the Depos		ue to the fact that	ability Appraisal, the site has not the site can only accommodate in the boundary walls.
However the sapplication pro		within the settlement bour	ndary and could con	me forward through the planning





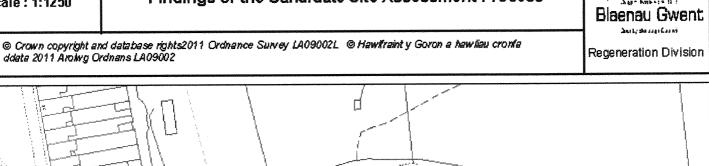
Date: 27/04/2011

Blaenau Gwent Local Development Plan

Scale: 1:1250

Findings of the Candidate Site Assessment Process







Site Number:

B21

Site Name:

Waunlwyd School

Site Area:

0.39 ha

Current Use:

School

Proposed Use: Residential

Site Number Site Name: Hub Area: Proposed Us	: B22 Land north of Ysbyt Ebbw Vale se: Residential	ti Tri Cwm, Colle	ege Road	
Stage 1: Initi	al Planning Assessm	ent		
Has the site	satisfied the Initial PI	anning Assessi	ment?	
Yes		No		
The site isThe site isThe site is	ng Assessment Conc previously developed lan within the existing settler accessible by modes oth well located in terms of c	nd ment er than the car	3	
	not located in close proxi pment is acceptable in to		international/natio	onal importance for biodiversity
Justification	if the site has not sa	tisfied the Initia	l Planning Asse	essment
Stage 2: Exp	ert Assessments			
	ad can accommodate pro n existing junction with go			infrastructure improvement works unction which could be utilised to
Is the site ac Yes	ceptable? ☑	No		
Forms partHedgerows	of protected species – bat of the Borough's network along southern and wes	k of natural open s tern boundaries th	at need protecting	grazed fields g and appropriate buffering d mature trees that need to be
Is the site ac	ceptable? ☑ In Part	No		
The site lies	and Landscape Conc s within 100m of a site of solated site that would be	Special Historic In		ach to Ebbw Vale
Is the site acc	ceptable?	No	\square	



Environmental Health Conclusions There is potential for contaminated land therefore a ground investigation and risk assessment is required There is also potential for noise pollution therefore a noise assessment is required Is the site acceptable? $\overline{\mathbf{Q}}$ Yes No **Additional Comments** Planning permission was granted in 2008 for 41 extra care houses for the elderly Is the site acceptable for further consideration? 図 Yes No Stage 6: Finalisation of sites for Deposit LDP Is the site included in the Deposit LDP? \square Yes No Comments The site is identified in the Plan as a housing commitment to reflect the 2008 planning permission



Date: 27/04/2011

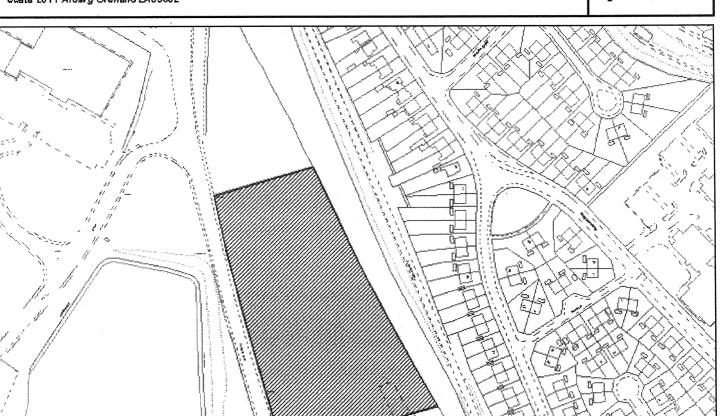
Blaenau Gwent Local Development Plan

Scale: 1:2500

Findings of the Candidate Site Assessment Process



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Site Number:

B22

Site Name:

Land North of Ysbyti Tri Cwm, College Road

Site Area:

1.5 ha

Current Use:

Vacant

Proposed Use: Residential

Site Name: Hub Area: Proposed Us	Land at Park View, Ebbw Vale e: Residential	Beaufort		
Stage 1: Initial Planning Assessment				
Has the site satisfied the Initial Planning Assessment?				
Yes		No		
 The site is 	ng Assessment Congreenfield land (As define within the existing settle accessible by modes of well located in terms of not located in close proposed in the second present is acceptable in the second control of the second	ned in Figure 4.1 of ement her than the car community facilities kimity to an area of	, 1	importance for biodiversity
Justification if the site has not satisfied the Initial Planning Assessment				
Stage 2: Expert Assessments				
Highways Conclusions The site can be accessed either via Park View or Primitive Place. Both means of access roadways are recognised to be sub-standard in design and construction. Neither access roadways can be upgraded to accommodate the proposal.				
Is the site acceptable?				
Yes		No	\square	
 Presence of supporting Site supporting Site supporting Site supporting Site supporting Site supporting Presence of Forms parting increases if fragmentati 	designated as a SINC f protected species – but protected species such ts UK and LBAP priority ts mosaic of habitats – value ts wildlife corridor and both sites. If mature trees If of a wider ecological	as bats/ breeding by habitats – dwarf so dense scrub, semi-stepping stones – all complex of woo habitat loss to devel	irds on site crub heath improved grassland, stream links to Afon dland, grassland and elopment would resu	nin 250m and potential habitat and dwarf scrub heath of high Ebbw and mature hedgerows d hedgerow features which It in habitat degradation and
Is the site acc	ceptable?	No		

Site Number: B23



Access to rVisual impa	and Landscape Con natural green space act kisting vegetation	clusions		
Is the site ac	ceptable? ☑ In Part		· ·	
Yes	I In Part	No	Ц	
	al Health Conclusio ial for contaminated lan		stigation and risk assessment is requ	uired
Is the site ac	ceptable?			
Yes	Ø	No		
Additional Conference of Ja		te which requires treatmen	nt	
Is the site ac	ceptable for further	consideration?		***************************************
Yes	Ġ	No	\square	
Stage 6: Fina	llisation of sites for	Deposit LDP		
Is the site inc	luded in the Deposi	t LDP?		
Yes		No	\square	
The access accommodThe site is	s roadways are substan ate the proposal Greenfield land	LDP for the following reason dard in design and construent and is designated as a SI	uction and cannot be upgraded to	



Date: 27/04/2011

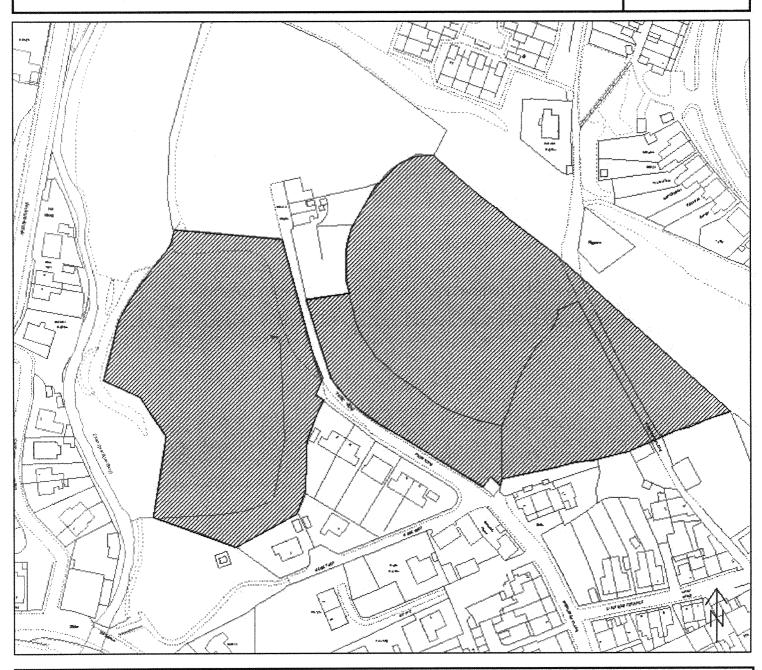
Biaenau Gwent Local Development Plan

Scale: 1:1650

Findings of the Candidate Site Assessment Process



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Site Number:

B23

Site Name:

Land at Park View, Beaufort

Site Area:

2.38 ha (combined)

Current Use:

Grazing

Proposed Use: Residential

Site Name: Land adjacent to The Castle, Rassau Road, Rassau **Ebbw Vale** Hub Area: 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 within the existing settlement The site is not accessible by modes other than the car The site is not well located in terms of community facilities The site is not located in close proximity to an area of international/national importance for biodiversity The development is acceptable in terms of flood risk Justification if the site has not satisfied the Initial Planning Assessment Stage 2: Expert Assessments **Highways Conclusions** Access to the site can only be achieved via Rassau Road Is the site acceptable? V Yes No **Biodiversity Conclusions** Presence of protected species - kestrel, and potential habitat supporting protected species - dense scrub/woodland with potential for bats/breeding birds Forms an integral part of a strategic ecological corridor adjacent to the A465 linking and overlapping with candidate site B35 and north to south between moorland and Bryn Serth Forms part of Borough's natural open space - previously grazed land which has reverted to scrub and mature trees Includes a community pathway link, walling features and woodland planting as screening along the Rassau Industrial Estate which should be retained Is the site acceptable? Yes V No **Countryside and Landscape Conclusions** The site lies within 100m of a site of Special Historic Interest Landscape infrastructure at entrance to Rassau Industrial Estate Is the site acceptable? Yes \square No

Site Number: B24



Environmental Health Conclusions There is potential for noise nuisance from traffic						
ls	the site acceptable?				,	
Ye	وتم		No			
,		**************************************				
Ad	ditional Comments					
	the site acceptable for f	urther conside	ration?			
Ye	s 🗹	No				
Sta	ge 3: Consultation with	Appropriate E	Bodies			
	untryside Council for W comments received	/ales Commen	ts			
The	vironment Agency Wale e site is located on a minor a lertaken to establish the risk	quifer. You may			ninary risk assessment is	
Th	e Coal Authority Comm	onto				
	Possible shallow mine work					
	Underground workings: No	-				
0.	Recorded mine entries: No					
	Coal mining geology: No					
*	Past surface mining: No	_				
*	Known mine gas issues: No Previous coal mining relate					
	Trevious coal mining relate	d nazards. NO				
	marray Cwart Arabaa	plesies Truck	14400000			
3	morgan-Gwent Archae haeological Restraint – non	-	Ltu Comm	ents		
181	Ish Water Comments					
446		sed by nublic sev	ver(s) Prote	ctive measures	or a diversion of these assets	
	may be required.	sed by public sew	rei(a). Fible	Clive illeasures	of a diversion of these assets	
ø	Sewerage Treatment: No p					
9	Water Supply: require off-s watermains. The site is crobe required.				arger diameter/pressure or a diversion of these assets may	
		MS 4 D 5 S station Agrico state - removed at train statistics - according to the state of				
C A	CADW					
	comments received					
	the site acceptable for		ideration [•]	?		
Ye	s ☑	No		Ш		



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	Bi-4
3	Support and deliver the regeneration of the former Ebbw Vale steelworks ensuring that the benefits are spread across the County Borough	Not Relevant
4	Increase economic activity through facilitating diversification of the	Not
7	economic base and support for the manufacturing sector by encouraging	Relevant
	specialisation	Rolevant
5	Provide a range of employment sites and premises to meet the needs of	Not
	businesses of all sizes in manufacturing, the technological and service	Relevant
	sectors	
6	Stem out migration and attract people to the area to create a more	Green
	balanced population	
7	Provide a range of types and tenures of new homes to meet local housing	Green
8	needs and attract people to the area	\
0	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	Green
	development of the Learning Campus, new schools and integrated	Oldell
	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	Red
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 and cultural environment.	
14	To minimise further climate change contributions and mitigate its predicted	Green
'~	effects on the county Borough	Oldell
	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	Yellow
	and community services for all sectors of the community	
10	To promote community health, social care and well-being	Not
		Relevant
11	To reduce crime, social disorder and fear of crime	Green
12	Protect and enhance the Welsh culture	Not
		Relevant
13	To encourage modal shift from private transport to sustainable transport	Yellow
14	To protect and enhance biodiversity across Blaenau Gwent	Red
15	To conserve and enhance the heritage assets of Blaenau Gwent and their	Green
	settings	
16	To make the best use of previously developed land and existing buildings	Red
	to minimise pressure for greenfield development, where this will not result	
	in damage or loss to biodiversity	
17	To conserve soil resources and their quality	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	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 Score	25

Is the site compatib	ole with the	Preferred	Strategy and	Sustainability (Objectives?
Yes		No		$\overline{\mathbf{Q}}$	

Comments

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



Stage 6: Finalisation of sites for Deposit LDP

is the sit	te included in the	Deposit LDP?		
Yes		No		
Comme	nts			
		Deposit LDP for the following	reasons:	
	ite performs poorly proposed for resider		stainability Objectives when compared	to other
The s	ite is Greenfield with	n ecological value		
The s	ite has landscape va	alue		
a Thos	ite is not well locate	d in terms of community facility	lies and public transport	





Date: 27/04/2011

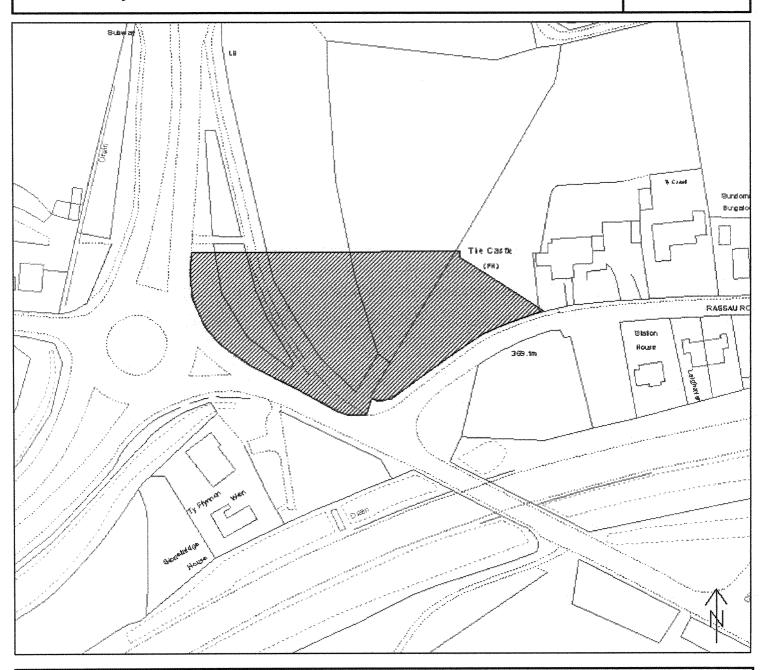
Blaenau Gwent Local Development Plan

Scale: 1:1250

Findings of the Candidate Site Assessment Process



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Site Number:

B24

Site Name:

Land Adjacent to the Castle, Rassau Road, Rassau

Site Area:

0.4 ha

Current Use:

Vacant

Proposed Use: Residential

-	te Name: ub Area:	Rassau Extension Ebbw Vale	West			
Pı	oposed Us	e: Employment				
St	age 1: Initia	al Planning Assessi	ment			
На	s the site :	satisfied the Initial F	Planning Ass	sessment1	?	
Ye	es	\square	No			
In	itial Plannii	ng Assessment Cor	nclusions			
*		Greenfield land				
0		within the existing settle				→
*		not well located in term			travel to the car	
8		not well located in term			_4:1(4:1	
*		pment is acceptable in			ational/national	importance for biodiversity
	stification	if the site has not s	atisfied the	Initial Dlan	ning Assass	ment
			*************		iiiiig Adacaa	
St	age 2: Exp	ert Assessments				
Hi	ghways Co					
*	The current	t access is via a track, v	which cannot f	acilitate the	development	
0		alling Scheme	oe directiy am	ected and r	nence governe	d by the A465 Heads of the
ls	the site ac	ceptable?				
Υe	es .		No			
Bi	odiversity (Conclusions			**************************************	
0		designated as a SINC (
		cons National Park ab				
9						m of site and presence of
		porting protected species				grandand durant serub booth
8						grassland, dwarf scrub heath and key route to Bryn Serth
		nd in the north	ai comidor betw	reen Nassa	u anu Treuegai	and key route to bryn Seith
8	 Site possesses high ecological connectivity to neighbouring countryside to north and protected habitats such as streams and rush pasture 					
	Site suppor wildlife valu		rridors – strea	ms and dry	stone walling fe	eatures which increases its
0	Site suppor	ts the source of the Na	nt Melyn Brool	k and its ma	nny tributaries fl	ow across the site
ls	the site acc	ceptable?				
Ye			No		\square	

Site Number: **B25**



-	e and Landscape C	onclusions		
	pecial historic interest	h fiold mettors		
•	historic landscape wit sual impact	n neid pattern		
* OCVOIC VI.				
Is the site a	cceptable?			
Yes		No		
	ntal Health Conclus ntial for noise light and			
Is the site a	cceptable?			
Yes	卤	No		
Additional C A decision cou that further wo	uld not be made at thi	s stage whether the sit be undertaken therefo	e was suitable for developm e the site was carried forwa	nent. It was considered ard to stage 3.
Is the site a	cceptable for furth	er consideration?		
Is the site a	cceptable for furth	er consideration?		
Yes		No		
Yes Stage 3: Co	nsultation with App	No propriate Bodies Comments		
Yes Stage 3: Co	nsultation with App	No propriate Bodies	ent on site	
Yes Stage 3: Co Countryside We are aware	nsultation with App Council for Wales that BAP or LBAP ha	No propriate Bodies Comments bitats are currently pres	ent on site	
Yes Stage 3: Co Countryside We are aware Environment	nsultation with App Council for Wales that BAP or LBAP ha	No cropriate Bodies Comments bitats are currently pres	ent on site	
Yes Stage 3: Co Countryside We are aware Environment Minor war	nsultation with App Council for Wales that BAP or LBAP ha	No cropriate Bodies Comments bitats are currently pres	ent on site y a 5 metre buffer zone	
Yes Stage 3: Co Countryside We are aware Environmen Minor wa Watercoun	nsultation with App e Council for Wales that BAP or LBAP ha et Agency Wales Co ter course and minor a rses should be protect	No cropriate Bodies Comments bitats are currently pres comments aquifer on site ed from development b	y a 5 metre buffer zone	
Yes Stage 3: Con Countryside We are aware Environment Minor watercount Watercount Glamorgan-	nsultation with App Council for Wales that BAP or LBAP ha at Agency Wales Co ter course and minor a rses should be protect	No cropriate Bodies Comments bitats are currently pres comments aquifer on site ed from development b	y a 5 metre buffer zone nents	and may have
Yes Stage 3: Con Countryside We are aware Environment Minor watercount Watercount Glamorgan-	nsultation with App Council for Wales that BAP or LBAP ha At Agency Wales Course and minor a rses should be protect Gwent Archaeolog gical Restraint- restrain	No cropriate Bodies Comments bitats are currently pres comments aquifer on site ed from development b	y a 5 metre buffer zone	and may have
Yes Stage 3: Con Countryside We are aware Environment Minor watercount Watercount Archaeolo precedent Archaeolo	nsultation with Approximation with Approximation with Approximation with Approximation and the Course and minor arress should be protected. Gwent Archaeological Restraint- restraints on notice and minor arress should be protected.	No cropriate Bodies Comments bitats are currently pres comments aquifer on site ed from development b ical Trust Ltd Comments int Hirgan and Wells Fa	y a 5 metre buffer zone nents	ological desk based

The Coal Authority Comments

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



Welsh Water Comments

- Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. The site is crossed by public sewers protective measures or a diversion of these assets maybe required.
- Sewerage Treatment: No problems

Ø

Yes

Water Supply: The site is crossed by water mains, protective measures or a diversion of these assets may be required.

CADW No comments received	
Is the site acceptable for further consideration?	

П

Stage 4: Assessment against the LDP Preferred Strategy

No

	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	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	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	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	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	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	Red
	Score Score	13

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

Comments

The site performs poorly 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

l s the si t	e included in the	e Deposit LDP? No		
The si	not included in the te performs poorly	e Deposit LDP for the follow	Strategy and Sustair	nability Objectives when
		proposed for employment to a SINC for its high ecolog		alue
		erned by the Heads of the		
		ape with field pattern	, , , , , , , , , , , , , , , , , , , ,	
Δε ερί	out in the Employ	ment Rackground Daner th	are is no pood for this	n nita



Date: 27/04/2011

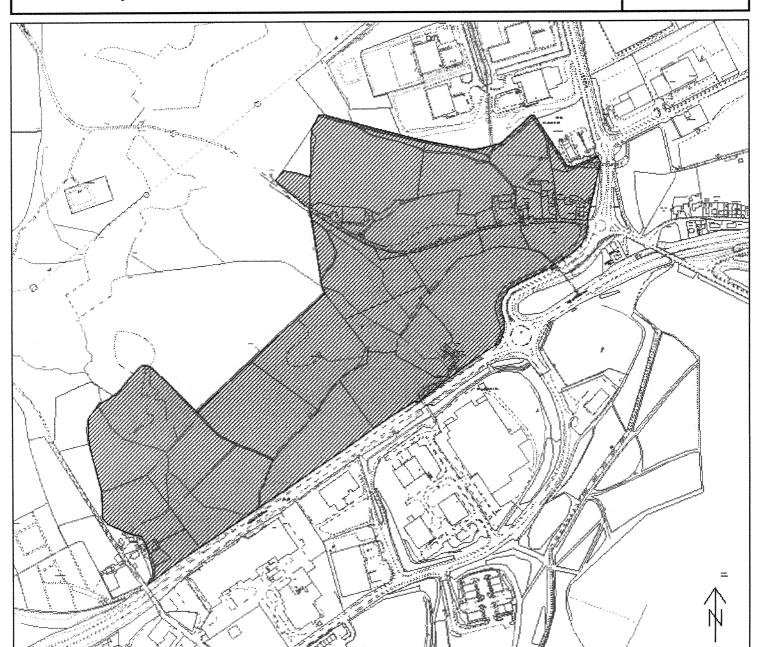
Blaenau Gwent Local Development Plan

Scale: 1:7000

Findings of the Candidate Site Assessment Process



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Site Number:

B25

Site Name:

Rassau Extension West

Site Area:

33.6 ha

Current Use:

Grazed

Proposed Use: Employment

Site Name: Hub Area:	Rassau Extension Ebbw Vale	East		
Proposed Us	e: Employment			
Stage 1: Initi	al Planning Assessn	ment		
	satisfied the Initial P	lanning Assessme	ent?	
Yes		No		
	ng Assessment Con Greenfield land (as defi		PPW 2011)	
	within the existing settle			
	not accessible by mode not well located in terms		es	
			ternational/national importance for biodi	versity
The development	pment is acceptable in	terms of flood risk		·
Justification	if the site has not sa	atisfied the Initial F	Planning Assessment	
******************	,			
Stage 2: Exp	ert Assessments			
Highways Co				
			cilitate the development and hence governed by the A465 Hea	de of the
	alling Scheme	e directly affected at	The Hence governed by the A400 Hea	us of the
Is the site ac	ceptable?			
Yes	\square	No		
	Conclusions			
site and ha	bitat likely to support pro	otected species as ba	ard within 250m, crossbill, barn owl and lats and birds. I red sword-grass within 250m.	kestrel on
 Presence of woodland, 	of woodland- although co it is important to a num	onifer plantation is ge ober of species- birds	enerally of lower biodiversity value to bro s in particular such as barn owl and bat	
Forms integrated	odland edges for foraging		light corridors. ected woodland around the Carno Rese	
which enha				rvoir area
 Site suppo peripheries 	ances its biodiversity values ts high diversity of values but often providing in value. The wide we	ue uable habitats such a mportant wildlife con	as wet rides, rush pasture, dwarf scrub ridors through site which further enh re formed are of particular merit and	heath on ances its
 Site suppo peripheries biodiversity biodiversity 	ances its biodiversity values the high diversity of values but often providing in value. The wide weld to be with the wide weld to be with the wide weld.	ue uable habitats such a mportant wildlife con	as wet rides, rush pasture, dwarf scrub ridors through site which further enh	heath on ances its
 Site suppo peripheries biodiversity 	ances its biodiversity values the high diversity of values but often providing in value. The wide weld to be with the wide weld to be with the wide weld.	ue uable habitats such a mportant wildlife con	as wet rides, rush pasture, dwarf scrub ridors through site which further enh	heath on ances its

Site Number: B26



Countryside and Landscape	Conclusions					
 Extensive tree coverage 						
 Concerns regarding visual relationship of industrial land and new HOV Road alignment 						
Buffer needed to retain visual barrier						
Is the site acceptable?						
Yes ☑	No	П				
165	140	u				
Environmental Health Conc	usions					
 There is potential for odour a 	nd noise nuisance					
 There is also potential for cor 	ntaminated land there	fore a ground investigation and risk assessment is	5			
required						
is the site acceptable?						
Yes 🗹	No	П				
	140	-				
Additional Comments						
 Pylons cross the northern pa 	rt of the site					
1-4644	48					
Is the site acceptable for fur		17				
Yes ☑	No	L				
O4 O . O						
Stage 3: Consultation with A	oppropriate bodies	8				
Countryside Council for Wa	lee Comment					
No comments received	as comment					
No comments received						
<u> </u>						
Environment Agency Wales	Comments					
		should be protected by a 5 meter protection zone				
		rish to have a preliminary risk assessment be				
undertaken to establish risk t	o controlled waters	, ,				
01		4				
Glamorgan-Gwent Archaeol		omments				
Archaeological restraint-None kn	own					
The Coal Authority Commer	its					
 Possible/known shallow mine 						
 Underground workings: No 			:			
 Recorded mine entries: No 						
Coal mining geology issues:	No					
Past surface mining: No						
Known mine gas issues: No						
 Previous coal mining related 	hazards: No					



Welsh Water Comments

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

CADW No comme	nts received		
Is the site	acceptable ☑	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	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	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	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	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	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 Score	25

Is the site	compatible	with the Preferre	d Strategy and	l Sustainability	Objectives?
Yes		No			

Comments

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



Stage 6: Finalisation of sites for Deposit LDP?

Is the site included in the Deposit LDP?

Yes No

Comments

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



Date: 27/04/2011

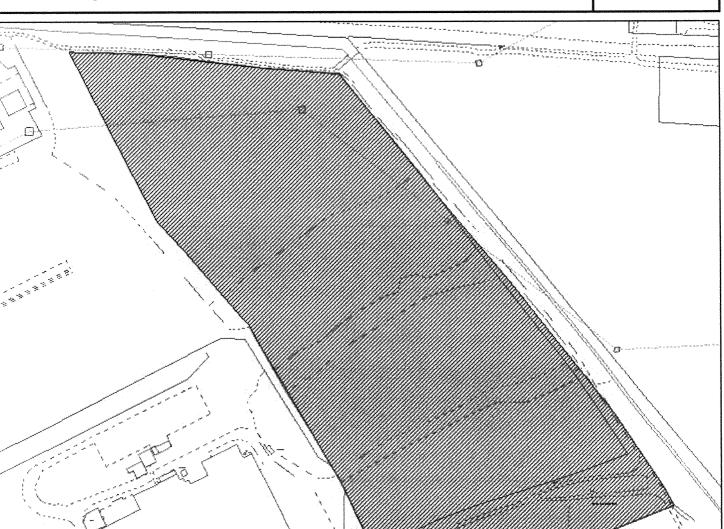
Blaenau Gwent Local Development Plan

Scale: 1:3000

Findings of the Candidate Site Assessment Process



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Site Number:

B26

Site Name:

Rassau Extension East

Site Area:

8.0 ha

Current Use:

Vacant

Proposed Use: Employment

Site Number: B27 Site Name: Rassau **Ebbw Vale** Hub Area: Proposed Use: Employment Stage 1: Initial Planning Assessment Has the site satisfied the Initial Planning Assessment? \square П Yes No **Initial Planning Assessment Conclusions** The site is previously developed land The site is within the existing settlement The site is not accessible by modes other than the car The site is not well located in terms of community facilities The site is not located in close proximity to an area of international/national importance for biodiversity The development is acceptable in terms of flood risk Justification if the site has not satisfied the Initial Planning Assessment Stage 2: Expert Assessments **Highways Conclusions** The current highway infrastructure serving the site can accommodate the proposal Access roadways need to be upgraded for the intended purpose Is the site acceptable? 团 П Yes No **Biodiversity Conclusions** Presence of protected species- little ringed plover, lapwing lesser redpoll linnet and common frog on site, adder and common lizard within 250m Presence of LBAP priority species- keeled skimmer and within 250m and common shrew on site.. Strong ecological connectivity to adjacent woodland around the Carno Reservoir area and surrounding Is the site acceptable? ☑ In Part П Yes No **Countryside and Landscape Conclusions** The site is suitable for intended purpose Is the site acceptable? П Yes No



 There is po 	tal Health Conclusior otential for odour and ligh so potential for contamin	nt nuisance	ore a ground investigation and risk assessment is
Is the site ac	ceptable?		
Yes	Ø	No	
Additional C	omments		
Is the site ac	ceptable for further o	onsideration?)
Yes	$\dot{\Box}$	No	
Stage 3: Cor	sultation with Appro	priate Bodies	
Countryside No comments	Council for Wales Coreceived	omments	
The site is	t Agency Wales Comi located on a minor aquif n to establish the risk to c	er. You may wish	n to request that a preliminary risk assessment be
	Swent Archaeologica restraint-None known	l Trust Ltd Co	mments
The Coal Aut	thority Comments		
 Possible/kr 	nown shallow mine worki	ngs: No	
	nd workings: No mine entries: No		
	g geology issues: No		
	ce mining: No ne gas issues: No		
	oal mining related hazard	ds: No	
101 1 1 167 4			
Welsh Water No comments			
CADW			
No comments i	received		
Is the site ac	ceptable for further c	onsideration?	
Yes		No	



Stage 4: Assessment against the LDP Preferred Strategy

100	Objective Indianated a second of the parameter second of the second of t	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	Green
25	Protect the quality and character of the landscape and enhance where necessary	Green
	Score .	37

Is the site	compatible	with the Preferre	ed Strategy and Sust	ainability Objectives?
Yes		No		

Comments

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



Stage 6: Finalisation of sites for Deposit LDP

Is the sit	te included in the	e Deposit LDP?		
Yes	Ø	No		
			/, sustainable and de\	velopable therefore the site is



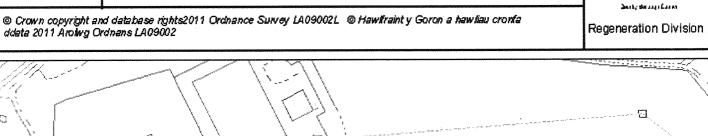
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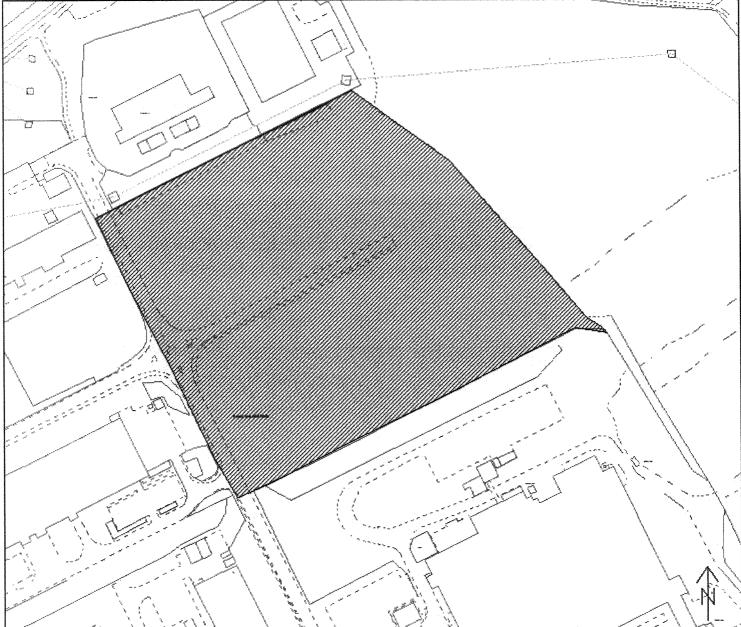
Blaenau Gwent Local Development Plan

Scale: 1:2500

Findings of the Candidate Site Assessment Process







Site Number:

B27

Site Name:

Rassau

Site Area:

4.8 ha

Current Use:

Vacant

Proposed Use: Employment

Site Name: Hub Area: Proposed Us	Rassau Platform H Ebbw Vale e: Employment	!				
Stage 1: Initi	Stage 1: Initial Planning Assessment					
Has the site	satisfied the Initial F	Planning Asse No	essment?	П		
103		140	•			
	ng Assessment Cor					
	Greenfield land (as def		.1 of PPW 2	2011)		
• I he site is	within the existing settle	ement				
● I he site is ● The site is	not accessible by mode not well located in term	s other than the	e car fooilities			
• The site is	not wen located in term not located in close pro	s or community vimity to an are	a of internat	itional/national importance for biodiversity		
	pment is acceptable in			tional importance for blodiversity		
***************************************	if the site has not se	atisfied the In	itial Plann	ning Assessment		
Highways Co	nclusions					
 Access car 	 Access can be obtained from the current distributor road within the industrial estate Any development proposal will be governed by the proposed A465 Heads of the Valleys Dualling 					
Is the site ac	ceptable?					
Yes	M	No	ſ	П		
			•			
Biodiversity Conclusions Site supports protected species – large colony of grayling butterfly and breeding lapwing Site supports wet ditch to the rear of the site – potential habitat for amphibians and provides a valuable wildlife corridor through the site						
Is the site acc	ceptable?					
Yes		No	[7		
				_		
Countryside and Landscape Conclusions Consideration needs to be given to the Heads of the Valleys corridor						
Is the site acc	ceptable?					
Yes	$\dot{\square}$	No	Γ	□ -		
		- • •	-			
There is pot	al Health Conclusion tential for odour, light ar o potential for contamin	nd noise nuisan		nd investigation and risk assessment is		

Site Number: B28



Is the site ac	ceptable? ☑	No	
Additional C	omments		
Yes	ceptable for further c	No	
Countryside No comments	Council for Wales Co received	omments	
The site is	Agency Wales Comr located on a minor aquife to establish the risk to c	er. You may wish to req	uest that a preliminary risk assessment be
	Gwent Archaeological restraint-None known	l Trust Ltd Commen	is
 Possible/kr Undergrou Recorded r Coal mining Past surfact Known min 	thority Comments frown shallow mine working and workings: No mine entries: No g geology issues: No the mining: No e gas issues: No total mining related hazard		
Welsh Water No comments i			
CADW No comments r	received		
Is the site ac	ceptable for further c ☑	onsideration? 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.	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	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	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	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	Yellow
14	To protect and enhance biodiversity across Blaenau Gwent	Red
15	To conserve and enhance the heritage assets of Blaenau Gwent and their settings	Green
16	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development, where this will not result in damage or loss to biodiversity	Red
17	To conserve soil resources and their quality	Green
18	To reduce emissions of greenhouse gases, in particular carbon dioxide	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	23

Is the site of	compatible	with the Preferred Strates No	ງy and Sustainab □	oility Objectives?	
Comments The site performed poorly 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 sit	e included in the	Deposit LDP?			
Yes		No			
Comments This site has not been included in the Deposit LDP as the site has a number of issues that need to be resolved, that is the location of the proposed Heads of the Valleys dualling scheme; and the presence of protected species which increases the site's ecological value.					





Date: 03/05/2011

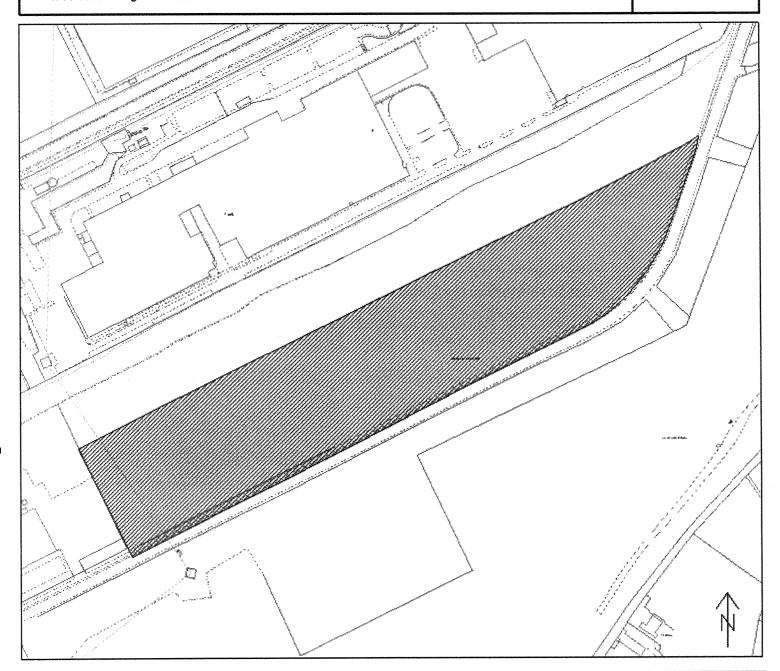
Blaenau Gwent Local Development Plan

Scale: 1:2500

Findings of the Candidate Site Assessment Process



Regeneration Division



Site Number:

B28

Site Name:

Rassau Platform H

Site Area:

3.27 ha

Current Use:

Vacant

Proposed Use: Employment

Site Name: Waun y Pound North Hub Area: **Ebbw Vale** Proposed Use: Employment Stage 1: Initial Planning Assessment Has the site satisfied the Initial Planning Assessment? \square Yes No **Initial Planning Assessment Conclusions** The site is Greenfield land (as defined in Figure 4.1 of PPW 2011) The site is 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 road fronting the site, serving Waun y Pound can accommodate the proposal Is the site acceptable? П Yes \square No **Biodiversity Conclusions** Presence of protected species - small pearl bordered fritillary, grayling, badger, bullfinch, marsh stitchwort within 250m and barn owl breeding in area Presence of LBAP priority species - hairy bindweed, beautiful yellow underwing, common snipe, scarce blue tailed damselfly, shoreweed, greed woodpecker within 250m Presence of UK and LBAP priority habitats including rush pasture and dwarf scrub heath on site Scattered trees on site and along embankment - potential presence of bats/breeding birds Is the site acceptable? V Yes No **Countryside and Landscape Conclusions** The site is suitable for intended purpose Is the site acceptable? П Yes \square No

Site Number: B29



Environmental Health Conclusions There is potential for odour, light and noise nuisance There is also 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? V П Yes Stage 3: Consultation with Appropriate Bodies **Countryside Council for Wales Comments** No comments received **Environment Agency Wales Comments** The site is located on a minor aquifer less than 250m from historic landfill. You may wish to request that a preliminary risk assessment be undertaken to establish the risk to controlled waters **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 issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No **Welsh Water Comments** Sewerage: There is no public sewerage system in this area. Any new development will require the provision of satisfactory alternative facilities for sewerage disposal Sewerage treatment: no problems Water supply: potential demands unknown **CADW** No comments received Is the site acceptable for further consideration? \square Yes No

Stage 4: Assessment against the LDP Preferred Strategy

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



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	27

Is the site	compatible	with the Prefe	rred Strategy	and Sustaina	bility Objectives?
Yes	\square	N	lo		

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 Denosit I DP?

Yes		No	\square	
	the site performed re	easonably well against the lite in the Deposit Local De		d Sustainability Objectives, it is

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





Date: 27/04/2011

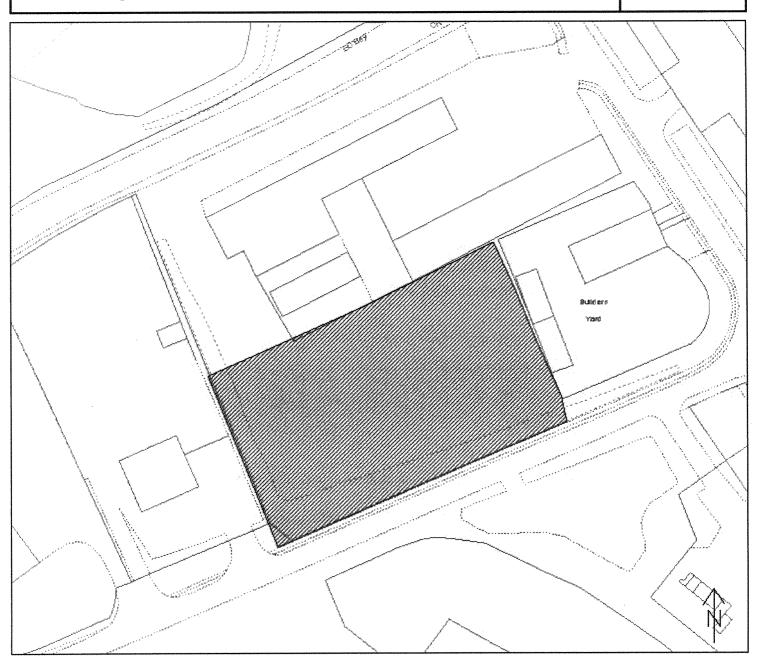
Blaenau Gwent Local Development Plan

Scale: 1:1250

Findings of the Candidate Site Assessment Process



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Site Number:

B29

Site Name:

Waun-y-Pound North

Site Area:

0.65 ha

Current Use:

Vacant

Proposed Use: Employment

Site Name: Hub Area: Proposed Us	Waun y Pound Co Ebbw Vale e: Employment	entral			
Stage 1: Initia	al Planning Assess	sment			
	satisfied the Initial	_	ssment?		
Yes	\square	No	Ц		
	ng Assessment Co				
,	previously developed				
1	within the existing set accessible by modes				
	well located in terms				
				ational importance for biodiversity	
	pment is acceptable i			,	
Justification	if the site has not	satisfied the Ini	tial Planning As	sessment	

Stage 2: Exp	ert Assessments				
Highways Co					************
 Access roa 	d fronting the site, ser	ving Waun y Pour	nd can accommoda	ate the proposal	
Is the site ac	centable?				**********
Yes	☑	No	П		
103	لبنيا	140			
Biodiversity (Conclusions				************
	f protected species – d marsh stitchwort wit		g on industrial esta	ate, kestrel on site, grayling, badg	∍r,
	of LBAP priority specied damselfly, shoreweed		ed, beautiful yellov	v underwing, common snipe, scar	се
			ankment – potentia	al presence of bats/breeding birds	
	adjacent woodland f needs to be retained		ological corridor ru	nning through industrial estate. The	nis
Is the site acc	ceptable?				
Yes	☑ In Part	No			
	and Landscape Co ble for intended purpo				***************************************
Is the site acc	entable?				************
Yes		No			

Site Number: B30



Environmental Health Conclusions There is potential for odour, light and noise nuisance There is also 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? Yes П No Stage 3: Consultation with Appropriate Bodies **Countryside Council for Wales Comments** No comments received **Environment Agency Wales Comments** The site is located on a minor aquifer. You may wish to request a preliminary risk assessment be undertaken to establish the risk to controlled waters 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 issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No Welsh Water Comments Sewerage: There is no public sewerage system in this area. Any new development will require the provision of satisfactory alternative facilities for sewerage disposal Sewerage treatment: no problems Water supply: the site is crossed by watermains(s) – protective measures or a diversion of these assets may be required CADW No comments received



Is the site	acceptable	for	further consideration?
Yes			No

Stage 4: Assessment against the LDP Preferred Strategy

	Objective	Score
1	Develop Ebbw Vale as the main service and retail hub for the County Borough	Not Relevant
2	Create a network of vibrant district/local centres (secondary hubs) well linked to the main hub of Ebbw Vale that provide a range of local services and facilities for the local communities	Not Relevant
3	Support and deliver the regeneration of the former Ebbw Vale steelworks ensuring that the benefits are spread across the County Borough	Not Relevant
4	Increase economic activity through facilitating diversification of the economic base and support for the manufacturing sector by encouraging specialisation	Green
5	Provide a range of employment sites and premises to meet the needs of businesses of all sizes in manufacturing, the technological and service sectors	Green
6	Stem out migration and attract people to the area to create a more balanced population	Not Relevant
7	Provide a range of types and tenures of new homes to meet local housing needs and attract people to the area	Not Relevant
8	Improve accessibility to services through the promotion of sustainable modes and transport, particularly, public transport, walking and cycling.	Green
9	Improve education levels and skills through supporting infrastructure development of the Learning Campus, new schools and integrated education services, including life-long learning	Not Relevant
10	Create an accessible network of green open spaces and high quality leisure infrastructure to promote participation in sport and active recreation to improve health and well-being	Question Mark
11	Capitalise on the unique landscape and natural heritage, foster sustainable tourism and promote community pride	Not Relevant
12	Protect, enhance and manage the diversity of the biodiversity resource of Blaenau Gwent through the identification of ecological corridors	Yellow
13	Raise the standard of design to improve the quality of the physical and natural environment; and protect and enhance Blaenau Gwent's historic and cultural environment.	Green
14	To minimise further climate change contributions and mitigate its predicted effects on the county Borough	Green
	Score.	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 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 sit	e compatible	with the Preferre	d Strategy and	Sustainability	Objectives?
Yes		No			

Comments

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



Stage 6: Finalisation of sites for Deposit LDP

Is the site	s the site included in the Deposit LDP?							
Yes		No	\square					
	e site performe	ed reasonably well against the Page site in the Deposit Local Deve		y and Sustainability Objectives, it is				
Pound Indus Protection /	strial Estate). It Area policy, ra	t is considered more appropriate	e for the site to b	ped employment site (i.e. Waun y be protected under the Employment ent. The Employment Background				





Date: 03/05/2011

Blaenau Gwent Local Development Plan

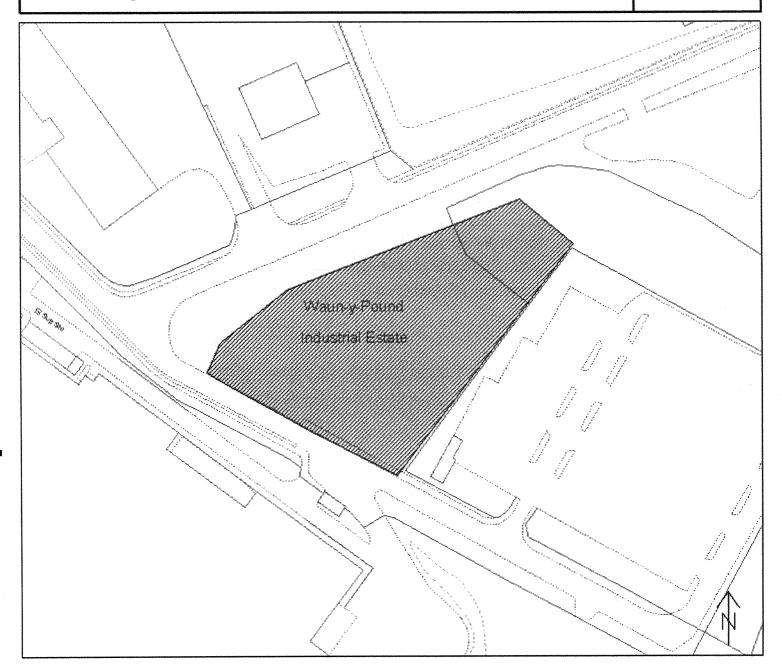
Scale: 1:1250

Findings of the Candidate Site Assessment Process



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Regeneration Division



Site Number:

B30

Site Name:

Waun-y-Pound Central

Site Area:

0.59 ha

Current Use:

Vacant

Proposed Use: Employment

Site Name: Waun y Pound **Ebbw Vale** Hub Area: Proposed Use: (1) Employment (2) Waste Stage 1: Initial Planning Assessment Has the site satisfied the Initial Planning Assessment? Yes Ø 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 road serving Waun y Pound can accommodate the proposal Is the site acceptable? П V Yes No **Biodiversity Conclusions** Immediately adjacent to Sirhowy Woodlands and Cardiff Pond LNR and SINC of substantive biodiversity value within the county context Presence of protected species - otter within 500m, badger, common frog, barn owl, kestrel, bull finch, marsh stitchwort on site, small pearl bordered fritillary within 250m and presence of habitat likely to support protected species on site Presence of LBAP priority species - beautiful yellow underwing, hairy bindweed within 250m, snipe, blue tailed damselfly, green woodpecker all on site Site supports UK and LBAP priority habitats - ponds/temporary water habitat, rush pasture Presence of scattered trees - potential habitat for bats/breeding birds Is the site acceptable? ☑ In Part Yes No **Countryside and Landscape Conclusions** Site of special historic interest Wetland habitats worthy of retention to the eastern boundary - may limit development Is the site acceptable? 团 П Yes No

Site Number: B31



Environmental Health Conclusions There is potential for odour, light and noise nuisance There is also potential for contaminated land therefore a ground investigation and risk assessment is required Is the site acceptable? M П Yes No **Additional Comments** Is the site acceptable for further consideration? M Yes Stage 3: Consultation with Appropriate Bodies **Countryside Council for Wales Comments** No comments received **Environment Agency Wales Comments** The site is located on a minor aquifer and on top of a historic landfill. At a minimum, a preliminary risk assessment should be undertaken to establish the risk to controlled waters Glamorgan-Gwent Archaeological Trust Ltd Comments Archaeological restraint - Site of No. 7 Coal Pit and spoil tips - reclaimed The Coal Authority Comments Possible/known shallow mine workings: Yes Underground workings: No Recorded mine entries: Yes Coal mining geology issues: No Past surface mining: No Known mine gas issues: No Previous coal mining related hazards: No **Welsh Water Comments** Sewerage: There is no public sewerage system in this area. Any new development will require the provision of satisfactory alternative facilities for sewerage disposal Sewerage treatment: no problems Water supply: the site is crossed by watermains(s) – protective measures or a diversion of these assets may be required CADW No comments received



Is the site acceptable for further consideration?
Yes ☑ No □

Proposed Use: (1) Employment

Stage 4: Assessment against the LDP Preferred Strategy

	Objective	Score
1	Develop Ebbw Vale as the main service and retail hub for the County Borough	Not Relevant
2	Create a network of vibrant district/local centres (secondary hubs) well linked to the main hub of Ebbw Vale that provide a range of local services and facilities for the local communities	Not Relevant
3	Support and deliver the regeneration of the former Ebbw Vale steelworks ensuring that the benefits are spread across the County Borough	Not Relevant
4	Increase economic activity through facilitating diversification of the economic base and support for the manufacturing sector by encouraging specialisation	Green
5	Provide a range of employment sites and premises to meet the needs of businesses of all sizes in manufacturing, the technological and service sectors	Green
6	Stem out migration and attract people to the area to create a more balanced population	Not Relevant
7	Provide a range of types and tenures of new homes to meet local housing needs and attract people to the area	Not Relevant
8	Improve accessibility to services through the promotion of sustainable modes and transport, particularly, public transport, walking and cycling.	Green
9	Improve education levels and skills through supporting infrastructure development of the Learning Campus, new schools and integrated education services, including life-long learning	Not Relevant
10	Create an accessible network of green open spaces and high quality leisure infrastructure to promote participation in sport and active recreation to improve health and well-being	Question Mark
11	Capitalise on the unique landscape and natural heritage, foster sustainable tourism and promote community pride	Not Relevant
12	Protect, enhance and manage the diversity of the biodiversity resource of Blaenau Gwent through the identification of ecological corridors	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	Green
	Score	37



Proposed Use: (2) Waste

Stage 4: Assessment against the LDP Preferred Strategy

	Objective	Score
1	Develop Ebbw Vale as the main service and retail hub for the County	Not
	Borough	Relevant
2	Create a network of vibrant district/local centres (secondary hubs) well	Not
	linked to the main hub of Ebbw Vale that provide a range of local services	Relevant
	and facilities for the local communities	
3	Support and deliver the regeneration of the former Ebbw Vale steelworks	Not
	ensuring that the benefits are spread across the County Borough	Relevant
4	Increase economic activity through facilitating diversification of the	Green
	economic base and support for the manufacturing sector by encouraging specialisation	
5	Provide a range of employment sites and premises to meet the needs of	Green
	businesses of all sizes in manufacturing, the technological and service	
	sectors	
6	Stem out migration and attract people to the area to create a more	Not
	balanced population	Relevant
7	Provide a range of types and tenures of new homes to meet local housing	Not
_	needs and attract people to the area	Relevant
8	Improve accessibility to services through the promotion of sustainable	Yellow
9	modes and transport, particularly, public transport, walking and cycling. Improve education levels and skills through supporting infrastructure	Not
٦	development of the Learning Campus, new schools and integrated	Relevant
	education services, including life-long learning	IZGICAGIIL
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	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	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	Yellow
4	To enhance the viability and vitality of town centres	Not Relevant
5	To meet identified housing need	Not Relevant
6	To improve the quality of Blaenau Gwent's housing stock	Not Relevant
7	To secure the delivery and maintenance of quality affordable housing	Not Relevant
8	To improve educational attainment and increase skill levels	Green
9	To improve accessibility to education, leisure, employment, health, homes and community services for all sectors of the community	Green
10	To promote community health, social care and well-being	Yellow
11	To reduce crime, social disorder and fear of crime	Green
12	Protect and enhance the Welsh culture	Not Relevant
13	To encourage modal shift from private transport to sustainable transport	Yellow
14	To protect and enhance biodiversity across Blaenau Gwent	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	Yellow
17	To conserve soil resources and their quality	Yellow
18	To reduce emissions of greenhouse gases, in particular carbon dioxide	Question Mark
19	To reduce waste generation and maximise reuse and recycling	Green
20	To maintain air quality	Question Mark
21	To maintain current low levels of vulnerability of all development to flooding	Green
22	To promote the use of sustainably sourced products and resources	Green
23	To increase energy efficiency and generation and use of renewable energy across the County Borough	Green
24	To conserve and enhance surface and ground water quality	Yellow
25	Protect the quality and character of the landscape and enhance where necessary	Yellow

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

Comments

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



Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?								
Yes	团	No						
Commer The site is included in	considered develo	pable, sustainable and cor as an employment and was	mpatible with the LDP stee allocation.	strategy therefore the site is				





Date: 03/05/2011

Blaenau Gwent Local Development Plan

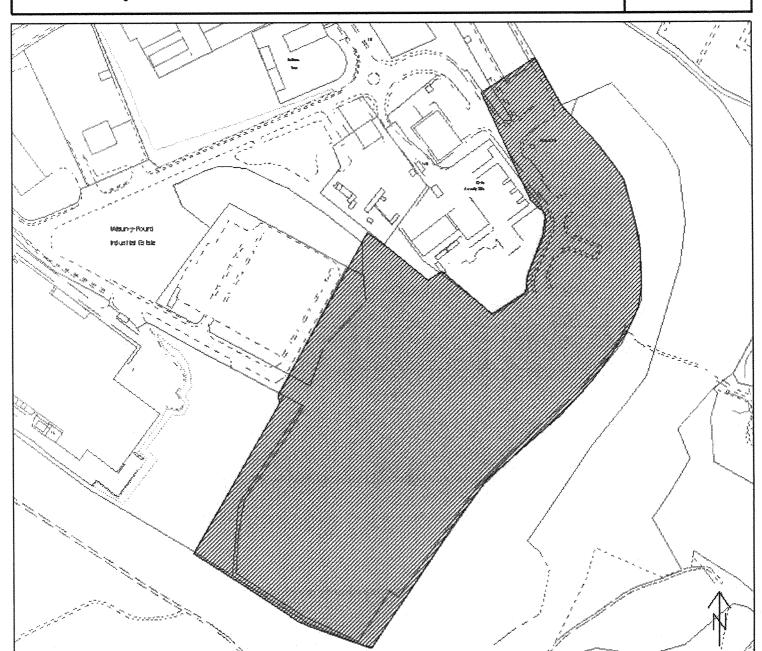
Scale: 1:2800

Findings of the Candidate Site Assessment Process



Regeneration Division

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Site Number:

B31

Site Name:

Waun-y-Pound

Site Area:

6.31 ha

Current Use:

Vacant

Proposed Use: (1) Employment (2) Waste

Site Name: Hub Area: Proposed Us	Garden Festival Si Ebbw Vale e: Employment	te A		
Stage 1: Initi	al Planning Assessr	ment		
Has the site	satisfied the Initial P	Planning Assessi No	ment?	
 The site is 	ng Assessment Con previously developed la within the existing settle accessible by modes of well located in terms of not located in close pro- pment is acceptable in	and ement ther than the car community facilities ximity to an area of		al importance for biodiversity
Justification	if the site has not sa	atisfied the Initia	l Planning Asses	sment
Stage 2: Exp	ert Assessments			
Highways Co		ed for adjoining pla	teau which could se	erve as access to the site
Is the site ac	ceptable? ☑	No		
	Conclusions f mature trees and scru jacent to tree planting a		est boundaries whic	ch need protecting
Is the site ac	ceptable? ☑ In Part	No		
•	and Landscape Con able peripheral planting			
Is the site acc	ceptable? ☑	No		
There is po	al Health Conclusion tential for odour, light ar to potential for contamin	nd noise nuisance	a ground investigat	tion and risk assessment is
Is the site acc	ceptable? ☑	No		

Site Number: B32

Additional Comments
Is the site acceptable for further consideration?
Yes 🗹 No 🗆
Stage 3: Consultation with Appropriate Bodies
Countryside Council for Wales Comments No comments received
Environment Agency Wales Comments
 The site is located on a minor aquifer. At a minimum, a preliminary risk assessment should be undertaken to establish the risk to controlled waters.
There are also minor watercourses present on site
There are also miller watercourses present on site
Glamorgan-Gwent Archaeological Trust Ltd Comments Archaeological restraint – Site of Victoria Colliery- reclaimed
The Coal Authority Comments
Possible/known shallow mine workings: Yes
Underground workings: Yes
Recorded mine entries: Yes Cool mining poolegy income No.
 Coal mining geology issues: No Past surface mining: No
 Past surface mining: No Known mine gas issues: No
Previous coal mining related hazards: No
Welsh Water Comments
 Sewerage: There is no public sewerage system in this area. Any new development will require the
provision of satisfactory alternative facilities for sewerage disposal
 Sewerage treatment: no problems are envisaged at the receiving of WWTW to accommodate the domestic foul flows from the development
CADW No comments received
le the site accordable for firsther consideration?
Is the site acceptable for further consideration?
Yes ☑ No □



Stage 4: Assessment against the LDP Preferred Strategy

	Objective The Control of the Control	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	Bl-4
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	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	Green
	businesses of all sizes in manufacturing, the technological and service	PETER
	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.	81.4
9	Improve education levels and skills through supporting infrastructure	Not Relevant
	development of the Learning Campus, new schools and integrated education services, including life-long learning	Relevant
10	Create an accessible network of green open spaces and high quality	Question
10	leisure infrastructure to promote participation in sport and active recreation	Mark
	to improve health and well-being	1474417
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
	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	13
	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	Green
	Score Score	37

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

Comments

The site performed reasonably well against the Preferred Strategy and Sustainability 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

Comments

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



Date: 27/04/2011

Blaenau Gwent Local Development Plan

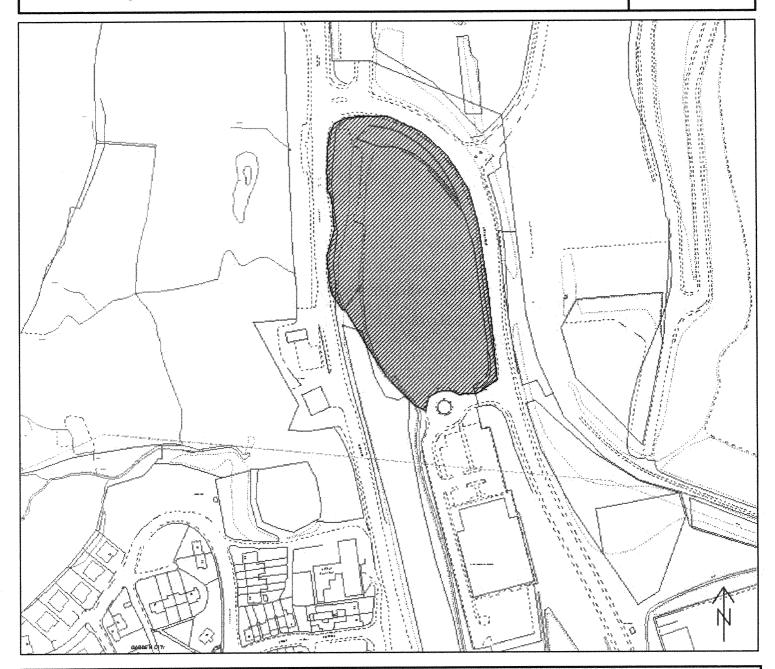
Scale: 1:2500

Findings of the Candidate Site Assessment Process



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Site Number:

B32

Site Name:

Garden Festival Site A

Site Area:

1.6 ha

Current Use:

Vacant

Proposed Use: Employment



Site Name: Hub Area:	Garden Festival S Ebbw Vale	oite C		
	e: Employment			
i ioposca oc	o. Employmont			
Stage 1: Initi	al Planning Assess	sment		
	satisfied the Initial	_	sessment?	
Yes	\square	No	Ц	
Initial Planni	ng Assessment Co	nclusions		
1	previously developed			
	within the existing set			
1	accessible by modes		ear	
į.	well located in terms			
1		•	rea of international/national in	nportance for biodiversity
	pment is acceptable in			,
sergicina and				
luctification	if the cite has not	eatiefied the	Initial Planning Assessm	ont
			illinai riallilliy Assessili	
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
Stage 2: Exp	ert Assessments			
Highways Co	nclusions			
, – –		cted for adjoini	ng plateau which could serve	as access to the site
L		······		
Is the site ac	ceptable?			
Is the site ac		No	П	
Is the site ac	ceptable? ☑	No		
Yes	<u> </u>	No		
Yes Biodiversity	Conclusions			nin 250m
Yes Biodiversity Presence of	Conclusions of protected species –	bat within 500n	n and spiked water milfoil with	nin 250m
Yes Biodiversity Presence of Links to place	Conclusions	bat within 500n	n and spiked water milfoil with	nin 250m
Yes Biodiversity Presence of Links to place	Conclusions of protected species – onted broadleaved woo	bat within 500n	n and spiked water milfoil with	nin 250m
Presence of Links to play Retain mat	Conclusions of protected species — onted broadleaved woodure trees/scrub along	bat within 500n	n and spiked water milfoil with	nin 250m
Presence of Links to plate Retain mate	Conclusions of protected species — anted broadleaved woo ure trees/scrub along ceptable?	bat within 500n odland along ea east and west l	n and spiked water milfoil with	nin 250m
Presence of Links to play Retain mat	Conclusions of protected species — onted broadleaved woodure trees/scrub along	bat within 500n	n and spiked water milfoil with	nin 250m
Piodiversity Presence of Links to pla Retain mat Is the site ac	Conclusions of protected species — onted broadleaved woo ure trees/scrub along ceptable?	bat within 500n odland along ea east and west l	n and spiked water milfoil with	nin 250m
Presence of Links to plate Retain mate Is the site ac Yes Countryside	Conclusions of protected species— onted broadleaved woo ure trees/scrub along ceptable? and Landscape Co	bat within 500n odland along ea east and west I No	n and spiked water milfoil with	nin 250m
Presence of Links to plate Retain mate Is the site ac Yes Countryside	Conclusions of protected species — onted broadleaved woo ure trees/scrub along ceptable?	bat within 500n odland along ea east and west I No	n and spiked water milfoil with	nin 250m
Presence of Links to plate Retain mate Is the site ac Yes Countryside The site is	Conclusions of protected species — inted broadleaved work ure trees/scrub along ceptable? and Landscape Cosuitable for intended p	bat within 500n odland along ea east and west I No	n and spiked water milfoil with	nin 250m
Presence of Links to plate Retain mate Is the site ac Yes Countryside	Conclusions of protected species— anted broadleaved woo ure trees/scrub along ceptable? and Landscape Co suitable for intended p	bat within 500n odland along east and west l No No onclusions ourpose	n and spiked water milfoil with	nin 250m
Presence of Links to plate Retain mate Is the site ac Yes Countryside The site is	Conclusions of protected species — inted broadleaved work ure trees/scrub along ceptable? and Landscape Cosuitable for intended p	bat within 500n odland along ea east and west I No	n and spiked water milfoil with	nin 250m
Piodiversity Presence of Links to plate Retain mate Is the site ac Yes Countryside The site is Is the site ac Yes	Conclusions of protected species — inted broadleaved work ure trees/scrub along ceptable? and Landscape Cosuitable for intended p	bat within 500n odland along ea east and west l No No onclusions ourpose	n and spiked water milfoil with	nin 250m
Biodiversity Presence of Links to plate Retain mate Is the site ac Yes Countryside The site is Is the site ac Yes Environment	Conclusions of protected species — onted broadleaved work oure trees/scrub along ceptable? and Landscape Consuitable for intended proceptable? ceptable? al Health Conclusion	bat within 500n odland along east and west least	n and spiked water milfoil with astern boundary boundaries	nin 250m
Biodiversity Presence of Links to pla Retain mat Is the site ac Yes Countryside The site is Is the site ac Yes Environment There is po	Conclusions of protected species— inted broadleaved woo ure trees/scrub along ceptable? and Landscape Co suitable for intended p	bat within 500n odland along east and west least and least and least least and least	n and spiked water milfoil with astern boundary boundaries	
Biodiversity Presence of Links to pla Retain mat Is the site ac Yes Countryside The site is Is the site ac Yes Environment There is po	Conclusions of protected species— inted broadleaved woo ure trees/scrub along ceptable? and Landscape Co suitable for intended p	bat within 500n odland along east and west least and least and least least and least	n and spiked water milfoil with astern boundary boundaries	

Site Number: B33



Is the site acceptable?		
Yes ☑	No	
Additional Comments		
Is the site acceptable for further o	consideration	1?
Yes ☑	No	
Stage 3: Consultation with Appro	priate Bodies	S
Countryside Council for Wales Co No comments received	omments	
The site is located on a minor aquifundertaken to establish the risk to contact.	er. At a minimur	ım, a preliminary risk assessment should be rs.
Glamorgan-Gwent Archaeologica Archaeological restraint –Former coal ti		omments
The Coal Authority Comments		
· -	nas: Von	
Possible/known shallow mine worki	ngs. res	
Underground workings: No		
Recorded mine entries: No		
Coal mining geology issues: No		
Past surface mining: No		
Known mine gas issues: No		
 Previous coal mining related hazard 	s: No	
Welsh Water Comments		
		this area. Any new development will require the
	are envisaged a	at the receiving of WWTW to accommodate the
1	•	of land for development for which potential demands
	ment will be ma	ade to understand the extent of off site watermains
CADW No comments received		
Kennya dan dan dan dan dan dan dan dan dan da		
Is the site acceptable for further of	onsideration	1?
Yes 🗹	No	



Stage 4: Assessment against the LDP Preferred Strategy

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



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				
4	To enhance the viability and vitality of town centres				
5	To meet identified housing need	Relevant 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	Yellow			
25	Protect the quality and character of the landscape and enhance where necessary	Green			
	Score Score	41			

Is the site	compatible	with the Preferred	I Strategy and Sustainability Obj	ectives?
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

Yes No	
Comments Although the site performed reasonably well against the proposed to not allocate the site in the Deposit Local D	
The site is considered an undeveloped pocket of ar Park). It is considered more appropriate for the site to policy, rather than as an allocation for new developmendetail on this approach.	be protected under the Employment Protection Area



Date: 27/04/2011

Blaenau Gwent Local Development Plan

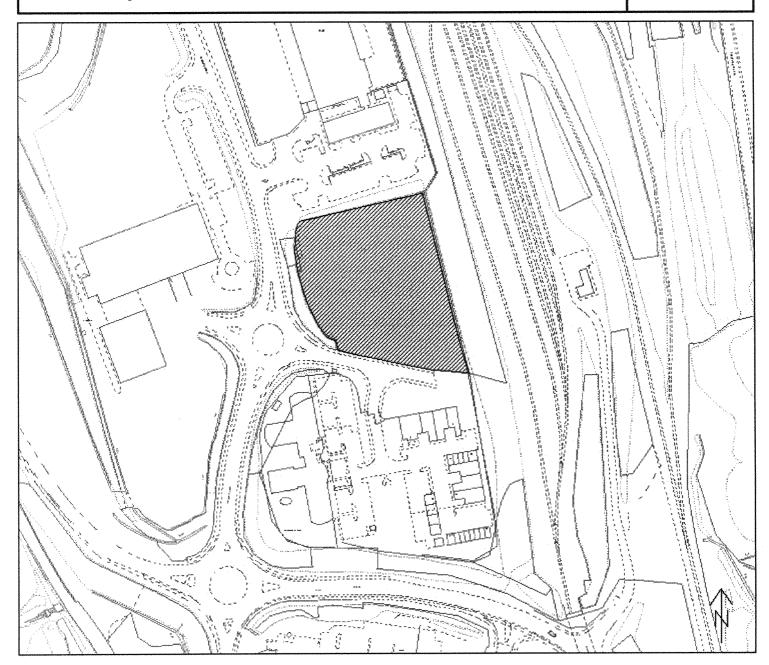
Scale: 1:2500

Findings of the Candidate Site Assessment Process



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Site Number:

B33

Site Name:

Garden Festival Site C

Site Area:

0.95 ha

Current Use:

Vacant

Proposed Use: Employment

Site Name: Marine Colliery Hub Area: **Ebbw Vale** Proposed Use: Employment Stage 1: Initial Planning Assessment Has the site satisfied the Initial Planning Assessment? Yes \square No **Initial Planning Assessment Conclusions** The site is previously developed land The site is within the existing settlement The site is 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 site is located wholly in flood zone B Justification if the site has not satisfied the Initial Planning Assessment Stage 2: Expert Assessments **Highways Conclusions** There is an access roadway constructed at the north end of the site, served off the Cwm bypass roundabout - this access road can accommodate the development proposal Is the site acceptable? П M Yes No **Biodiversity Conclusions** Presence of protected species - peregrine within 250m and habitat supporting protected species - site immediately adjacent to River Ebbw, major ecological corridor - supports species like otter Site comprises mainly spoil of low biodiversity value but presence of broadleaved woodland along western edges of site and mature trees to the south that need to be retained/enhanced Strong ecological connectivity to adjacent plantation woodlands of Craig y Deri and Graig Fawr and protected sites such as East of Penrhiwgwingi SINC. This connectivity across the valley needs to be retained through ecological corridors Is the site acceptable? ☑ In Part Yes No **Countryside and Landscape Conclusions** The site lies within 100m of several sites of Special Historic Interest Is the site acceptable? M Yes No

Site Number: B34



Environmental Health Conclusions There is potential for odour, light and noise nuisance There is also potential for contaminated land therefore a ground investigation and risk assessment is required Is the site acceptable? M Yes No **Additional Comments** A scheduled ancient monument is located on the site – this needs to be taken into consideration Is the site acceptable for further consideration? V П Yes No Stage 3: Consultation with Appropriate Bodies

Countryside Council for Wales Comments No comments received

Environment Agency Wales Comments

- The site lies within zone B of the TAN 15 Flood maps. It also lies within flood zones 2 or 3. The site should therefore be considered as part of a SFCA to form part of the evidence base.
- The site is located on a minor aquifer and the former land use is a colliery. It is recommended at a minimum that a preliminary risk assessment be undertaken to establish the risk to controlled waters at the site

Glamorgan-Gwent Archaeological Trust Ltd Comments

- Archaeological restraint Restraint site of Marine Colliery. Mainly reclaimed land but the pumping engine is a Scheduled Ancient Monument
- Archaeological restraints do not prevent allocation of land in the LDP, however the Scheduled Ancient Monument needs to be protected and its settings enhanced in any development

The Coal Authority Comments

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



Welsh Water Comments

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

No comme	nts received			
Is the site	e acceptable fo ☑	or 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.	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
	Control of the second of the s	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	Red
25	Protect the quality and character of the landscape and enhance where necessary	Green
	Score Score	31

Is the site	compatible	with the Prefe	rred Strategy	and Sustainabili	ty Objectives?
Yes		N	lo		

Comments

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



Comments

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





Date: 27/04/2011

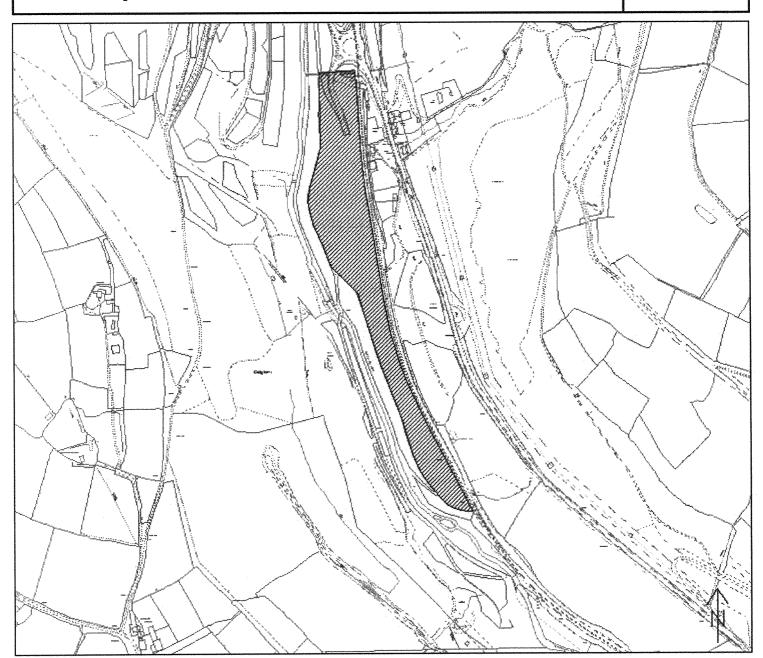
Biaenau Gwent Local Development Plan

Scale: 1:7000

Findings of the Candidate Site Assessment Process



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Site Number:

B34

Site Name:

Marine Colliery

Site Area:

9.9 ha

Current Use:

Vacant

Proposed Use: Employment

Nant v Croft. Rassau Hub Area: **Ebbw Vale** Proposed Use: Residential Stage 1: Initial Planning Assessment Has the site satisfied the Initial Planning Assessment? Yes \square No **Initial Planning Assessment Conclusions** The site is greenfield land The site is within the existing settlement The site is not accessible by modes other than the car The site is 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** New access road needs to be constructed at the western end of the site to serve the whole development plateau Is the site acceptable? П Yes No **Biodiversity Conclusions** The site qualifies as a SINC Presence of UK and LBAP priority habitats - unimproved acid grassland, ponds and running water of high local biodiversity value Presence of habitat suitable for supporting protected species - ponds, dry stone walling, mature trees etc which should be retained Forms part of strategic ecological corridor along the A465 together with candidate sites B41 and B24 preventing the coalescence of settlements between Rassau and Tredegar and enabling the movement of wildlife from east to west and north to south between the adjacent woodland and nearby open countryside and Bryn Serth Integral part of a wider complex of fields, streams, ditches, ponds, woodland, moorland. This connectivity increases its wildlife value. Forms part of Borough's natural open space comprising series of horse grazed fields of rural character Is the site acceptable? Yes M No **Countryside and Landscape Conclusions** The site lies within 100m of a site of Special Historic Interest

Site Number: B35

Is the site acceptable?

Site Name:

APPENDIX 2: EBBW VALE SITES $\overline{\mathbf{Q}}$ Yes No **Environmental Health Conclusions** There is potential for noise nuisance Is the site acceptable? П Yes No **Additional Comments** Is the site acceptable for further consideration? M П Yes No Stage 3: Consultation with Appropriate Bodies **Countryside Council for Wales Comments** No comments received **Environment Agency Wales Comments** The site located on a minor aquifer therefore you may wish to request that a preliminary risk assessment be undertaken to establish the risk to controlled waters at the site There are also minor watercourses on site which should be protected from development by a 5m buffer zone The Coal Authority Comments Possible 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 Glamorgan-Gwent Archaeological Trust Ltd Comments Archaeological restraint - large part of the area previously quarried **Welsh Water Comments** No comments received CADW



 \square

Is the site acceptable for further consideration?

No

No comments received

Yes

Stage 4: Assessment against the LDP Preferred Strategy

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



Stage 5: Assessment against the LDP Sustainability Objectives

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

Is the site comp	oatible with the	Preferred	Strategy and	Sustainability Obje	ctives?
Yes		No			

Comments

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



Stage 6: Finalisation of sites for Deposit LDP

Is t	e site included in the Deposit LDP? □ No ☑
The	iments site is not included in the Deposit LDP for the following reasons: The site performs poorly against the LDP Strategy and Sustainability Objectives when compared to other
8	ites proposed for residential use
9	he site is greenfield land with high ecological value and qualifies as a SINC
	he site has landscape value
9	he site is not well located in terms of community facilities and public transport





Date: 27/04/2011

Blaenau Gwent Local Development Plan

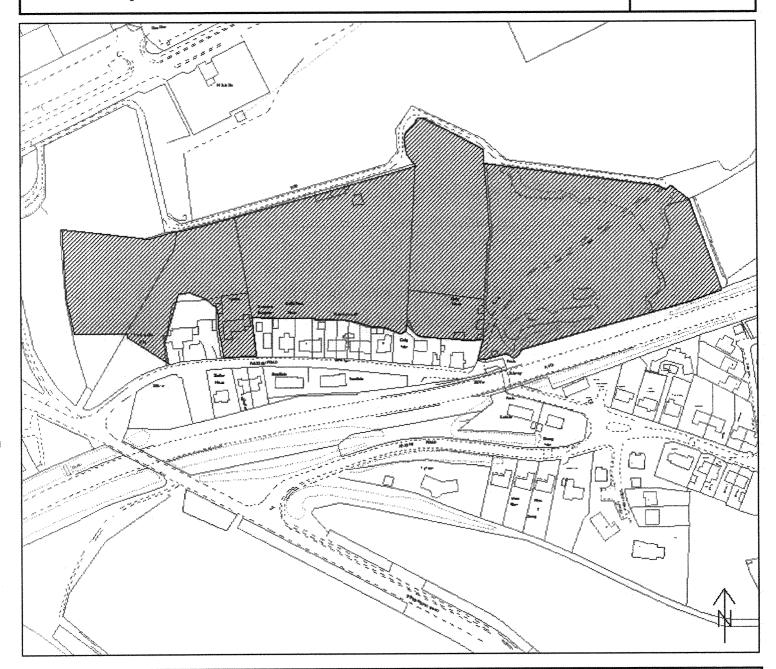
Scale: 1:2500

Findings of the Candidate Site Assessment Process



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Site Number: B35

Site Name: Nant-y-Croft, Rassau

Site Area: 3.9 ha

Current Use: Vacant

Proposed Use: Employment

Site Number Site Name: Hub Area: Proposed Us	-	Helyg		
Stage 1: Initi	al Planning Assessm	ent		
Has the site	satisfied the Initial Pl	anning Assessment	?	
Yes		No	lacktriangledown	
	ng Assessment Conc ranted outline planning p		development in 2007	
The site has be	if the site has not sa een granted outline plan en established. Therefor	ning permission; therefo	ore the principle of residential development a	it
Stage 6: Fina	lisation of sites for D	Deposit LDP		
Is the site inc	luded in the Deposit	LDP?		
Yes	\square	No		
Comments The site has be permission	peen included in the De	eposit LDP as a housir	ng commitment to reflect the 2007 planning	3





Date: 27/04/2011

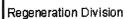
Blaenau Gwent Local Development Plan

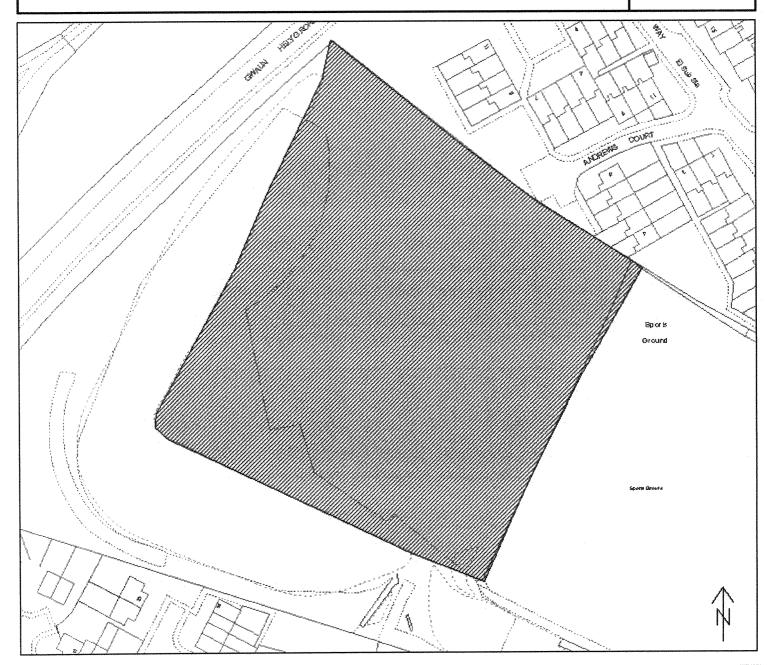
Scale: 1:1250

Findings of the Candidate Site Assessment Process



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Site Number:

B36

Site Name:

Adjacent to Gwaun Helyg, Ebbw Vale

Site Area:

1.5 ha

Current Use:

Vacant

Proposed Use: Residential

Site Number Site Name: Hub Area: Proposed Us	Froes-y-Barcl, Llan	gynidr		
Stage 1: Initi	al Planning Assessn	nent		
Has the site	satisfied the Initial P	lanning Assessme	ent? □	
162		140		
Initial Planni	ng Assessment Con	clusions		
	previously developed la			
1	within the existing settle			
1	accessible by modes of			
	well located in terms of			
			ternational/national	I importance for biodiversity
	opment is acceptable in			
Justification	if the site has not sa	atisfied the Initial	Planning Assess	ment
	**********************	******************		
Stage 2: Exp	ert Assessments			
			ary. In this case, th	e access point at Llangynidr
Is the site ac	ceptable?			
Yes	Ø	No		
103		140		
Biodiversity	Conclusions			
		g/roosting in the mat	ure tress in the nor	th eastern corner of site. Trees
	protected to minimise ar			
→ Hedgerow	/scrub along western be e buffering (at least 5 me	oundary to nursing h	ome should also t	pe retained and protected with
1 - 41 14				
is the site ac	_ <u></u>			
Yes	\square	No	Ц	
Countryside	and Landscape Con	nclusions		
The site lie	es within 100m of a site of the context	of Special Historic Inf		extension to the urban
1-41				
is the site ac	ceptable /		 24	
Yes	Ц	No	Ø	
	tal Health Conclusio			
There is poten	tial for contaminated lan	d therefore a ground	investigation and ri	isk assessment is required



Is the site acceptable? Yes ☑	No	. 🗆	
Additional Comments In 2008, planning permission was	granted for a new dwelli	ing on the northern part of the	e site
Is the site acceptable for furti Yes ☑	her consideration? No		
Stage 3: Consultation with Ap	opropriate Bodies		
Countryside Council for Wale No comments received	es Comments		
Environment Agency Wales C The site located on a minor aq be undertaken to establish the	uifer therefore you may		inary risk assessment
The Coal Authority Comment Possible shallow mine working Underground workings: No Recorded mine entries: No Coal mining geology: No Past surface mining: No Known mine gas issues: No Previous coal mining related h	ıs: Yes	-	
Glamorgan-Gwent Archaeolo Archaeological restraint – none kno		ments	
Welsh Water Comments Sewerage: no problems Sewerage treatment: no proble Water supply: require off-site new watermains		of adequacy on larger diame	ter/pressure
CADW No comments received			
Is the site acceptable for fu Yes ☑	ırther consideratio No	on?	



Stage 4: Assessment against the LDP Preferred Strategy

	Objective	Score
1	Develop Ebbw Vale as the main service and retail hub for the County	Not
	Borough	Relevant
2	Create a network of vibrant district/local centres (secondary hubs) well	Not
	linked to the main hub of Ebbw Vale that provide a range of local services	Relevant
	and facilities for the local communities	
3	Support and deliver the regeneration of the former Ebbw Vale steelworks	Not
	ensuring that the benefits are spread across the County Borough	Relevant
4	Increase economic activity through facilitating diversification of the	Not
	economic base and support for the manufacturing sector by encouraging specialisation	Relevant
5	Provide a range of employment sites and premises to meet the needs of	Not
	businesses of all sizes in manufacturing, the technological and service sectors	Relevant
6	Stem out migration and attract people to the area to create a more	Green
	balanced population	
7	Provide a range of types and tenures of new homes to meet local housing	Green
	needs and attract people to the area	
8	Improve accessibility to services through the promotion of sustainable	Green
	modes and transport, particularly, public transport, walking and cycling.	
9	Improve education levels and skills through supporting infrastructure	Green
	development of the Learning Campus, new schools and integrated	
	education services, including life-long learning	
10	Create an accessible network of green open spaces and high quality	Question
	leisure infrastructure to promote participation in sport and active recreation	Mark
11	to improve health and well-being	Not
11	Capitalise on the unique landscape and natural heritage, foster 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	Giggii
13	Raise the standard of design to improve the quality of the physical and	Green
10	natural environment; and protect and enhance Blaenau Gwent's historic	V16611
	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 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	Red

Is the site compatib	le with the l	Preferred Strateg	y and Sustainability O	bjectives?
Yes		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

Is the site in	icluded in the	Deposit LDP?		
Yes		No	\square	
2008 planning	permission wa		Strategy and Sustainability A site for a new dwelling. The re nall site.	
During consultation on the Preferred Strategy, the owner of this land also confirmed that she did not want the land to be included in the Deposit LDP (the site was included in the candidate site process as an undeveloped UDP allocation), therefore taking both issues into account the site has not been included in the Deposit LDP.				
		ocated within the settlement to planning application pro	ent boundary and therefore cocess.	ould come forward for





Date: 03/05/2011

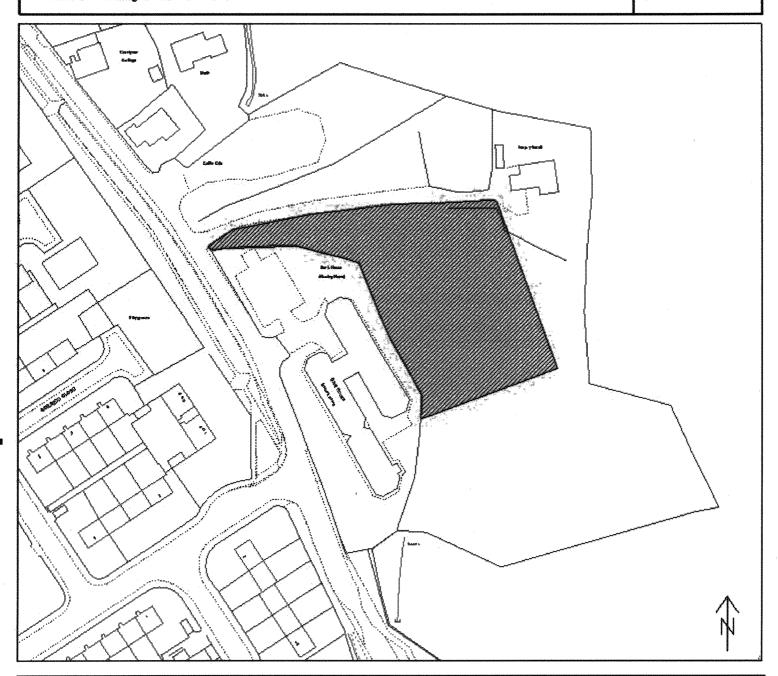
Blaenau Gwent Local Development Plan

Scale: 1:1250

Findings of the Candidate Site Assessment Process

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Regeneration Division



Site Number:

B37

Site Name:

Froesy-Barcl, Llangynidr

Site Area:

0.36 ha

Current Use:

Open Space

Proposed Use: Residential

Site Number: B39 **Gas Holder Site** Site Name: Hub Area: **Ebbw Vale** Proposed Use: Retail Stage 1: Initial Planning Assessment Has the site satisfied the Initial Planning Assessment? V Yes No **Initial Planning Assessment Conclusions** The site is previously developed land The site is within the existing settlement The site is accessible by modes other than the car The site is well located in terms of community facilities The site is not located in close proximity to an area of international/national importance for biodiversity The development is acceptable in terms of flood risk Justification if the site has not satisfied the Initial Planning Assessment Stage 2: Expert Assessments **Highways Conclusions** Access can be achieved to serve the site via either the A4046 or the existing access roadway serving the adjoining retail development (Tesco), subject to off site works being completed Is the site acceptable? M Yes No **Biodiversity Conclusions** Presence of protected species - otter within 500m, habitat also suitable for supporting protected species - mainly bats, breeding birds and amphibians Bats/breeding birds possibly roosting/nesting in building Is the site acceptable? П ☑ In Part Yes No **Countryside and Landscape Conclusions** The site is suitable for intended purpose Is the site acceptable? $\sqrt{}$ No Yes **Environmental Health Conclusions** The site is a previous brownfield site therefore a ground investigation and risk assessment is required Is the site acceptable? П M Yes No

Additional Comments
Is the site acceptable for further consideration?
Yes ☑ No □
Stage 3: Consultation with Appropriate Bodies
Countryside Council for Wales Comments No comments received
Environment Agency Wales Comments
 Environment Agency Wales Comments Potential for contaminated land due to the former use being a gas holder site The site is located on a minor aquifer, therefore a preliminary risk assessment should be undertaken to establish the risk to controlled water at the site
The Coast Andrews Comments
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: require off site mainlaying from a point of adequacy on larger diameter/pressure
 Water supply: require off site mainlaying from a point of adequacy on larger diameter/pressure watermains
Glamorgan-Gwent Archaeological Trust Ltd Comments Archaeological restraint – none known
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	Red
	Borough	
2	Create a network of vibrant district/local centres (secondary hubs) well	Red
	linked to the main hub of Ebbw Vale that provide a range of local services and facilities for the local communities	
3	Support and deliver the regeneration of the former Ebbw Vale steelworks	Not
٦	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	B.F. d
6	Stem out migration and attract people to the area to create a more	Not Relevant
7	balanced population 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
	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 Capitalise on the unique landscape and natural heritage, foster	Not
	sustainable tourism and promote community pride	Relevant
12	Protect, enhance and manage the diversity of the biodiversity resource of	Green
'-	Blaenau Gwent through the identification of ecological corridors	
13	Raise the standard of design to improve the quality of the physical and	Green
NA CONTRACTOR OF THE CONTRACTO	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 State of the	8



Stage 5: Assessment against the LDP Sustainability Objectives

	Objective	Score
1	To promote economic growth and strengthen and diversify the economy	Green
2	To increase levels of local employment and ensure distribution of opportunities	Green
3	To enable the development of a strong tourism economy in Blaenau Gwent complementary to the regional offer	Not Relevant
4	To enhance the viability and vitality of town centres	Red
5	To meet identified housing need	Not Relevant
6	To improve the quality of Blaenau Gwent's housing stock	Not Relevant
7	To secure the delivery and maintenance of quality affordable housing	Not Relevant
8	To improve educational attainment and increase skill levels	Green
9	To improve accessibility to education, leisure, employment, health, homes and community services for all sectors of the community	Green
10	To promote community health, social care and well-being	Green
11	To reduce crime, social disorder and fear of crime	Green
12	Protect and enhance the Welsh culture	Not Relevant
13	To encourage modal shift from private transport to sustainable transport	Green
14	To protect and enhance biodiversity across Blaenau Gwent	Green
15	To conserve and enhance the heritage assets of Blaenau Gwent and their settings	Green
16	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development, where this will not result in damage or loss to biodiversity	Green
17	To conserve soil resources and their quality	Green
18	To reduce emissions of greenhouse gases, in particular carbon dioxide	Question Mark
19	To reduce waste generation and maximise reuse and recycling	Question Mark
20	To maintain air quality	Question Mark
21	To maintain current low levels of vulnerability of all development to flooding	Green
22	To promote the use of sustainably sourced products and resources	Green
23	To increase energy efficiency and generation and use of renewable energy across the County Borough	Green
24	To conserve and enhance surface and ground water quality	Red
25	Protect the quality and character of the landscape and enhance where necessary	Green
	Score.	36

Is the site	compatible	with the Preferred	Strategy and Sustainabilit	y 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 retail use, however the LDP Strategy seeks to protect and enhance the vitality and viability of the existing town centres and there are concerns that the development of this site could undermine this objective.



Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?						
Yes		No	\square			
		144.01.01.01.01.01.01.01.01.01.01.01.01.01.				
Commer						
This site I	This site has been considered against whether there is a need for new retail sites as set out in the Retail					
Background Paper. The need assessment reveals that there is a need for additional retailing floorspace						
within Blaenau Gwent, however due to the high vacancy rates in the town centres, it is considered that the						
majority of this need will be met through the vacant properties in the town centres. Therefore the site has not						
	ded in the Deposit					

In addition to this, the LDP Strategy seeks to protect and enhance the vitality and viability of the existing town centres and there are concerns that the development of this site could undermine this objective.





Date: 27/04/2011

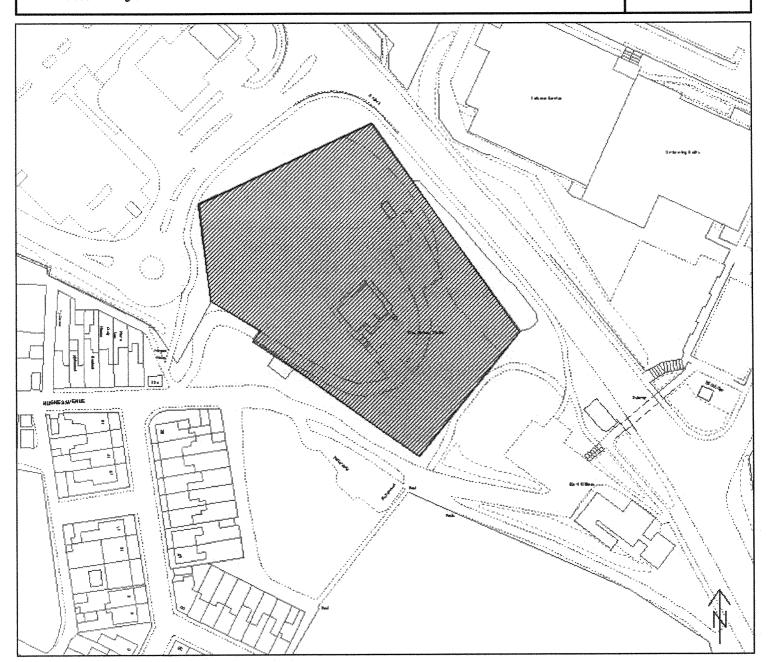
Blaenau Gwent Local Development Plan

Scale: 1:1250

Findings of the Candidate Site Assessment Process



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Site Number:

B39

Site Name:

Gas Holder Site

Site Area:

0.6 ha

Current Use:

Vacant

Proposed Use: Retail

Site Name: Rassau Estate Road Hub Area: Ebbw Vale Proposed Use: Petrol filling station Stage 1: Initial Planning Assessment Has the site satisfied the Initial Planning Assessment? Yes $\overline{\mathbf{V}}$ No **Initial Planning Assessment Conclusions** The site is Greenfield land The site is within the existing settlement The site is not accessible by modes other than the car The site is 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** Highway network can accommodate proposal subject to controlled access/egress arrangements Is the site acceptable? \square Yes No **Biodiversity Conclusions** Presence of protected species on site - bluebell, barn owl, kestrel. Also presence of habitat supporting protected species such as dense scrub/mature trees along the site peripheries - breeding birds/bats Site supports mosaic of habitats of high local biodiversity value – semi improved grassland, dense scrub, mature trees which enhances its biodiversity value Forms part of a strategic ecological corridor along A465 helping wildlife to move east to west and south to north from Bryn Serth to Hirgan Fields SINC and open moorland Is the site acceptable? M Yes No **Countryside and Landscape Conclusions** Visually obtrusive within the Heads of the Valleys corridor Is the site acceptable? ablaYes No **Environmental Health Conclusions** The site is suitable for intended purpose

Site Number: B40



Is the site	acceptable? ☑	No	
Additional	Comments		
	acceptable f	or further consideration?	prompt
Yes	L	No	四
Stage 6: F	inalisation o	f sites for Deposit LDP	
Is the site	included in t	the Deposit LDP?	_
Yes		No	
The siteThe siteThe site	not been inclu forms part of a is of high biod		



Date: 03/05/2011

Blaenau Gwent Local Development Plan

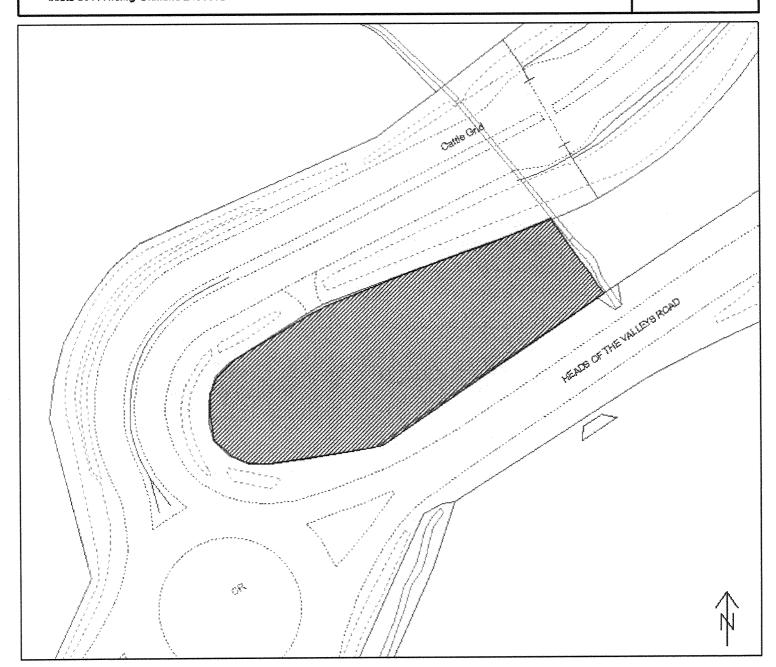
Scale: 1:1000

Findings of the Candidate Site Assessment Process



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Regeneration Division



Site Number:

B40

Site Name:

Rassau Estate Road

Site Area:

0.3 ha

Current Use:

Vacant

Proposed Use: Petrol Filling Station

	Number: B41 Name: Land	to the rear of Glyndy	wr Road. Ras	sau	
		v Vale	,		
Prop	osed Use: Re s	sidential			
Stag	e 1: Initial Plar	nning Assessment			
Has	the site satisfi	ed the Initial Planning	a Assessmen	t?	
Yes	I	No	,		
		-			
ı	_	sessment Conclusior	າຣ		
1	he site is Greenf				
		he existing settlement essible by modes other t	han the car		
		cated in terms of commun			
				national/nationa	I importance for biodiversity
		is acceptable in terms of			
L					
Just	ification if the	site has not satisfied	the Initial Pla	nning Assess	ment
. .					
Stag	e 2: Expert As	sessments			
The	ways Conclus development of the grounds		lential purposes	s is unsuitable or	both highway capacity and
ls th	e site acceptat	ole?			
Yes		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	No	$ \overline{\Delta} $	'
				_	
Bioc	liversity Concl	usions			
• 7	he site is of high	local biodiversity value a	nd is designate	d as a SINC	
				e grazed fields,	mature hedgerows, scattered
1	•	s, farm buildings and dry	_	h _4_	
		for protected species – I			along eastern boundary) and
n	nature hedgerows	3			
		ajor strategic ecological c ments and infill developn		ie A465 preventi	ng coalescence of Rassau and
● T	he site forms par		twork with stror	ng ecological cor	nnectivity to adjacent woodland
L			.'		
ls th	e site acc <u>ep</u> tat	ole?			
Yes		No		$ \overline{\mathbf{A}} $	



Countryside and Landscape Conclusions

- The site lies within 100m of a site of Special Historic Interest
- Historic field pattern of interest valuable green open space adjacent to HOV corridor
- The land can be seen from the Heads of the Valleys road and would benefit from improvement. Given the location and its potential visual impact it is important that sympathetic design forms part of any development

Is the site ac	ceptable? □	No	\square
	tal Health Conclusion tial for noise pollution	IS	
Is the site ac	ceptable? ☑	No	
Additional C	omments		
Yes	ceptable for further c	No	
Is the site ind Yes	cluded in the Deposit	LDP? No	\square
 The development of the site is The site is 		land for residential pu	rposes is unsuitable on both highway capacity



Date: 03/05/2011

Blaenau Gwent Local Development Plan

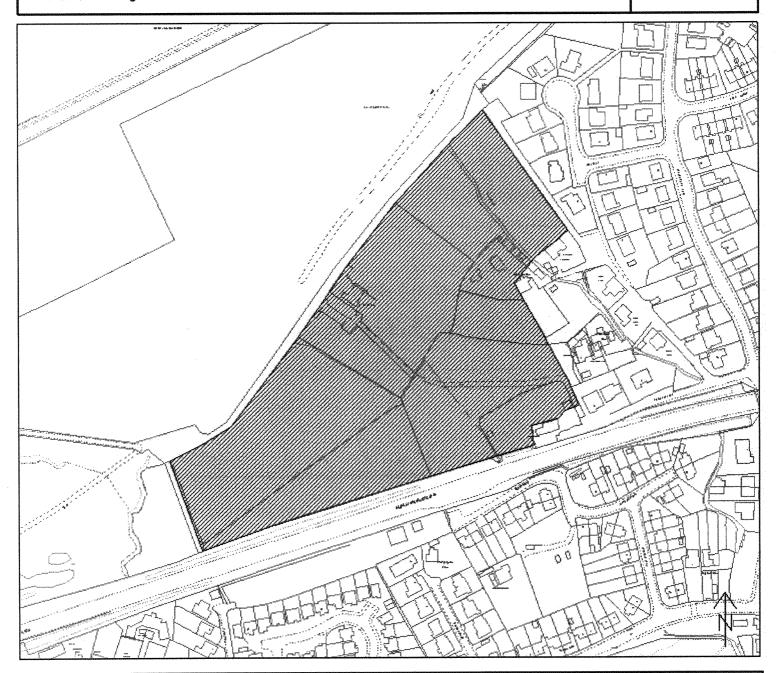
Scale: 1:2500

Findings of the Candidate Site Assessment Process



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Regeneration Division



Site Number: B41

Site Name: Land to Rear of Glyndwr Road, Rassau

Site Area: 3.6 ha

Current Use: Open Space / Grazing

Proposed Use: Residential

Site Number: B44 Site Name: Willowtown Junior and Infants School Hub Area: **Ebbw Vale** 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** The highway network can accommodate proposal subject to localised highway improvements being implemented Is the site acceptable? M Yes No **Biodiversity Conclusions** Presence of protected species - bats within 500m Potential of buildings/mature trees to support bats/breeding birds Is the site acceptable? V Yes No **Countryside and Landscape Conclusions** The site lies within 100m of a site of Special Historic Interest Is the site acceptable? ∇ Yes No **Environmental Health Conclusions** There is potential for contaminated land therefore a ground investigation and risk assessment is required Is the site acceptable? M Yes No



Additional Comments							
Is the site acceptable for further consideration?							
Yes ☑ No □							
Stage 3: Consultation with Appropriate Bodies							
Countryside Council for Wales Comments No comments received							
E. Lander M. Lander W. Lander							
 The site located on a minor aquifer. It is considered that the controlled waters are of low environmental sensitivity and therefore have no objection from a groundwater perspective 							
The Coal Authority Comments Possible 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							
Olemannan Owent Anchaeolania I Turat I Ad Commanta							
 Glamorgan-Gwent Archaeological Trust Ltd Comments Archaeological restraint – minor restraint – early 20th century school buildings. Archaeological restraints do not prevent allocation of land in LDP – buildings should be recorded prior to demolition 							
 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 							
CADW No comments received							
s the site acceptable for further consideration? Yes							



Stage 4: Assessment against the LDP Preferred Strategy

	Objective and the second of th	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
3	ensuring that the benefits are spread across the County Borough	Relevant
4	Increase economic activity through facilitating diversification of the	Not
7	economic base and support for the manufacturing sector by encouraging	Relevant
	specialisation	1.00.014.11
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.	A
9	Improve education levels and skills through supporting infrastructure	Green
	development of the Learning Campus, new schools and integrated	
10	education services, including life-long learning Create an accessible network of green open spaces and high quality	Question
10	leisure infrastructure to promote participation in sport and active recreation	Mark
	to improve health and well-being	Maik
11	Capitalise on the unique landscape and natural heritage, foster	Not
• •	sustainable tourism and promote community pride	Relevant
12	Protect, enhance and manage the diversity of the biodiversity resource of	Green
	Blaenau Gwent through the identification of ecological corridors	
13	Raise the standard of design to improve the quality of the physical and	Green
	natural environment; and protect and enhance Blaenau Gwent's historic	
	and cultural environment.	<u> </u>
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
	and community services for all sectors of the community	- Companyon
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 1	57

Is the site co	mpatible with the	Preferred St	rategy and Sustainability Objectives?
Yes	abla	No	
Cammanta			

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 inc	luded in the Deposit	LDP?	
Yes	$ \overline{\square} $	No	

Comments

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





Date: 27/04/2011

Blaenau Gwent Local Development Plan

Scale: 1:1250

Findings of the Candidate Site Assessment Process



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Site Number: B44

Site Name: Willowtown Junior and Infants School

Site Area: 0.63 ha

Current Use: Former School Site

Proposed Use: Residential

Hub Area: **Ebbw Vale** Proposed Use: Waste 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 out of settlement The site is not accessible by modes other than the car The site is not well located in terms of community facilities The site is not located in close proximity to an area of international/national importance for biodiversity The development is acceptable in terms of flood risk Justification if the site has not satisfied the Initial Planning Assessment Stage 2: Expert Assessments **Highways Conclusions** Existing access is acceptable for proposed waste treatment works Is the site acceptable? Yes \square No **Biodiversity Conclusions** Site lies within close proximity to Cwm Merddog Woodlands SSSI, Silent Valley LNR and Wildlife Trust Reserve and Mynydd Carn y Cefn and Cefn yr Araill SINC Presence of protected species - goshawk and brambling on site, bluebell, pearl bordered fritillary, grayling and badger all within 250m, otter and bat within 500m Presence of UK and LBAP species - marsh st. john's wort, green woodpecker and stonechat within Presence of running water in culvert along northern boundary needs protection and adequate buffering Is the site acceptable? П Yes No **Countryside and Landscape Conclusions** There are numerous sites of Special Historic Interest within 100m Is the site acceptable? ☑ In Part Yes No **Environmental Health Conclusions** Need Environment Agency authorisation

Site Number: B47

Site Name: Silent Valley



Is the site acceptable? Yes □	No	
Additional Comments		
Is the site acceptable for further Yes Stage 3: Consultation with Appre	No	
	jacent to Cwm woodl	ands Site of Special Scientific Interest (SSSI). It is isting refuse site but we remain concerned over
 There are issues with the existing 	eviously used as a re g permit that need to clude a Hydro-geok	fuse tip so there is potential for contamination. be resolved. For further waste (deposition) the ogical Risk Assessment for land filling. Any nit.
The Coal Authority Comments Possible 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 hazar		,
Glamorgan-Gwent Archaeologic Archaeological Restraint - None K		nents
Welsh Water Comments There are no public assets in this a alternative facilities for sewage dis		opment will require the provision of satisfactory oly.
CADW No comments received		
Is the site acceptable for further Yes	consideration?	

Stage 4: Assessment against the LDP Preferred Strategy



	Objective with the second of t	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	Yellow
12	Protect, enhance and manage the diversity of the biodiversity resource of Blaenau Gwent through the identification of ecological corridors	Green
13	Raise the standard of design to improve the quality of the physical and natural environment; and protect and enhance Blaenau Gwent's historic and cultural environment.	Green
14	To minimise further climate change contributions and mitigate its predicted effects on the county Borough	Yellow
	Score	8



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
0	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	Question Mark
19	To reduce waste generation and maximise reuse and recycling	Green
20	To maintain air quality	Question Mark
21	To maintain current low levels of vulnerability of all development to flooding	Green
22	To promote the use of sustainably sourced products and resources	Green
23	To increase energy efficiency and generation and use of renewable energy across the County Borough	Green
24	To conserve and enhance surface and ground water quality	Yellow
25	Protect the quality and character of the landscape and enhance where necessary	Yellow
	Score	29

Is the site con	patible with the	he Preferred	Strategy and	Sustainability	Objectives?
Yes		No			

Comments

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



Stage 6: Finalisation of sites for Deposit LDP

Is the site Yes	included in t	the Deposit LDP? No							
	considered su	ustainable, developable P as a waste allocation	and compatible	with the	LDP	Strategy	and	therefore	is





Date: 28/04/2011

Blaenau Gwent Local Development Plan

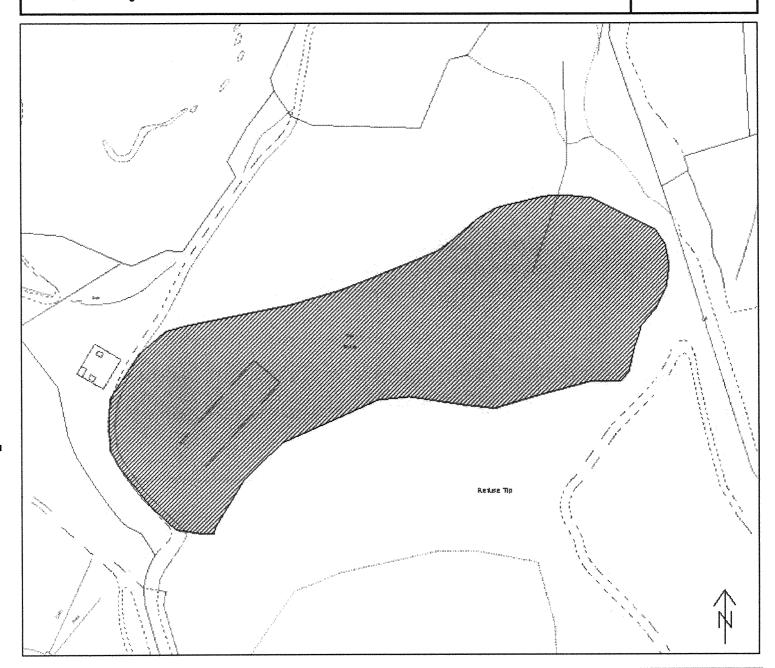
Scale: 1:2500

Findings of the Candidate Site Assessment Process



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Regeneration Division



Site Number:

B47

Site Name:

Silent Valley

Site Area:

3.8 ha

Current Use:

Refuse Site

Proposed Use: Waste

Site Number: B48 Site Name: **Market Street** Hub Area: Ebbw Vale Proposed Use: Retail 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** Proposed retail use is within the town centre of Ebbw Vale, no objections from a highway standpoint Is the site acceptable? M П Yes No **Biodiversity Conclusions** The site has little or no value for wildlife. There are 2 trees adjacent on the eastern side of the site which would however need to be considered in any development proposal Is the site acceptable? M Yes No **Countryside and Landscape Conclusions** The site is suitable for intended purpose is the site acceptable? Yes V No **Environmental Health Conclusions** The site is a previous brownfield site therefore a ground investigation and risk assessment is required There is also potential for odour, light and noise pollution Is the site acceptable? \square П Yes No



Additional Cor	nments					
Yes [Ž	ther consideration				
•		ppropriate Bodi	es 			
Countryside C No comments rec		es Comments				
Environment A No comments red		Comments				
 Underground Recorded Min Coal Mining 0 Past Surface Known Mine 	own Shallow Min Workings: Yes ne entries: No Beology: No	e Workings: Yes				
Welsh Water Co No comments rec						
Glamorgan-Gw Former railway si		ogical Trust Ltd	Commen	ts		
CADW					-	
No comments red	eived					
Is the site acce	ptable for fur	ther consideration	on?			
_	<u> </u>	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 Relevant 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 Creen Protect, enhance and manage the diversity of the physical and natural environment, and protect and enhance Blaenau Gwent's historic and cultural environment.		Objective and the second of th	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 Capitalise on the unique landscape and natural heritage, foster sustainable tourism and promote community pride Capitalise on the unique landscape and natural heritage, foster sustainable tourism and promote community pride Relevant Capitalise on the unique landscape and natural heritage, foster sustainable tourism and promote community pride Relevant Capitalise on the unique landscape and natural heritage, foster sustainable tourism and promote community pride Capitalise on the unique landscape and natural heritage, foster sustainable tourism and protect and enhance Blaenau Gwent's historic and cultural environment.	-	Borough	Green
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 Reievant Protect, enhance and manage the diversity of the physical and natural environment; and protect and enhance Blaenau Gwent's historic and cultural environment. Reievant 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	
Increase economic activity through facilitating diversification of the economic base and support for the manufacturing sector by encouraging specialisation	3		1
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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	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	6	balanced population	
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. Relevant Green Green Green Green	7		
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	8		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	
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	10	Create an accessible network of green open spaces and high quality leisure infrastructure to promote participation in sport and active recreation	4
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 Green	11		
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	
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 opportunities	Green
3	To enable the development of a strong tourism economy in Blaenau Gwent complementary to the regional offer	Not Relevant
4	To enhance the viability and vitality of town centres	Green
5	To meet identified housing need	Not Relevant
6	To improve the quality of Blaenau Gwent's housing stock	Not Relevant
7	To secure the delivery and maintenance of quality affordable housing	Not Relevant
8	To improve educational attainment and increase skill levels	Green
9	To improve accessibility to education, leisure, employment, health, homes and community services for all sectors of the community	Green
10	To promote community health, social care and well-being	Green
11	To reduce crime, social disorder and fear of crime	Green
12	Protect and enhance the Welsh culture	Not Relevant
13	To encourage modal shift from private transport to sustainable transport	Green
14	To protect and enhance biodiversity across Blaenau Gwent	Green
15	To conserve and enhance the heritage assets of Blaenau Gwent and their settings	Green
16	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development, where this will not result in damage or loss to biodiversity	Green
17	To conserve soil resources and their quality	Green
18	To reduce emissions of greenhouse gases, in particular carbon dioxide	Question Mark
19	To reduce waste generation and maximise reuse and recycling	Question Mark
20	To maintain air quality	Question Mark
21	To maintain current low levels of vulnerability of all development to flooding	Green
22	To promote the use of sustainably sourced products and resources	Green
23	To increase energy efficiency and generation and use of renewable energy across the County Borough	Green
24	To conserve and enhance surface and ground water quality	Green
25	Protect the quality and character of the landscape and enhance where necessary	Green
	Score.	48

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

Comments

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



Is the site included in the Deposit LDP?

Yes No

Comments

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

Stage 6: Finalisation of sites for Deposit LDP





Date: 28/04/2011

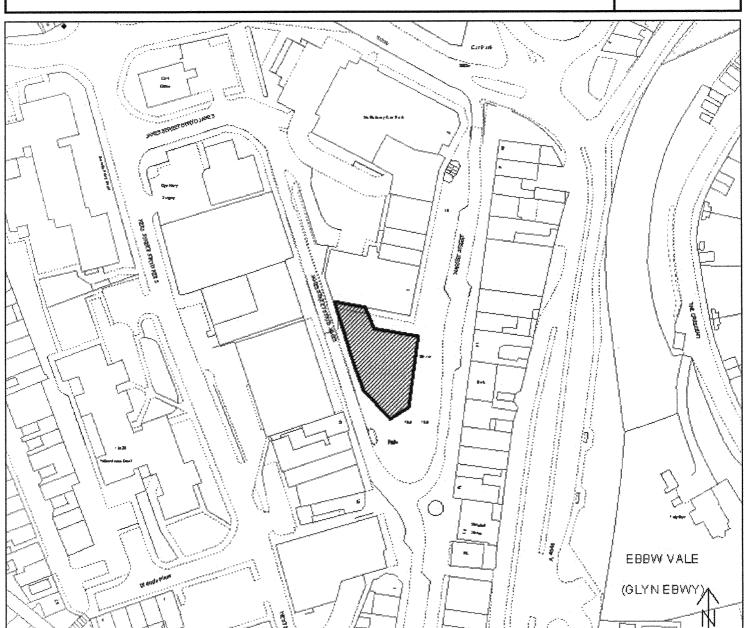
Blaenau Gwent Local Development Plan

Scale: 1:1250

Findings of the Candidate Site Assessment Process



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Site Number: B48

Site Name: Market Sqaure, Ebbw Vale

Site Area: 0.05 ha

Current Use: Vacant

Proposed Use: Retail

Site Name: Hub Area: Proposed Us	Land at Rhyd-y Ebbw Vale e: Retail	-Blew		
Stage 1: Initia	al Planning Asse	ssment		
Has the site :	satisfied the Initia	al Planning A	ssessment?	
Yes	\square	No		
Initial Plannii	ng Assessment (Conclusions	***************************************	
•	previously develope			
 The site is 	within the existing s	ettlement		
 The site is 	accessible by mode	s other than the	car	
The site is	well located in term:	s of community	facilities	
The site is	not located in close	proximity to an	area of internation	nal/national importance for biodiversity
The develo	pment is acceptable	e in terms of floo	od risk	
Justification	if the site has no	ot satisfied the	Initial Plannin	g Assessment
Stage 2: Exp	ert Assessments	;		
Highways Co	nclusions			
	ental highway object ad / A4047 junction			ture upgrading works are required to both
Is the site ac	ceptable?			
Yes	Ø N	n	П	
100	141	9	Second 1	
Biodiversity (Conclusions			
The site compribeen planted or to the Rhyd y Edesignation over	ses of an area of on the northern side. Blew SINC indicates	These habitats that this site value. As well as have	are likely to supposed in a su	and mixed broadleaf woodland, which has bort a variety of species and the proximity alue for wildlife. A small part of the SINC for biodiversity, the woodland provides an
Is the site acc	ceptable?			
Yes	☑ In Part	No		
•	and Landscape (ble for intended pur			
Is the site acc	eptable?			
Yes	\Box	No		

Site Number: B49



Environmental Health Conclusions

		theld site therefore a dour, light and noise	a ground investigation and risk assessment is required e pollution
Is the site ac	ceptable?		
Yes	Ø	No	
Additional Co A planning app		e to the LPA for reta	ail development in 2007 but was later withdrawn
Is the site ac Yes	ceptable for fu ☑	ırther considerat No	ion?
Stage 3: Con	sultation with	Appropriate Bod	lies
The site compr	ises of plantation		land. The development would be adjacent to 'Rhyd Y g - increased development activity may disturb them.
Environment No comments r	Agency Wale received	s Comments	
 Possible/ K Undergroui Recorded f Coal Mining Past Surfac Known Min 	thority Comme fnown Shallow M and Workings: No Mine entries: No g Geology: No ce Mining: Yes e Gas Issues: No oal Mining Relate	ine Workings: Yes	
Welsh Water C No comme	Comments nts received		
Glamorgan-G Former coal tip		logical Trust Ltd	Comments
CADW No comments r	eceived		
Health and S	afety Executiv	8	

This site is not within a hazardous installation zone. However it is advisable that you check whether any



pipelines cross the development sites.

ls t	he	site	acce	otable	for	further	consideration?
------	----	------	------	--------	-----	---------	----------------

Yes	3		No	

Stage 4: Assessment against the LDP Preferred Strategy

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



Stage 5: Assessment against the LDP Sustainability Objectives

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

100	The Score	36
24	To conserve and enhance surface and ground water quality	Green
25	Protect the quality and character of the landscape and enhance where	Yellow
	necessary	

Is the s	ite 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 retail use, however the LDP Strategy seeks to protect and enhance the vitality and viability of the existing town centres and there are concerns that the development of this site could undermine this objective.



Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes		No	lacksquare	
Backgrour within Blac majority of	nas been conside nd Paper. The n enau Gwent, how f this need will be	need assessment reveals that rever due to the high vacand met through the vacant prop	at there is a need for by rates in the town ce	il sites as set out in the Retail additional retailing floorspace entres, it is considered that the tres. Therefore the site has not
In addition	•			and viability of the existing town





Date: 28/04/2011

Blaenau Gwent Local Development Plan

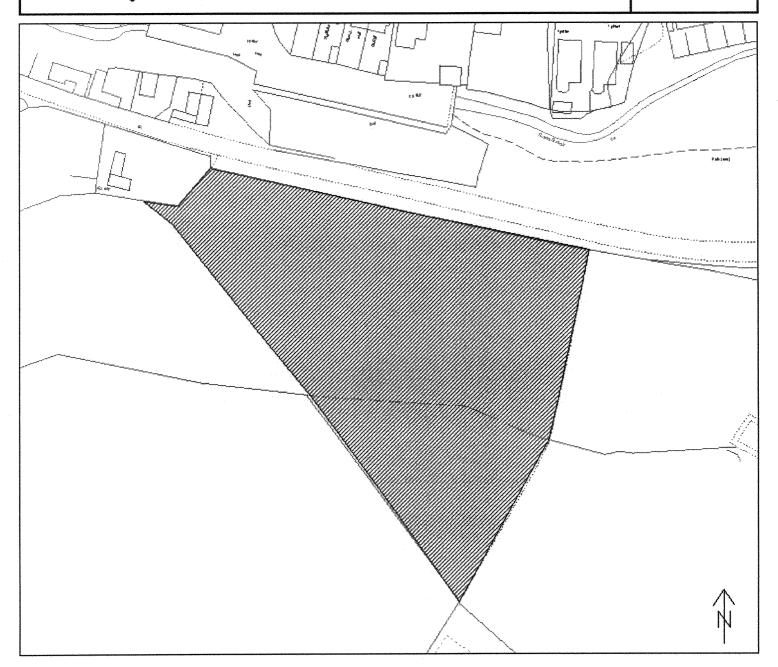
Scale: 1:1250

Findings of the Candidate Site Assessment Process



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Site Number:

B49

Site Name:

Land at Rhyd-y-Blew

Site Area:

1.06 ha

Current Use:

Vacant

Proposed Use: Retail

Hub Area: Proposed Us	Ebbw Vale e: Leisure and	d Tourism		
Stage 1: Initia	al Planning As	sessment		
Has the site s	satisfied the Ir	nitial Planning	Assessment?	
Yes		No		
	-	nt Conclusion		**********
	,	and part Greenfie	eld land	
	located out of se		the constitution and	
			the car from the west	
			ity facilities from the west an area of international/national importance for biodiversity	
		able in terms of t		
***************************************			the Initial Planning Assessment	managari va na
Highways Co	nclusions			***************************************
		is acceptable fro	m a highway standpoint	
Is the site ac	ceptable? ☑	No		
Yes	Ø	No		
Biodiversity This is an extended perows and important for wind and LNRs) – a reflect the national statement in the statement	Conclusions ensive site that d woodland. The ildlife and this is small part also li	contains a mos ese in turn are larecognised in the les within the SS on value includ	saic of habitat types including grassland, heathland, poncknown to support a variety of species. Therefore the site designation of parts of the site as local wildlife sites (SIN SI Cwm Merddog woodlands. The site should be managed ling its importance s a site, which enhances ecologic	is Cs to
Biodiversity This is an extended perows and important for wind and LNRs) – a reflect the national statement in the statement	Conclusions ensive site that d woodland. The ildlife and this is small part also li ture conservation h the wider coun	contains a mos ese in turn are larecognised in the les within the SS on value includ	saic of habitat types including grassland, heathland, ponc known to support a variety of species. Therefore the site the designation of parts of the site as local wildlife sites (SIN) SI Cwm Merddog woodlands. The site should be managed	is Cs to
Biodiversity This is an extended perows and important for wind and LNRs) – a reflect the naticonnectivity with	Conclusions ensive site that d woodland. The ildlife and this is small part also li ture conservation h the wider coun	contains a mos ese in turn are larecognised in the es within the SS on value includ	saic of habitat types including grassland, heathland, ponc known to support a variety of species. Therefore the site the designation of parts of the site as local wildlife sites (SIN) SI Cwm Merddog woodlands. The site should be managed	is Cs to
Biodiversity This is an extended perows and important for wing and LNRs) – a reflect the naticonnectivity with the site accepts Is the site accepts Countryside accepts Country Country Country Country Country Country Country Country Country Country Country Country Country Country	Conclusions ensive site that d woodland. The ildlife and this is small part also li ture conservation the wider coun ceptable?	contains a mosese in turn are le recognised in the es within the SS on value includentryside.	saic of habitat types including grassland, heathland, ponc known to support a variety of species. Therefore the site se designation of parts of the site as local wildlife sites (SINe SI Cwm Merddog woodlands. The site should be managed ling its importance s a site, which enhances ecologic	is Cs to
Biodiversity This is an extended perows and important for wing and LNRs) – a reflect the naticonnectivity with the site accepts Is the site accepts Countryside accepts Country Country Country Country Country Country Country Country Country Country Country Country Country Country	Conclusions ensive site that d woodland. The ildlife and this is small part also li ture conservation the wider coun ceptable? and Landscap able for intended	contains a mosese in turn are le recognised in the es within the SS on value includentryside.	saic of habitat types including grassland, heathland, ponc known to support a variety of species. Therefore the site se designation of parts of the site as local wildlife sites (SINe SI Cwm Merddog woodlands. The site should be managed ling its importance s a site, which enhances ecologic	is Cs to
Biodiversity This is an extended perows and important for wing and LNRs) — a reflect the naticonnectivity with the site accepts Countryside and The site is suital.	Conclusions ensive site that d woodland. The ildlife and this is small part also li ture conservation the wider coun ceptable? and Landscap able for intended	contains a mosese in turn are le recognised in the es within the SS on value includentryside.	saic of habitat types including grassland, heathland, ponc known to support a variety of species. Therefore the site se designation of parts of the site as local wildlife sites (SINe SI Cwm Merddog woodlands. The site should be managed ling its importance s a site, which enhances ecologic	is Cs to
Biodiversity This is an extended perows and important for wing and LNRs) — a reflect the naticonnectivity with the site accepts Countryside of the site is suitable. The site is suitable is suitable.	Conclusions ensive site that d woodland. The ildlife and this is small part also li ture conservation the wider coun ceptable? and Landscap able for intended ceptable?	contains a mosese in turn are leaved in turn are leaved in the second in the second included	saic of habitat types including grassland, heathland, ponc known to support a variety of species. Therefore the site le designation of parts of the site as local wildlife sites (SIN) SI Cwm Merddog woodlands. The site should be managed ling its importance s a site, which enhances ecologic	is Cs to

Site Number: **B53**



Is the site accep	table for further o	onsideration?	
Yes 🗹	No		
Additional Com	ments		
Is the site accep	table for further o	onsideration?	· ·
100	110	neinto Dodino	
	tation with Appro		
	uncil for Wales Contains several SINC's		a is a mosaic of unimproved acid grassland with
Environment Aç No comments rece	ency Wales Comi ived	ments	
Restraint - Evidend		t-medieval agricu	mments ulture. Archaeological restraints do not prevent will depend on detailed proposals.
 Underground \(\) Recorded Mine Coal Mining G Past Surface \(\) Known Mine G 	vn Shallow Mine Wor Vorkings: Yes e entries: No eology: No Mining: Yes	•	
CADW No comments rece	ived		
Welsh Water Com No comments rece			
1	•	stallation zone. I	However it is advisable that you check whether any
Is the site accer	table for further o	onsideration? No	



Stage 4: Assessment against the LDP Preferred Strategy

	Objective administration of the second of th	Score
1	Develop Ebbw Vale as the main service and retail hub for the County Borough	Green
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	Green
4	Increase economic activity through facilitating diversification of the economic base and support for the manufacturing sector by encouraging specialisation	Green
5	Provide a range of employment sites and premises to meet the needs of businesses of all sizes in manufacturing, the technological and service sectors	Not Relevant
6	Stem out migration and attract people to the area to create a more balanced population	Not Relevant
7	Provide a range of types and tenures of new homes to meet local housing needs and attract people to the area	Not Relevant
8	Improve accessibility to services through the promotion of sustainable modes and transport, particularly, public transport, walking and cycling.	Yellow
9	Improve education levels and skills through supporting infrastructure development of the Learning Campus, new schools and integrated education services, including life-long learning	Not Relevant
10	Create an accessible network of green open spaces and high quality leisure infrastructure to promote participation in sport and active recreation to improve health and well-being	Green
11	Capitalise on the unique landscape and natural heritage, foster sustainable tourism and promote community pride	Green
12	Protect, enhance and manage the diversity of the biodiversity resource of Blaenau Gwent through the identification of ecological corridors	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
	。	26



Stage 5: Assessment against the LDP Sustainability Objectives

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

Is the site	e compatible w	ith the Preferred Strate	gy and Sustainab	ility Objectives?
Yes	Ø	No		
	erformed reason:	ably well against the Prefe	4 ,	ustainability Appraisal Objectives



Stage 6: Finalisation of sites for Deposit LDP

Is the si t	te included in the	Deposit LDP?	
	as been identified by	y the Regeneration departn as a leisure and tourism a	d tourism project and therefore





Date: 28/04/2011

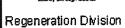
Blaenau Gwent Local Development Plan

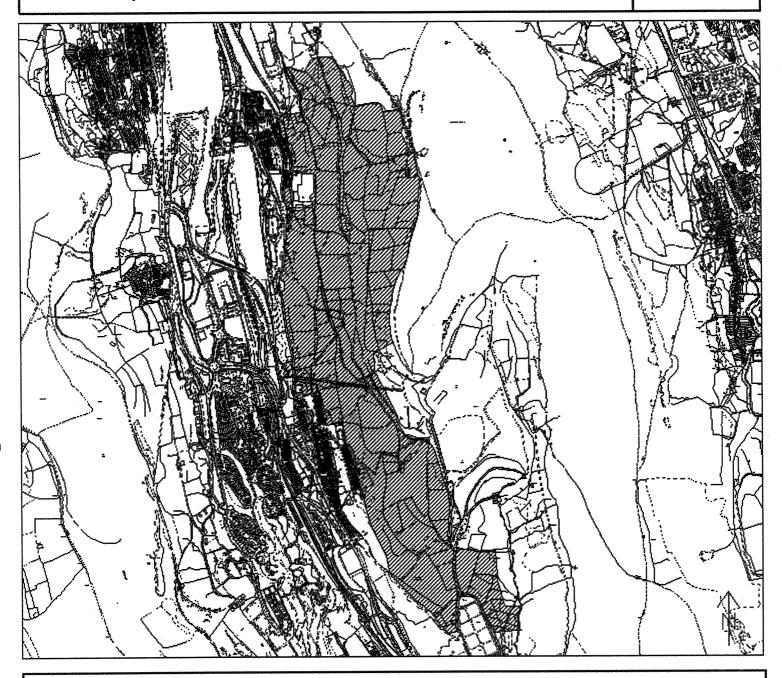
Scale: 1:19000

Findings of the Candidate Site Assessment Process



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Site Number:

B53

Site Name:

Eastern Valley Slopes

Site Area:

134 ha

Current Use:

Open Greenfield Land

Proposed Use: Leisure and Tourism

Site Number Site Name:	Garden Fest	ival		
Hub Area: Proposed Us	Ebbw Vale e: Leisure an	d Tourism		
. roposou ou	,	<u> </u>		
Stage 1: Initi	al Planning A	ssessment		
Has the site	satisfied the I	nitial Planning <i>I</i>	Assessment?	
Yes		No		
		-40		
!	ng Assessme previously deve	nt Conclusions		
1	located edge of	•		
1	•		e car from the west	
			facilities from the w	est
}		•		l/national importance for biodiversity
		in flood zone C2		,
Justification	if the site has	not satisfied th	ne Initial Planning	Assessment
.,.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			****************	••••••
Stage 2: Eve	ert Assessme	nte		
Jiage z. Lxp	CIL 755C55111C	1117		
Highways Co Proposed a		is acceptable from	n a highway standpoi	nt
Is the site ac	ceptable?			
Yes	Ø	No		
	-			
Biodiversity		_		
support bats, n and river Ebby these although	esting birds, rep v are designate not designated	otiles, amphibians d highlighting the	and invertebrates. V nature conservation provide connectivity to	streams. These habitats are likely to Vithin the site, the SINC – festival lake value of the site. Habitats outside of throughout the site. The site should be
Is the site ac	ceptable?			
Yes	\square	No		
	and Landscap able for intended	pe Conclusions purpose		
Is the site ac	ceptable?			
Yes	I	No		



Environmental Health Conclusions
There is potential for light and noise pollution
The site is brownfield land and therefore a ground investigation and risk assessment is required
Is the site acceptable for further consideration?
Yes ☑ No □
Additional Comments
The site is existing parkland
L · · · · · · · · · · · · · · · · · · ·
Is the site acceptable for further consideration?
Yes 🗹 No 🗆
ies E NO E
Stage 3: Consultation with Appropriate Bodies
Stage 5. Consultation with Appropriate bodies
Countryside Council for Wales Comments
Site covers two SINCs Festival Lake' & 'Land Surrounding wetland Centre'.
Oile Covers two offices restival bake & Early outfounding wetland defilie.
Environment Agency Wales Comments
No comments received
L
Glamorgan-Gwent Archaeological Trust Ltd Comments
 Minor Restraint - Area of previous industrial activity. Most has been previously been reclaimed. Archaeological restraints do not prevent allocation of land in LDP: Archaeological requirements will
depend on detailed proposals.
depond on detailed proposals.
The Coal Authority Comments
Possible/ Known Shallow Mine Workings: Yes
Underground Workings: Yes
Recorded Mine entries: No
Coal Mining Geology: No
Past Surface Mining: Yes
Known Mine Gas Issues: No
Previous Coal Mining Related Hazards: No.
CADW
No comments received
Welsh Water Comments
No comments received



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

Is the	site acceptable	for further consideration?	
Yes		No	

Stage 4: Assessment against the LDP Preferred Strategy

	Objective	Score
1	Develop Ebbw Vale as the main service and retail hub for the County Borough	Yellow
2	Create a network of vibrant district/local centres (secondary hubs) well linked to the main hub of Ebbw Vale that provide a range of local services and facilities for the local communities	Green
3	Support and deliver the regeneration of the former Ebbw Vale steelworks ensuring that the benefits are spread across the County Borough	Not Relevant
4	Increase economic activity through facilitating diversification of the economic base and support for the manufacturing sector by encouraging specialisation	Green
5	Provide a range of employment sites and premises to meet the needs of businesses of all sizes in manufacturing, the technological and service sectors	Not Relevant
6	Stem out migration and attract people to the area to create a more balanced population	Not Relevant
7	Provide a range of types and tenures of new homes to meet local housing needs and attract people to the area	Not Relevant
8	Improve accessibility to services through the promotion of sustainable modes and transport, particularly, public transport, walking and cycling.	Yellow
9	Improve education levels and skills through supporting infrastructure development of the Learning Campus, new schools and integrated education services, including life-long learning	Not Relevant
10	Create an accessible network of green open spaces and high quality leisure infrastructure to promote participation in sport and active recreation to improve health and well-being	Green
11	Capitalise on the unique landscape and natural heritage, foster sustainable tourism and promote community pride	Green
12	Protect, enhance and manage the diversity of the biodiversity resource of Blaenau Gwent through the identification of ecological corridors	Yellow
13	Raise the standard of design to improve the quality of the physical and natural environment; and protect and enhance Blaenau Gwent's historic and cultural environment.	Green
14	To minimise further climate change contributions and mitigate its predicted effects on the county Borough	Green
	Score Control of the	15



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	Yellow
5	To meet identified housing need	Not Relevant
6	To improve the quality of Blaenau Gwent's housing stock	Not Relevant
7	To secure the delivery and maintenance of quality affordable housing	Not Relevant
8	To improve educational attainment and increase skill levels	Green
9	To improve accessibility to education, leisure, employment, health, homes and community services for all sectors of the community	Green
10	To promote community health, social care and well-being	Green
11	To reduce crime, social disorder and fear of crime	Green
12	Protect and enhance the Welsh culture	Green
13	To encourage modal shift from private transport to sustainable transport	Yellow
14	To protect and enhance biodiversity across Blaenau Gwent	Yellow
15	To conserve and enhance the heritage assets of Blaenau Gwent and their settings	Green
16	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development, where this will not result in damage or loss to biodiversity	Yellow
17	To conserve soil resources and their quality	Yellow
18	To reduce emissions of greenhouse gases, in particular carbon dioxide	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	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	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	Yellow
	Score	19

Is the site co	mpatible with th	e 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 leisure and tourism



Stage 6: Finalisation of sites for Deposit LDP

Is the si	te included in the	Deposit LDP?	
Yes		No	
	nas been identified	by the Leisure departmer as a leisure and tourism all	rism project and therefore is





Date: 28/04/2011

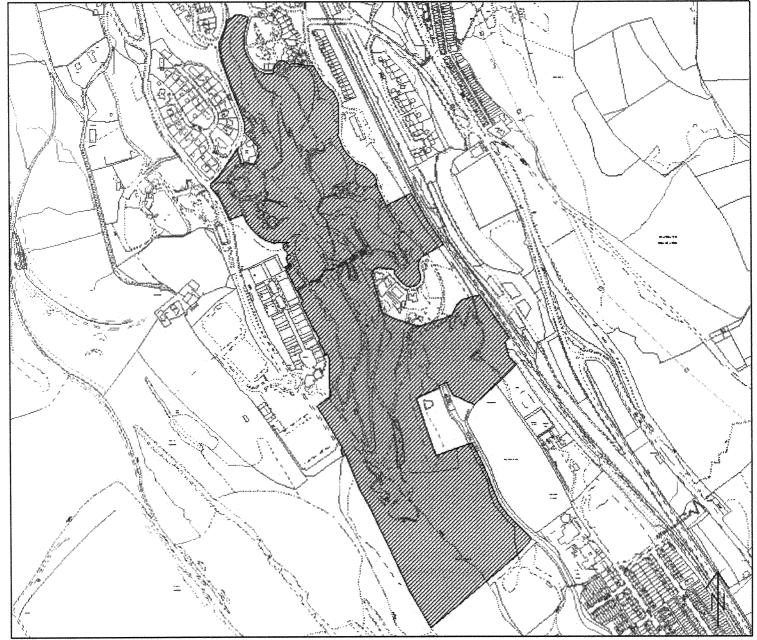
Blaenau Gwent Local Development Plan

Scale: 1:7000

Findings of the Candidate Site Assessment Process







Site Number: B54

Garden Festival Site Name:

Site Area: 24.5 ha

Current Use: Parkland

Proposed Use: Leisure and Tourism

Site Name: **Blue Lakes** Hub Area: **Ebbw Vale** Proposed Use: Leisure and Tourism Stage 1: Initial Planning Assessment Has the site satisfied the Initial Planning Assessment? Yes \square No **Initial Planning Assessment Conclusions** The site is Greenfield land The site is located edge of settlement The site is accessible by modes other than the car from the west The site is well located in terms of community facilities from the west The site is not located in close proximity to an area of international/national importance for biodiversity The development is acceptable in terms of flood risk Justification if the site has not satisfied the Initial Planning Assessment Stage 2: Expert Assessments **Highways Conclusions** Proposed allocation of site is acceptable from a highway standpoint Is the site acceptable? \square Yes No **Biodiversity Conclusions** The site forms part of the larger wildlife site due to its proximity to Bryn Serth and also Rhyd y Blew. The Blue Lakes lies within Waun y Pound SINC, which is known to support the habitats grassland, heathland, scrub, open eater and scattered trees, all of which are important for a variety of species. The site should be managed to reflect its nature conservation value. Is the site acceptable? \mathbf{M} Yes No **Countryside and Landscape Conclusions** The site is suitable for intended purpose is the site acceptable? M Yes No **Environmental Health Conclusions** There is potential for light and noise pollution

Site Number: B55



Is the site acceptable for furthe	r consideration?
Yes 🗹 No	
Additional Comments	
Is the site acceptable for furthe	r consideration?
Yes No	
Stage 3: Consultation with App	ropriate Bodies
Countryside Council for Wales Covers the SINC 'Waun-y-Pound'	Comments
Environment Agency Wales Co No comments received	mments
Glamorgan-Gwent Archaeologi	
	ant archaeological/historical sites. prevent allocation of land in LDP: Archaeological requirements will
 Archaeological restraints do not depend on detailed proposals. 	Dievent anocation of land in EDF. Alchaeological requirements will
The Coal Authority Comments	
Possible/ Known Shallow Mine V Underground Workings: Yes	Vorkings: Yes
 Underground Workings: Yes Recorded Mine entries: No 	
 Recorded Mine entities. No Coal Mining Geology: No 	
Past Surface Mining: Yes	
 Known Mine Gas Issues: No 	
 Previous Coal Mining Related Ha 	azards: No.
CADW	
No comments received	
Woloh Water Comments	
Welsh Water Comments No comments received	
Usakh and Osfata Francki	
Health and Safety Executive This site is not within a hazardous pipelines cross the development site:	installation zone. However it is advisable that you check whether any s.
Is the site acceptable for furthe Yes ☑	r 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	Green
3	Support and deliver the regeneration of the former Ebbw Vale steelworks ensuring that the benefits are spread across the County Borough	Not Relevant
4	Increase economic activity through facilitating diversification of the economic base and support for the manufacturing sector by encouraging specialisation	Green
5	Provide a range of employment sites and premises to meet the needs of businesses of all sizes in manufacturing, the technological and service sectors	Not Relevant
6	Stem out migration and attract people to the area to create a more balanced population	Not Relevant
7	Provide a range of types and tenures of new homes to meet local housing needs and attract people to the area	Not Relevant
8	Improve accessibility to services through the promotion of sustainable modes and transport, particularly, public transport, walking and cycling.	Yellow
9	Improve education levels and skills through supporting infrastructure development of the Learning Campus, new schools and integrated education services, including life-long learning	Green
10	Create an accessible network of green open spaces and high quality leisure infrastructure to promote participation in sport and active recreation to improve health and well-being	Green
11	Capitalise on the unique landscape and natural heritage, foster sustainable tourism and promote community pride	Green
12	Protect, enhance and manage the diversity of the biodiversity resource of Blaenau Gwent through the identification of ecological corridors	Yellow
13	Raise the standard of design to improve the quality of the physical and natural environment; and protect and enhance Blaenau Gwent's historic and cultural environment.	Green
14	To minimise further climate change contributions and mitigate its predicted effects on the county Borough	Green
	Score	19



Stage 5: Assessment against the LDP Sustainability Objectives

75.5	Objective	Score
1	To promote economic growth and strengthen and diversify the economy	Green
2	To increase levels of local employment and ensure distribution of opportunities	Green
3	To enable the development of a strong tourism economy in Blaenau Gwent complementary to the regional offer	Green
4	To enhance the viability and vitality of town centres	Green
5	To meet identified housing need	Not Relevant
6	To improve the quality of Blaenau Gwent's housing stock	Not Relevant
7	To secure the delivery and maintenance of quality affordable housing	Not Relevant
8	To improve educational attainment and increase skill levels	Green
9	To improve accessibility to education, leisure, employment, health, homes and community services for all sectors of the community	Green
10	To promote community health, social care and well-being	Green
11	To reduce crime, social disorder and fear of crime	Green
12	Protect and enhance the Welsh culture	Not Relevant
13	To encourage modal shift from private transport to sustainable transport	Yellow
14	To protect and enhance biodiversity across Blaenau Gwent	Yellow
15	To conserve and enhance the heritage assets of Blaenau Gwent and their settings	Green
16	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development, where this will not result in damage or loss to biodiversity	Yellow
17	To conserve soil resources and their quality	Yellow
18	To reduce emissions of greenhouse gases, in particular carbon dioxide	Yellow
19	To reduce waste generation and maximise reuse and recycling	Yellow
20	To maintain air quality	Yellow
21	To maintain current low levels of vulnerability of all development to flooding	Green
22	To promote the use of sustainably sourced products and resources	Green
23	To increase energy efficiency and generation and use of renewable energy across the County Borough	Green
24	To conserve and enhance surface and ground water quality	Yellow
25	Protect the quality and character of the landscape and enhance where necessary	Yellow
	Score Score	27

Is the site	compatible	with the Preferred	l Strategy and Sustainabil	ity Objectives?
Yes		No		

Comments

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



Stage 6: Finalisation of sites for Deposit LDP?

Is the site included in the Deposit LDP?

Yes No

Comments

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



Date: 28/04/2011

Blaenau Gwent Local Development Plan

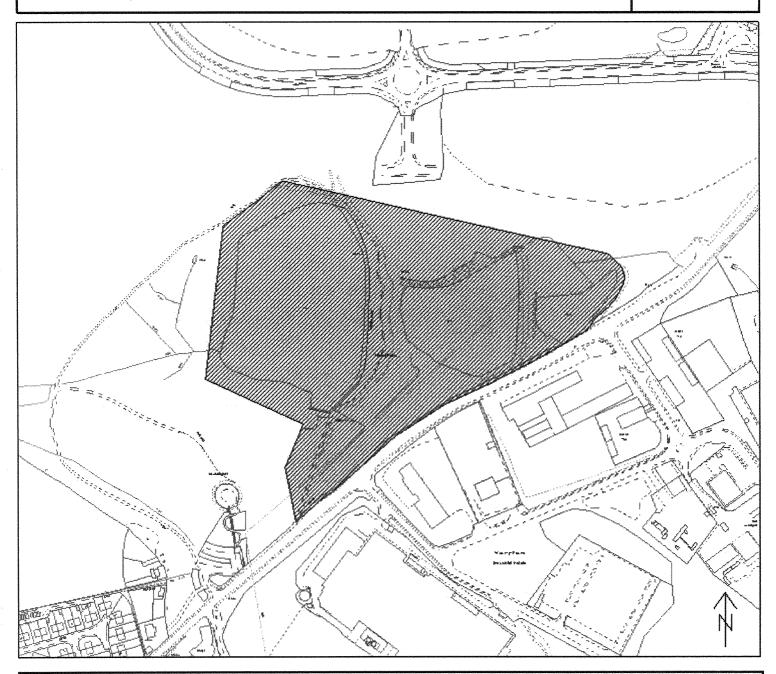
Scale: 1:4000

Findings of the Candidate Site Assessment Process



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Regeneration Division



Site Number:

B55

Site Name:

Blue Lakes

Site Area:

8.6 ha

Current Use:

Ponds - open greenfield land

Proposed Use: Leisure and Tourism

For further Information please contact:

Planning Policy Team
Blaenau Gwent County Borough Council
Business Resource Centre
Tafarnaubach Industrial Estate
Tredegar, Blaenau Gwent
NP22 3AA

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

