

Blaenau Gwent County Borough Council
Cyngor Bwrdeisdref Sirol Blaenau Gwent



Findings of the Candidate Site Assessment Process

Appendix 2: Ebbw Vale Sites

APPENDIX 2: EBBW VALE SITES

Site Number: **B1**
Site Name: **Adjacent to Wrekin Site, Aberbeeg**
Hub Area: **Ebbw Vale**
Proposed Use: **Residential**

Stage 1: Initial Planning Assessment

Has the site satisfied the Initial Planning Assessment?

Yes No

Initial Planning Assessment Conclusions

- The site is greenfield land
- The site is 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 site is located partially within flood zone C2

Justification if the site has not satisfied the Initial Planning Assessment

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Stage 2: Expert Assessments

Highways Conclusions

The site is not suitable for development due to highway and access constraints. The highway network at this location (Bridge specification) cannot accommodate the additional traffic movements associated with such a development

Is the site acceptable?

Yes No

Biodiversity Conclusions

- Presence of protected species – bullhead, otter, eel and brown trout within 250m
- Site supports high habitat diversity, many habitats are likely to support protected species and are also UK or LBAP priority habitats – wet woodland, broadleaved woodland, river and stream, unimproved grassland, rush pasture and mature trees
- Strong ecological connectivity to the river along southern boundary of site and surrounding woodland plantation which increases sites biodiversity value
- Site forms part of a wider complex of protected habitats and sites including Graig Fawr Woodlands and Pen-y-Fan grasslands SINC
- Small patch of Japanese knotweed which needs treatment

Is the site acceptable?

Yes No

Countryside and Landscape Conclusions

Existing characteristics are of rural features – woodland and grassland. Any development will have significant visual impact

APPENDIX 2: EBBW VALE SITES

Is the site acceptable?

Yes

No

Environmental Health Conclusions

There is potential for noise pollution from the railway therefore a TAN 11 assessment is required

Is the site acceptable?

Yes

No

Additional Comments

Overhead power lines cross the site and telegraph poles are located on site

Is the site acceptable for further consideration?

Yes

No

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes

No

Comments

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

- The site is greenfield land with rural characteristics
- The site is partially located within flood zone C2 and is highly vulnerable development. Residential development is not suitable in this flood zone.
- The site is not suitable for development due to highway and access constraints
- The site is of high biodiversity value as it has strong ecological connectivity to the river along the southern boundary of the site and surrounding woodland plantation
- 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

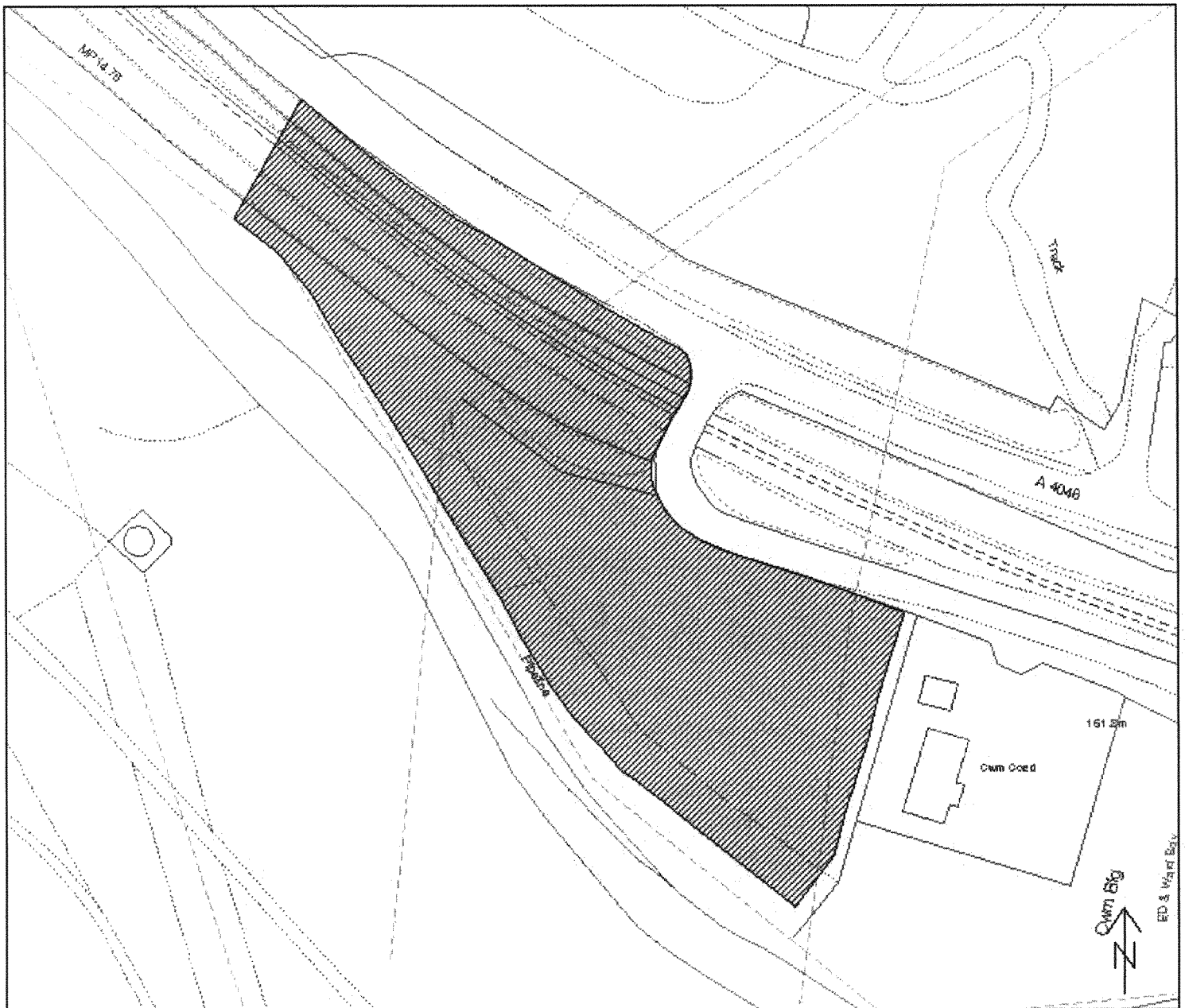
Findings of the Candidate Site Assessment Process



Blaenau Gwent
Deddf, 2002 (2011)

Regeneration Division

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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

APPENDIX 2: EBBW VALE SITES

Site Number: **B2**
Site Name: **Rear of New Cwm Terrace, Cwm**
Hub Area: **Ebbw Vale**
Proposed Use: **Residential**

Stage 1: Initial Planning Assessment

Has the site satisfied the Initial Planning Assessment?

Yes No

Initial Planning Assessment Conclusions

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

Justification if the site has not satisfied the Initial Planning Assessment

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Stage 2: Expert Assessments

Highways Conclusions

The existing access is via a rear accommodation lane which is too narrow to facilitate two-way traffic flow

Is the site acceptable?

Yes No

Biodiversity Conclusions

- Site of high local biodiversity value and is designated as a SINC
- Presence of protected species –cuckoo within 250m
- Presence of diversity of habitats – streams to western boundary (Nant Merddog) and southern boundary – rush pasture, semi improved grassland, semi natural broadleaved woodland, dense scrub and buildings which are likely to support protected species such as bats, breeding birds etc
- Presence of UK and LBAP habitats – streams and rush pasture
- Forms part of a Special Landscape Area and part of a wider ecological complex of fields, woodlands (Coedcae Cendl), scrub and protected sites such as Mynydd Carn y Cefn SINC, Silent Valley SSSI and LNR which contributes to its biodiversity value.
- Presence of mature and ancient trees which should be protected with a Tree Preservation Order

Is the site acceptable?

Yes No

Countryside and Landscape Conclusions

The site falls within a Special Landscape Area (UDP) and is in close proximity to/in Cwm Merddog SSSI and Silent Valley LNR

Is the site acceptable?

Yes No

APPENDIX 2: EBBW VALE SITES

Environmental Health Conclusions

The site is suitable for the intended purpose

Is the site acceptable?

Yes

No

Additional Comments

- There are overhead power lines crossing the site
- The land is currently used by a lot of different people i.e. dog walkers and therefore could have a recreational value

Is the site acceptable for further consideration?

Yes

No

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes

No

Comments

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

- The site is greenfield land
- The site is of high local biodiversity value and is designated as a SINC
- The site is in close proximity to/in Cwm Merddog SSSI and Silent Valley LNR
- The site is not suitable for development due to highway and access constraints
- The site is of recreational value

Date : 27/04/2011

Blaenau Gwent Local Development Plan

Scale : 1:1800

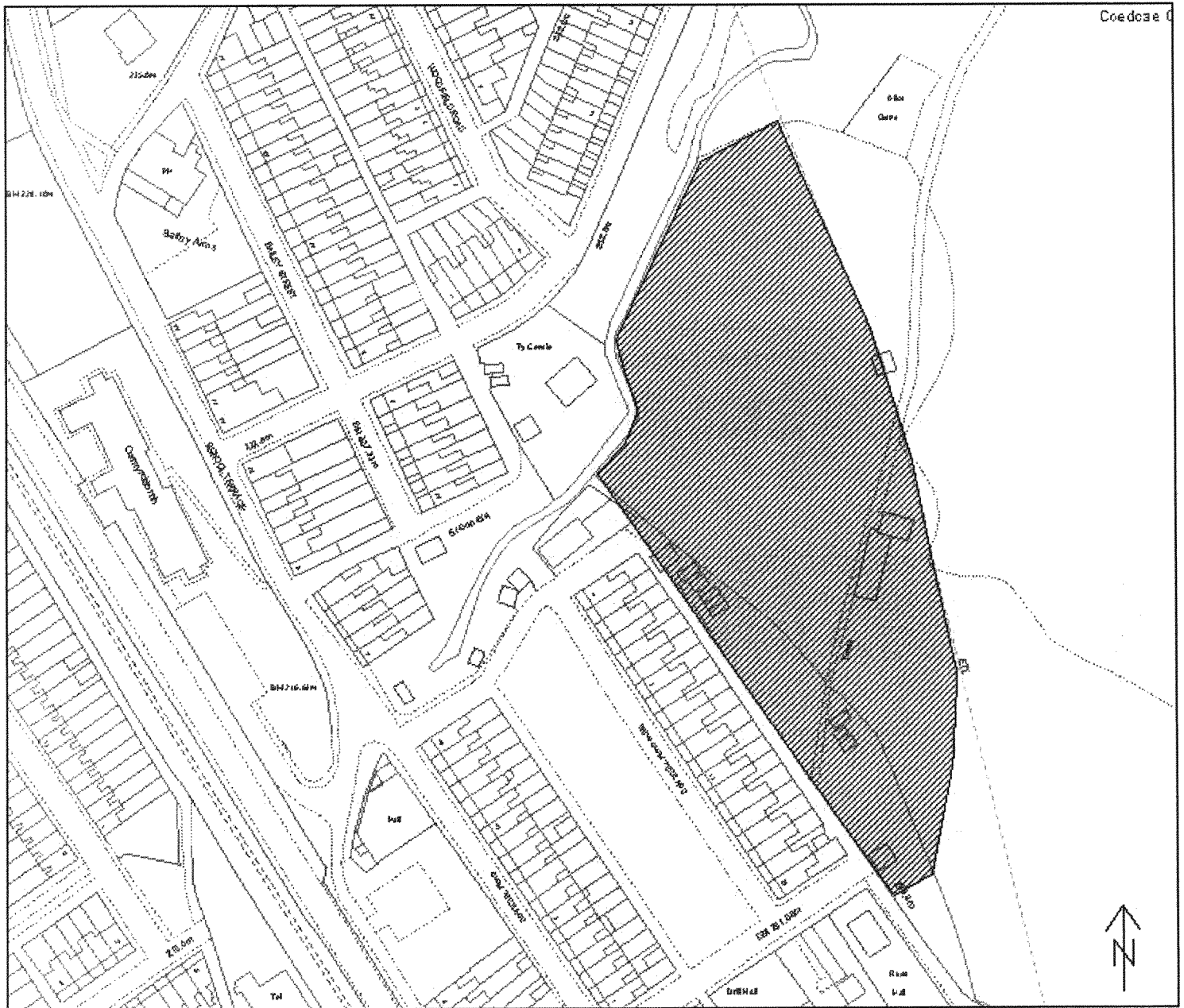
Findings of the Candidate Site Assessment Process



Blaenau Gwent
2011; 2012; 2013

Regeneration Division

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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

APPENDIX 2: EBBW VALE SITES

Site Number: **B3**
Site Name: **Land at the Rear of New Cwm Terrace, Cwm**
Hub Area: **Ebbw Vale**
Proposed Use: **Residential**

Stage 1: Initial Planning Assessment

Has the site satisfied the Initial Planning Assessment?

Yes No

Initial Planning Assessment Conclusions

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

Justification if the site has not satisfied the Initial Planning Assessment

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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 stream 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 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

Is the site acceptable?

Yes No

APPENDIX 2: EBBW VALE SITES

Environmental Health Conclusions

The site is suitable for intended purpose

Is the site acceptable?

Yes

No

Additional Comments

- There are overhead power lines crossing the site
- The land is currently used by a lot of different people i.e. dog walkers and therefore could have a recreational value

Is the site acceptable for further consideration?

Yes

No

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes

No

Comments

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

- The site is greenfield land
- The site is not suitable for development due to highway and access constraints
- The site is of high biodiversity value and qualifies as a SINC
- The site is a buffer between residential area and more distinguishable high value characterisation of Nant Merddog area
- The site of recreational value

Date : 27/04/2011

Blaenau Gwent Local Development Plan

Scale : 1:1000

Findings of the Candidate Site Assessment Process



Blaenau Gwent
Deddf 2011

Regeneration Division

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- 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

APPENDIX 2: EBBW VALE SITES

Site Number: **B4**
Site Name: **Higgs Concrete Yard, Newchurch Road, Beaufort**
Hub Area: **Ebbw Vale**
Proposed Use: **Residential**

Stage 1: Initial Planning Assessment

Has the site satisfied the Initial Planning Assessment?

Yes No

Initial Planning Assessment Conclusions

- The site is previously developed land
- The site is within the existing settlement
- The site is accessible by modes other than the car
- The site is well located in terms of community facilities
- The site is not located in close proximity to an area of international/national importance for biodiversity
- The site is located wholly within flood zone C2

Justification if the site has not satisfied the Initial Planning Assessment

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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?

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?

Yes In Part No

Countryside and Landscape Conclusions

Value of peripheral trees which may need to be protected with a Tree Preservation Order

APPENDIX 2: EBBW VALE SITES

Is the site acceptable?

Yes

No

Environmental Health Conclusions

Due to the site's former industrial use, there is potential for contaminated land therefore a ground investigation and risk assessment is required

Is the site acceptable?

Yes

No

Additional Comments

Planning permission for 29 dwellings granted on the site in 2009

Is the site acceptable for further consideration?

Yes

No

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes

No

Comments

The site is identified in the Plan as a housing commitment to reflect the 2009 planning permission

Date : 28/04/2011

Blaenau Gwent Local Development Plan

Scale : 1:1250

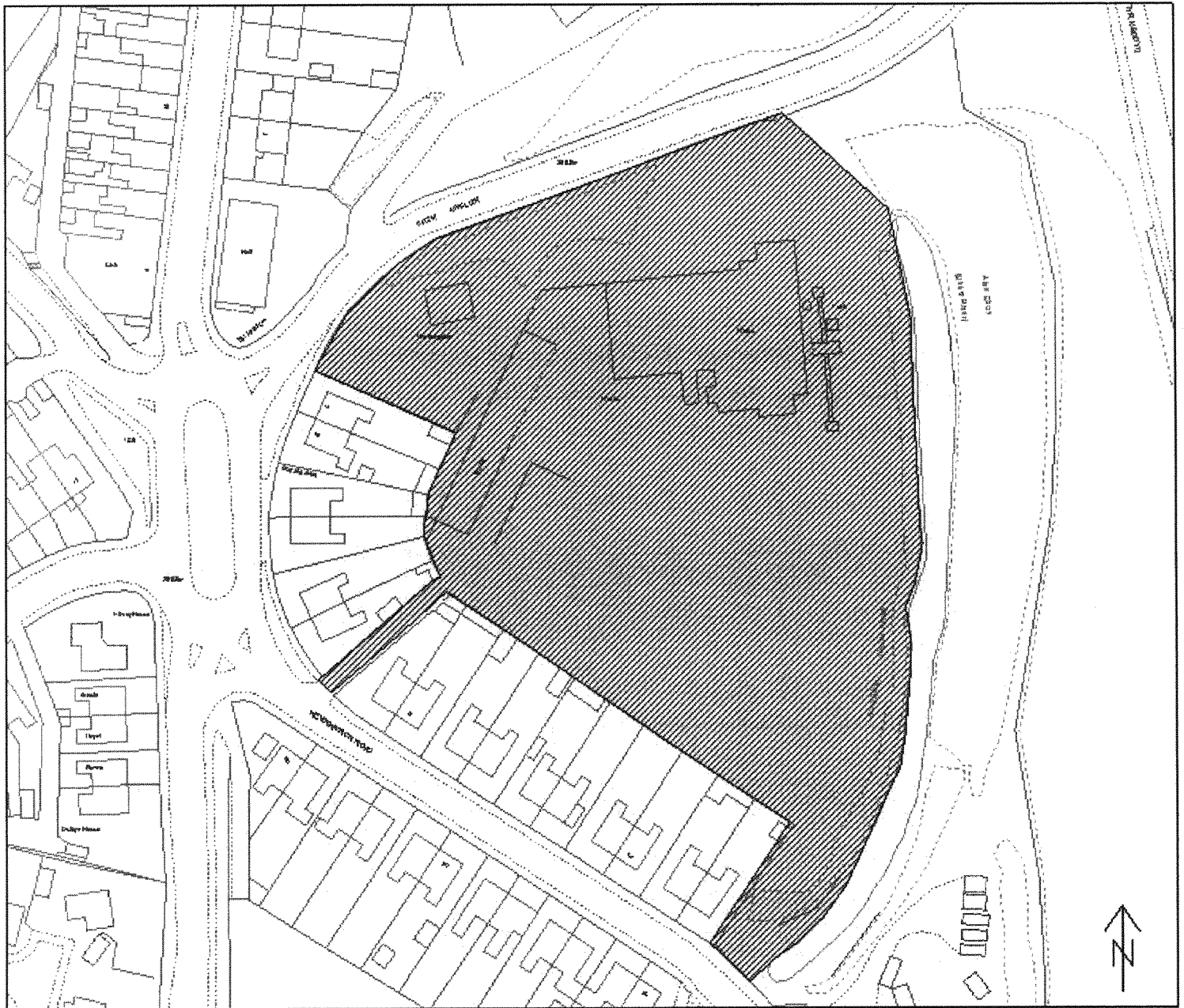
Findings of the Candidate Site Assessment Process



Blaenau Gwent
County Borough Council

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Regeneration Division



Site Number: B4

Site Name: Higgs Concrete Yard, Newchurch Road, Beaufort

Site Area: 1.28 ha

Current Use: Industrial

Proposed Use: Residential

APPENDIX 2: EBBW VALE SITES

Site Number: **B5**
Site Name: **Land at Rhyd y Blew**
Hub Area: **Ebbw Vale**
Proposed Use: **Mixed Use Development (retail, housing)**

Stage 1: Initial Planning Assessment

Has the site satisfied the Initial Planning Assessment?

Yes No

Initial Planning Assessment Conclusions

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

Justification if the site has not satisfied the Initial Planning Assessment

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Stage 2: Expert Assessments

Highways Conclusions

No fundamental highway objections in principle. Major highway infrastructure upgrading works required to both College Road / A4047 junction and surrounding highway network

Is the site acceptable?

Yes No

Biodiversity Conclusions

- Presence of protected species record – otter, bats within 500m, amphibians on site
- Presence of mosaic of UK and LBAP habitats – streams, ponds, unimproved acid grassland, wet heath, rush pasture of national and local importance
- Presence of woodland and mature trees particularly around peripheries of site likely to support protected species such as birds and bats
- Diversity of other habitats such as semi improved neutral and acid grassland, tall herb, swamp
- Site lies adjacent to Ebbw Vale Comprehensive School which has extensive ground value for wildlife which increases the overall biodiversity value of this site
- Development to be concentrated upon the former reservoir area. Protection of substantial ecological buffers around the edge of the site to include mature trees, streams, woodland, dwarf scrub heath, unimproved grassland and community footpaths/links.

Is the site acceptable?

Yes In Part No

Countryside and Landscape Conclusions

- The site is located on the A4047 which is a main visual receptor into Ebbw Vale – visual impact consideration is very important
- Site lies within 100m of a site of Special Historic Interest

APPENDIX 2: EBBW VALE SITES

Is the site acceptable?

Yes

In Part

No

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 and so a TAN 11 assessment is required

Is the site acceptable?

Yes

No

Additional Comments

Is the site acceptable for further consideration?

Yes

No

Stage 3: Consultation with Appropriate Bodies

Countryside Council for Wales Comments

- BAP or LBAP habitats are currently present on site

Environment Agency Wales Comments

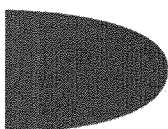
- The site is made of former reservoir. Also minor watercourses on site. Request clarification if the reservoir has already been filled in. Recommend that ecological surveys be carried out to understand the effect on biodiversity.
- The site lies on a minor aquifer. At a minimum, a preliminary risk assessment should be undertaken to establish the risk to controlled waters.

Glamorgan-Gwent Archaeological Trust Ltd Comments

- Archaeological restraint – significant restraint Rhyd y Blew reservoir
- Reservoir is an important feature in the historic landscape. However, good design, preserving the dam wall would allow development to proceed, although this may restrict the number of units on site

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



APPENDIX 2: EBBW VALE SITES

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 site acceptable for further consideration?

Yes



No



Stage 4: Assessment against the LDP Preferred Strategy

	Objective	Score
1	Develop Ebbw Vale as the main service and retail hub for the County Borough	Red
2	Create a network of vibrant district/local centres (secondary hubs) well linked to the main hub of Ebbw Vale that provide a range of local services and facilities for the local communities	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

APPENDIX 2: EBBW VALE SITES

Stage 5: Assessment against the LDP Sustainability Objectives

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



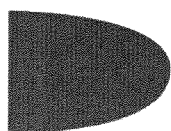
No



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.



APPENDIX 2: EBBW VALE SITES

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

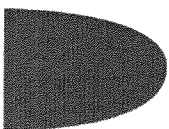
Yes

No

Comments

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

APPENDIX 2: EBBW VALE SITES



Date : 27/04/2011

Blaenau Gwent Local Development Plan



Blaenau Gwent

2011; 2011-2015

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)

APPENDIX 2: EBBW VALE SITES

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?

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

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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?

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?

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

APPENDIX 2: EBBW VALE SITES

Is the site acceptable?

Yes No

Environmental Health Conclusions

Potential noise pollution therefore a BS4142 survey is required

Is the site acceptable?

Yes No

Additional Comments

Issue with electricity supply

Is the site acceptable for further consideration?

Yes No

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes No

Comments

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

- 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 site is of high biodiversity value as the site forms part of a wider ecological complex of woodland, moorland and associated habitats surrounding Carno reservoir

Date : 03/05/2011

Blaenau Gwent Local Development Plan



Dygor Bwrdeistref Sirol

Blaenau Gwent

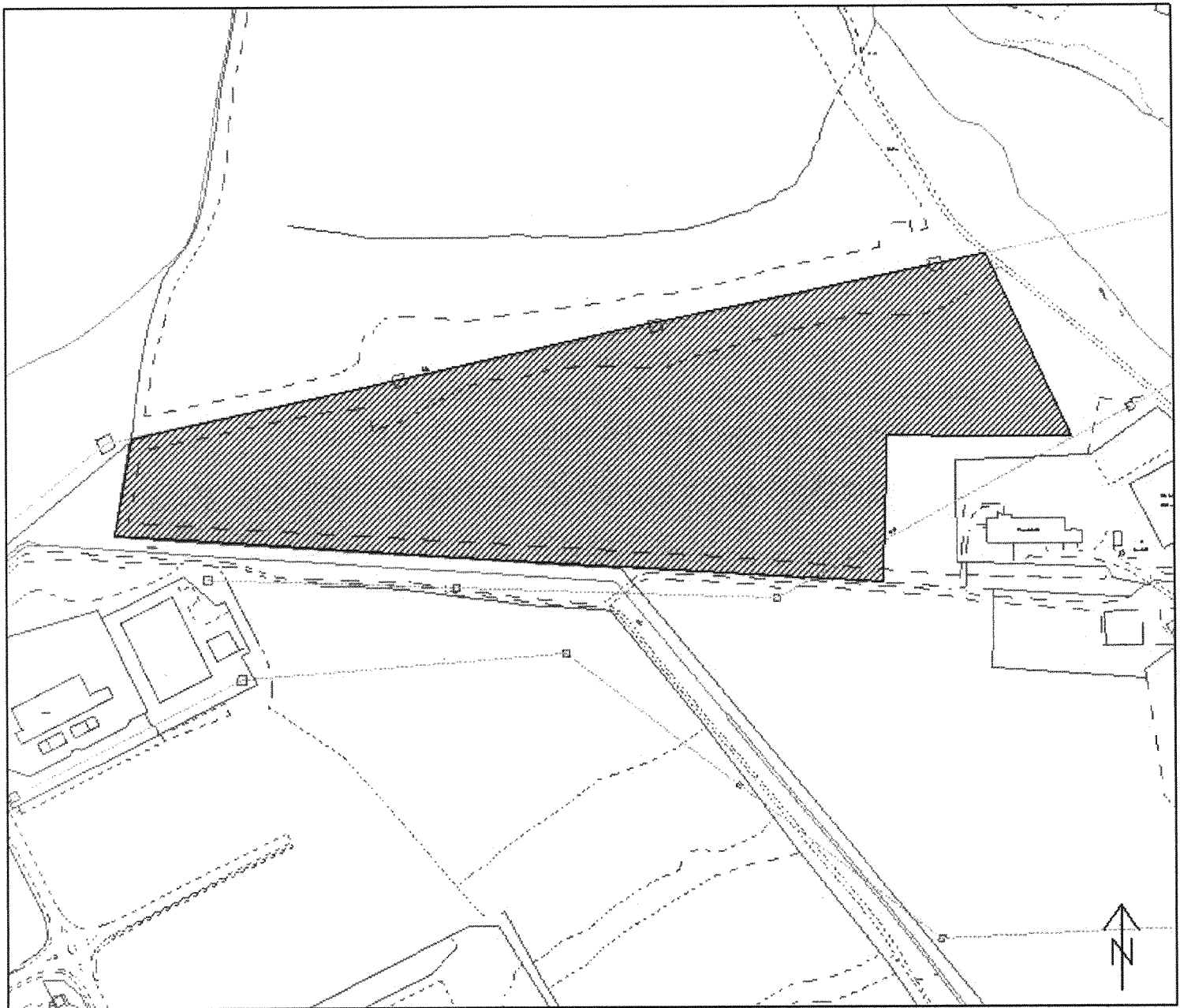
County Borough Council

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

APPENDIX 2: EBBW VALE SITES

Site Number: **B7**

Site Name: **Bryn 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?

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?

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 250m
- 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?

Yes

No

Countryside and Landscape Conclusions

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

Is the site acceptable?

APPENDIX 2: EBBW VALE SITES

Yes



No



Environmental Health Conclusions

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

Is the site acceptable?

Yes



No



Additional Comments

The site was granted outline planning permission for A3, C1 and B2 uses in 2007. Through this planning permission mitigation has been identified for the site to take into account the site's ecological value.

Is the site acceptable for further consideration?

Yes



No



Stage 3: Consultation with Appropriate Bodies

Countryside Council for Wales Comments

- BAP and LBAP habitats are currently present on site
- Record of protected species – need to be considered in the 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

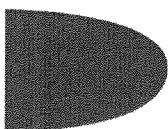
Archaeological restraint – none known

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

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 water mains



APPENDIX 2: EBBW VALE SITES

CADW

No Comments received

Is the site acceptable for further consideration?

Yes



No



Proposed Use: (1) Employment

Stage 4: Assessment against the LDP Preferred Strategy

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

APPENDIX 2: EBBW VALE SITES

Stage 5: Assessment against the LDP Sustainability Objectives

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

APPENDIX 2: EBBW VALE SITES

Proposed Use: (2) Mixed Use

Stage 4: Assessment against the LDP Preferred Strategy

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

APPENDIX 2: EBBW VALE SITES

Stage 5: Assessment against the LDP Sustainability Objectives

	Objective	Score
1	To promote economic growth and strengthen and diversify the economy	Green
2	To increase levels of local employment and ensure distribution of opportunities	Green
3	To enable the development of a strong tourism economy in Blaenau Gwent complementary to the regional offer	Not Relevant
4	To enhance the viability and vitality of town centres	Red
5	To meet identified housing need	Not Relevant
6	To improve the quality of Blaenau Gwent's housing stock	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	Red
17	To conserve soil resources and their quality	Yellow
18	To reduce emissions of greenhouse gases, in particular carbon dioxide	Yellow
19	To reduce waste generation and maximise reuse and recycling	Question Mark
20	To maintain air quality	Yellow
21	To maintain current low levels of vulnerability of all development to flooding	Green
22	To promote the use of sustainably sourced products and resources	Green
23	To increase energy efficiency and generation and use of renewable energy across the County Borough	Green
24	To conserve and enhance surface and ground water quality	Yellow
25	Protect the quality and character of the landscape and enhance where necessary	Yellow
Score		26

APPENDIX 2: EBBW VALE SITES

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

APPENDIX 2: EBBW VALE SITES

Stage 5: Assessment against the LDP Sustainability Objectives

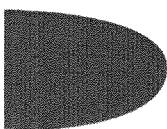
	Objective	Score
1	To promote economic growth and strengthen and diversify the economy	Not Relevant
2	To increase levels of local employment and ensure distribution of opportunities	Not Relevant
3	To enable the development of a strong tourism economy in Blaenau Gwent complementary to the regional offer	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 with the Preferred Strategy and Sustainability Objectives?

Yes



No



APPENDIX 2: EBBW VALE SITES

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



No



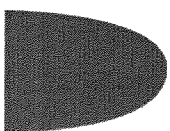
Comments

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

APPENDIX 2: EBBW VALE SITES



Date : 27/04/2011

Blaenau Gwent Local Development Plan

Scale : 1:6000

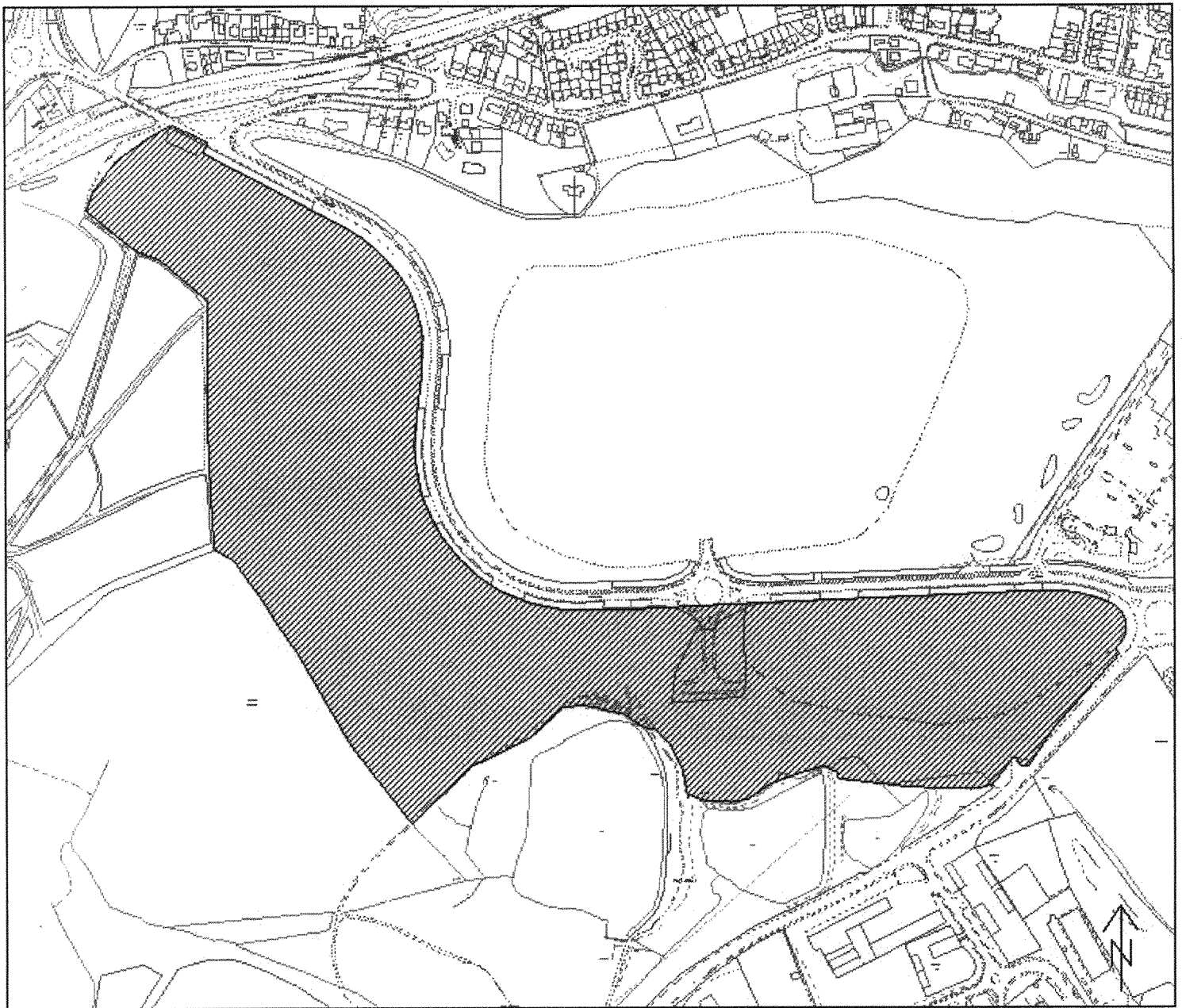
Findings of the Candidate Site Assessment Process



Blaenau Gwent
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Regeneration Division

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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

APPENDIX 2: EBBW VALE SITES

Site Number: **B8**
Site Name: **Blue Lake, Waun y Pound**
Hub Area: **Ebbw Vale**
Proposed Use: **Residential**

Stage 1: Initial Planning Assessment

Has the site satisfied the Initial Planning Assessment?

Yes No

Initial Planning Assessment Conclusions

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

Justification if the site has not satisfied the Initial Planning Assessment

.....

Stage 2: Expert Assessments

Highways Conclusions

No fundamental highway objections in principle. Major highway infrastructure upgrading works required to College Road roundabout and the surrounding highway network.

Is the site acceptable?

Yes No

Biodiversity Conclusions

- 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
- 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 SINC
- Substantial buffering required along western boundary adjoining the LNR and SINC

Is the site acceptable?

Yes In Part No

Countryside and Landscape Conclusions

- 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 acceptable?

Yes No

APPENDIX 2: EBBW VALE SITES

Environmental Health Conclusions

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

Is the site acceptable?

Yes



No



Additional Comments

Planning history – applications for residential development and a pub and hotel has been refused on this site

Is the site acceptable for further consideration?

Yes



No



Stage 3: Consultation with Appropriate Bodies

Countryside Council for Wales Comments

No comments received

Environment Agency Wales Comments

- Partially on and bordering historic landfill
- Minor watercourse running through the site. 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 Comments

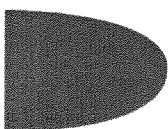
- Possible/known shallow mine workings: Yes
- Underground workings: No
- Recorded mine entries: Yes
- Coal mining geology issues: No
- Past surface mining: Yes
- Known mine gas issues: No
- Previous coal mining related hazards: No

Welsh Water Comments

- Sewerage: No problems
- 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 water mains.

CADW

No comments received



APPENDIX 2: EBBW VALE SITES

Is the site acceptable for further consideration?

Yes



No



Stage 4: Assessment against the LDP Preferred Strategy

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

APPENDIX 2: EBBW VALE SITES

Stage 5: Assessment against the LDP Sustainability Objectives

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

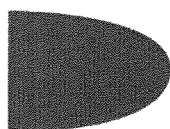
Is the site compatible with the Preferred Strategy and Sustainability Objectives?

Yes No

Comments

The site performed 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.



APPENDIX 2: EBBW VALE SITES

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes



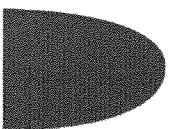
No



Comments

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

APPENDIX 2: EBBW VALE SITES



Date : 27/04/2011

Blaenau Gwent Local Development Plan

Scale : 1:2500

Findings of the Candidate Site Assessment Process

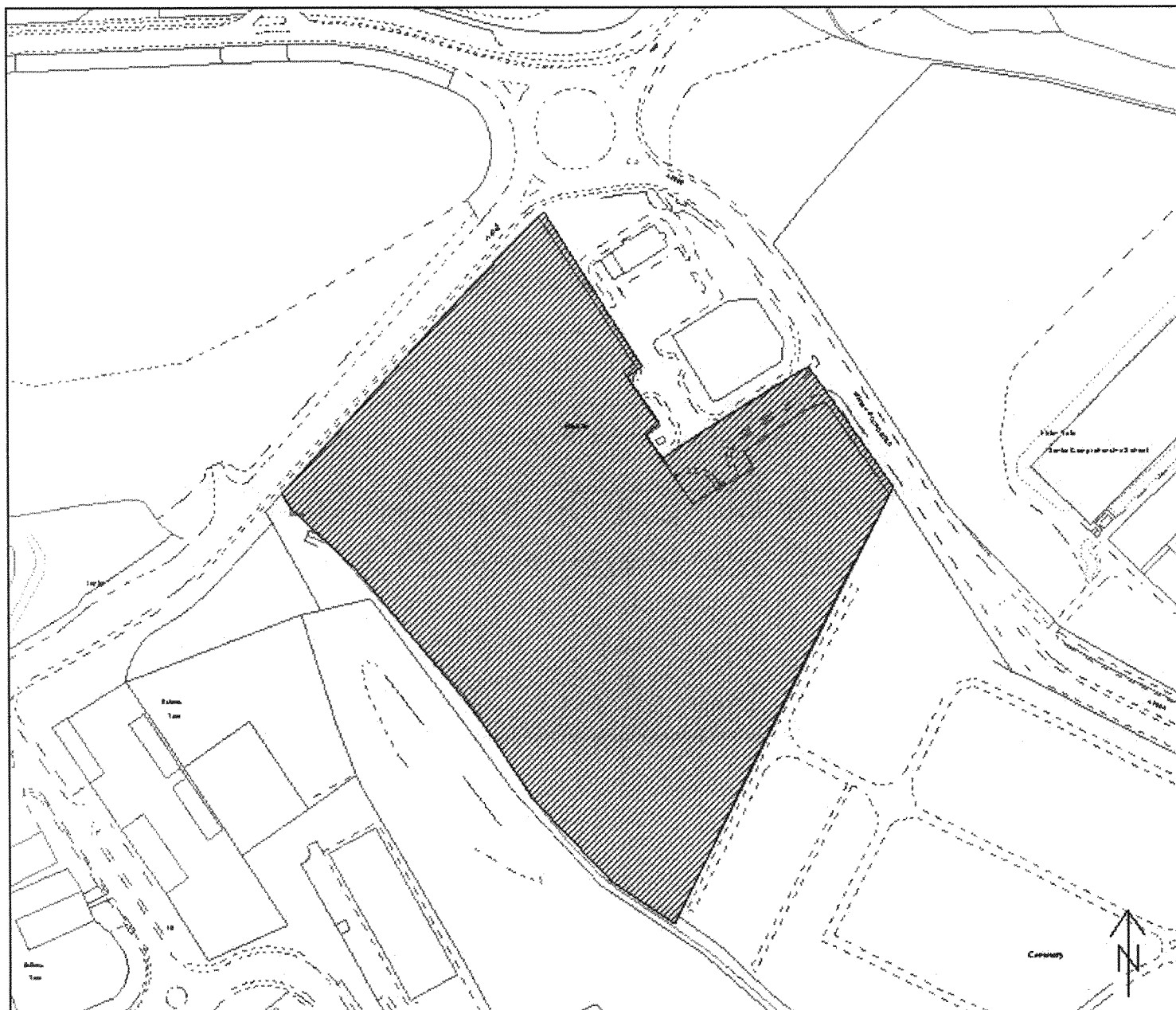


Blaenau Gwent

2011/2021 Local Plan

Regeneration Division

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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

APPENDIX 2: EBBW VALE SITES

Site Number: **B9**
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 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?

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?

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?

Yes No

APPENDIX 2: EBBW VALE SITES

Environmental Health Conclusions

The site is suitable for intended purpose

Is the site acceptable?

Yes

No

Additional Comments

Is the site acceptable for further consideration?

Yes

No

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes

No

Comments

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

- The site is of high biodiversity value - forms part of Mynydd Manmoel SINC
- The site is a green wedge allocation in the UDP to prevent coalescence of Tredegar and Ebbw Vale
- The site is greenfield land

Date : 27/04/2011

Blaenau Gwent Local Development Plan

Scale : 1:2500

Findings of the Candidate Site Assessment Process



Blaenau Gwent

2011; 2011

Regeneration Division

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Site Number: B9
Site Name: Land at Bryn-y-Gwynt
Site Area: 2.3 ha
Current Use: Open Space
Proposed Use: Residential

APPENDIX 2: EBBW VALE SITES

Site Number: **B10**
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 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?

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 site.

Is the site acceptable?

Yes In Part 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?

APPENDIX 2: EBBW VALE SITES

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 acceptable?

Yes No

Additional Comments

The smaller site is possibly suitable for development, although highways object to the development of both sites.

Is the site acceptable for further consideration?

Yes No

Stage 6: Finalisation of sites for Deposit LDP

Was the site included in the Deposit LDP?

Yes No

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

Scale : 1:2900

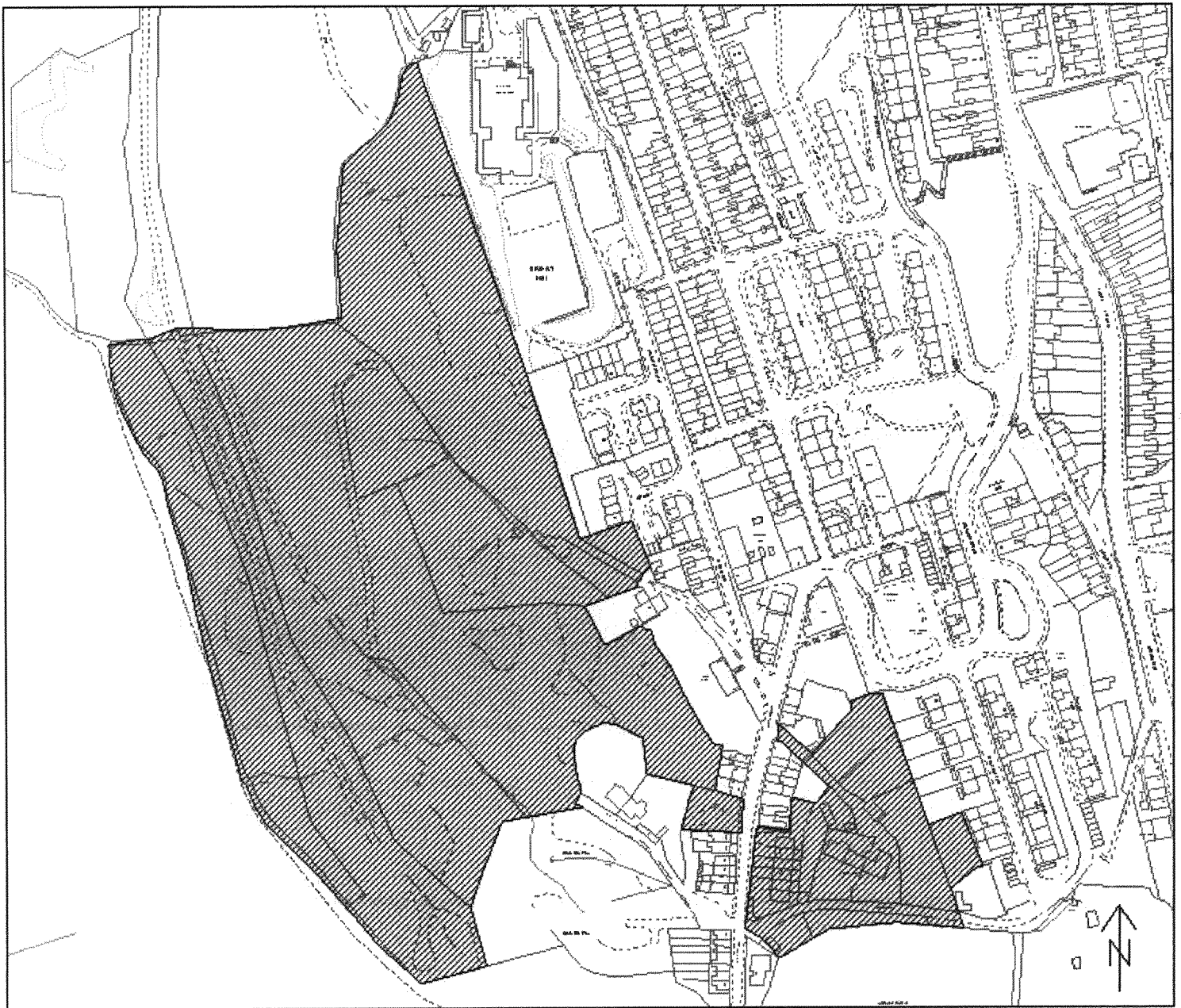
Findings of the Candidate Site Assessment Process



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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

APPENDIX 2: EBBW VALE SITES

Site Number: **B11**
Site Name: **Land off Parkhill Crescent**
Hub Area: **Ebbw Vale**
Proposed Use: **Residential**

Stage 1: Initial Planning Assessment

Has the site satisfied the Initial Planning Assessment?

Yes No

Initial Planning Assessment Conclusions

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

Justification if the site has not satisfied the Initial Planning Assessment

.....

Stage 2: Expert Assessments

Highways Conclusions

Access would only be permitted via Parkhill Crescent which would require substantial highway upgrading works to accommodate such a proposal

Is the site acceptable?

Yes No

Biodiversity Conclusions

- The site is designated as a SINC
- Presence of protected species – linnet on site, otter within 250m, potential habitat for protected species such as bats, breeding birds
- Presence of UK and LBAP habitats – rush pasture, temporary water habitat
- Greenfield site bordering onto open countryside and adjacent woodland with strong ecological connectivity
- Site forms part of local landscape area

Is the site acceptable?

Yes No

Countryside and Landscape Conclusions

- Part of the site falls within EN19 – Local Landscape Area (UDP)
- High visual impact from numerous receptors

Is the site acceptable?

Yes No

APPENDIX 2: EBBW VALE SITES

Environmental Health Conclusions

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

Is the site acceptable?

Yes

No

Additional Comments

- Area of Japanese knotweed needs treatment to prevent spread
- Ownership issues – part owned by BGCBC

Is the site acceptable for further consideration?

Yes

No

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes

No

Comments

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

- The site qualifies as a SINC
- The site is a greenfield site bordering onto open countryside and adjacent woodland with strong ecological connectivity
- Uncertainty around the viability of the site due to ownership issues – part owned by BGCBC

Date : 27/04/2011

Blaenau Gwent Local Development Plan

Scale : 1:2500

Findings of the Candidate Site Assessment Process

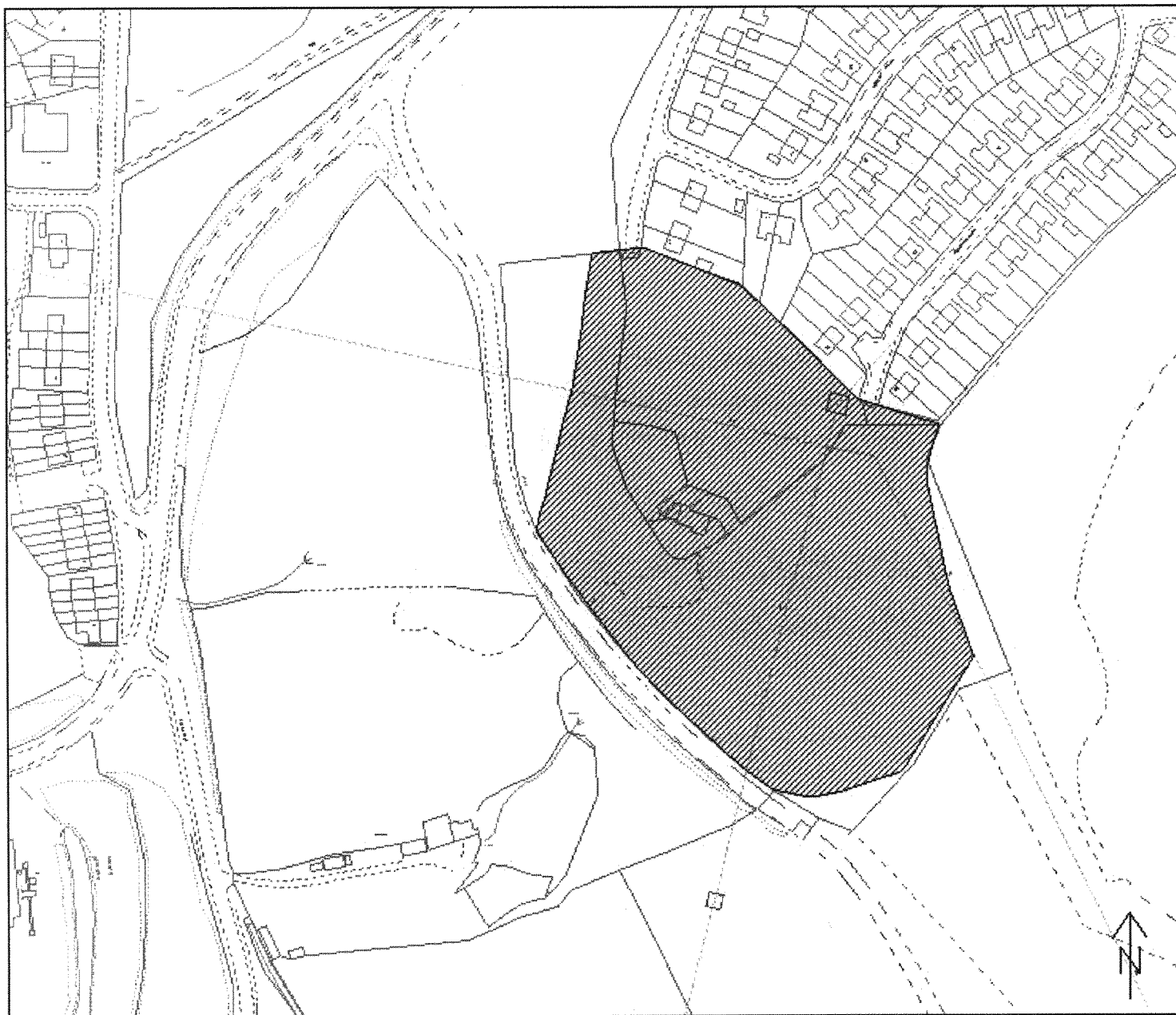


Blaenau Gwent

2011-2024

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Regeneration Division



Site Number: B11

Site Name: Land Off Parkhill Crescent

Site Area: 2.7 ha

Current Use: Grassland

Proposed Use: Residential

APPENDIX 2: EBBW VALE SITES

Site Number: **B12**
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 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?

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 No

Countryside and Landscape Conclusions

Visual impact concerns – high elevation and visible from many receptors

Is the site acceptable?

Yes No

APPENDIX 2: EBBW VALE SITES

Environmental Health Conclusions

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

Is the site acceptable?

Yes

No

Additional Comments

Overhead power lines cross the site

Is the site acceptable for further consideration?

Yes

No

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes

No

Comments

The site 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 hedgerow features with strong ecological connectivity of high biodiversity value
- Visual impact concerns – high elevation and visible from many receptors

Date : 27/04/2011

Blaenau Gwent Local Development Plan

Scale : 1:2600

Findings of the Candidate Site Assessment Process



Blaenau Gwent

2011-2015

Regeneration Division

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Site Number: B12

Site Name: Land Off Pant-y Fforest

Site Area: 5.1 ha

Current Use: Grassland

Proposed Use: Residential

APPENDIX 2: EBBW VALE SITES

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 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?

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 etc.
- 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 SINC's
- 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?

Yes No

APPENDIX 2: EBBW VALE SITES

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?

Yes No

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 BS4142 assessment is required

Is the site acceptable?

Yes No

Additional Comments

Site well used by local community as a recreational resource – mainly dog walking

Is the site acceptable for further consideration?

Yes No

Stage 3: Consultation with Appropriate Bodies

Countryside Council for Wales Comments

BAP and LBAP habitats are currently present on the site

Environment Agency Wales Comments

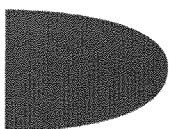
Potential contamination as on disused workings – minor aquifer. It is recommended at a minimum that a preliminary risk assessment be undertaken to establish the risk to controlled waters at the site.

Glamorgan-Gwent Archaeological Trust Ltd Comments

Archaeological restraint – former coal tips. Reclaimed

The Coal Authority Comments

- Possible/known shallow mine workings: 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 hazards: No



APPENDIX 2: EBBW VALE SITES

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 water mains, which could be quite substantial and expensive.

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	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

APPENDIX 2: EBBW VALE SITES

Stage 5: Assessment against the LDP Sustainability Objectives

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

APPENDIX 2: EBBW VALE SITES

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

APPENDIX 2: EBBW VALE SITES

Stage 5: Assessment against the LDP Sustainability Objectives

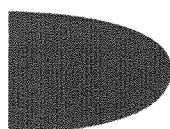
	Objective	Score
1	To promote economic growth and strengthen and diversify the economy	Not Relevant
2	To increase levels of local employment and ensure distribution of opportunities	Not Relevant
3	To enable the development of a strong tourism economy in Blaenau Gwent complementary to the regional offer	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 with the Preferred Strategy and Sustainability Objectives?

Yes



No



APPENDIX 2: EBBW VALE SITES

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



No



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

APPENDIX 2: EBBW VALE SITES

Date : 03/05/2011

Blaenau Gwent Local Development Plan

Scale : 1:5000

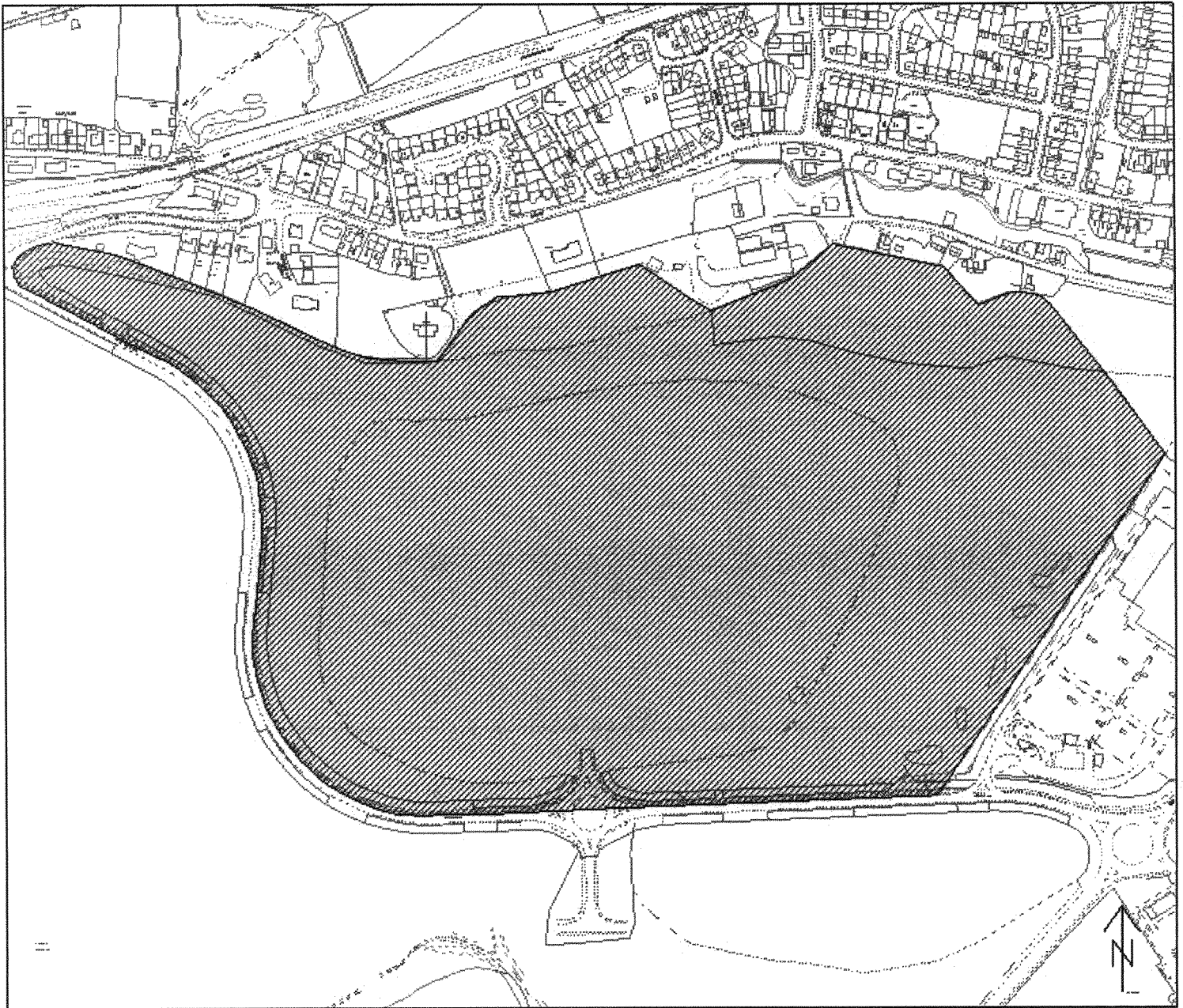
Findings of the Candidate Site Assessment Process



Dyngor Demorodrefol Siro
Blaenau Gwent
County Borough Council

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Regeneration Division



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

APPENDIX 2: EBBW VALE SITES

Site Number: **B14**
Site Name: **'The Works'**
Hub Area: **Ebbw Vale**
Proposed Use: **Mixed Use Development**

Stage 1: Initial Planning Assessment

Has the site satisfied the Initial Planning Assessment?

Yes No

Initial Planning Assessment Conclusions

The site was granted planning permission for mixed use development comprising residential, hospital, learning campus, employment, leisure, primary school, landscaping works and railway terminus in 2007

Justification if the site has not satisfied the Initial Planning Assessment

The site has been granted outline planning permission; therefore the principle of mixed-use development at this site has been established. Therefore there is no need to consider this site further.

Stage 6: Finalisation of sites for Deposit LDP

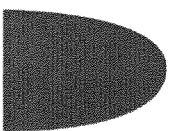
Is the site included in the Deposit LDP?

Yes No

Comments

The site has been included in the Deposit LDP as a mixed use allocation to reflect the 2007 planning permission

APPENDIX 2: EBBW VALE SITES



Date : 28/04/2011

Blaenau Gwent Local Development Plan

Scale : 1:15500

Findings of the Candidate Site Assessment Process



Dyffwrdd Blaenau Gwent
Blaenau Gwent
Dorset Borough Council

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Regeneration Division



Site Number: B14

Site Name: The 'Works'

Site Area: 78 ha

Current Use: Former Industrial land

Proposed Use: Mixed Use Development

APPENDIX 2: EBBW VALE SITES

Site Number: **B15**

Site Name: **Land Surrounding Wetlands Building, Festival Park**

Hub Area: **Ebbw Vale**

Proposed Use: **Residential**

Stage 1: Initial Planning Assessment

Has the site satisfied the Initial Planning Assessment?

Yes

No

Initial Planning Assessment Conclusions

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

Justification if the site has not satisfied the Initial Planning Assessment

Stage 2: Expert Assessments

Highways Conclusions

It is difficult to envisage how access can be achieved due to the topography of the site in relation to access provisions. However, subject to significant earth works being completed, site access could potentially be achieved.

Is the site acceptable?

Yes

No

Biodiversity Conclusions

- Site of high biodiversity value in the county context and is locally designated as a SINC
- Presence of protected species – bats within 500m, small pearl bordered fritillary, cuckoo and grayling within 250m
- Presence of diversity of habitats likely to support protected species such as woodland, mature tress and open water – bats, breeding birds, otter and amphibians
- Presence of UK and LBAP priority habitats and species – ponds, streams and galingale
- Site has good ecological connectivity to surrounding open countryside and adjacent fields and woodlands.
- The peripheral mature tress should be retained

Is the site acceptable?

Yes

No

Countryside and Landscape Conclusions

There are significant threats to the current integrity and condition of the cultural landscape features of the area. Residential development should be resisted because of the cultural associations with the Garden Festival. It would also remove a trace of inspired landscaping of one of the most successful Garden Festivals.

APPENDIX 2: EBBW VALE SITES

Is the site acceptable?

Yes

No

Environmental Health Conclusions

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

Is the site acceptable?

Yes

No

Additional Comments

The site is identified on the UDP Proposals Map as an outdoor recreational facility and a historic park, garden and landscape

Is the site acceptable for further consideration?

Yes

No

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes

No

Comments

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

- The site is of high biodiversity value in the county context and is designated as a SINC
- Development of this site would also remove a trace of the inspired landscaping at the site of one of the most successful Garden Festivals

Date : 03/05/2011

Blaenau Gwent Local Development Plan

Scale : 1:2500

Findings of the Candidate Site Assessment Process



Dyngor Bwrdeistref Sirol
Blaenau Gwent
County Borough Council

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Regeneration Division



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

APPENDIX 2: EBBW VALE SITES

Site Number: **B16**
Site Name: **Lakeside Car Park, Festival Park**
Hub Area: **Ebbw Vale**
Proposed Use: **Residential**

Stage 1: Initial Planning Assessment

Has the site satisfied the Initial Planning Assessment?

Yes No

Initial Planning Assessment Conclusions

- The site is previously developed land
- The site is within the existing settlement
- The site is not accessible by modes other than the car
- The site is not well located in terms of community facilities
- The site is not located in close proximity to an area of international/national importance for biodiversity
- The site is located in flood zone C2 of the TAN 15 Flood maps – residential development is not acceptable in this flooding zone

Justification if the site has not satisfied the Initial Planning Assessment

.....

Stage 2: Expert Assessments

Highways Conclusions

- Existing car park access does not facilitate two-way traffic flow and is not currently suitable for access for residential development
- Although the access road currently serving as access to Augusta Park can accommodate the development proposal

Is the site acceptable?

Yes No

Biodiversity Conclusions

- Presence of protected species – otter 500m and bat small pearl bordered fritillary, cuckoo and grayling within 250m
- Mature trees and walling around edge of site, particularly southern and western boundaries should be retained and protected through a tree preservation order
- Any development to be concentrated to north of site away from the lake
- Adjacent to lakes with good marginal vegetation – residential development could have potential impacts in terms of fly tipping, increased public disturbance

Is the site acceptable?

Yes In Part No

Countryside and Landscape Conclusions

Concerns regarding the loss of a facility that may support future economic ventures within the park e.g. car parking

Is the site acceptable?

Yes No

APPENDIX 2: EBBW VALE SITES

Environmental Health Conclusions

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

Is the site acceptable?

Yes No

Additional Comments

Is the site acceptable for further consideration?

Yes No

Stage 3: Consultation with Appropriate Bodies

Countryside Council for Wales Comments

No comments received

Environment Agency Wales Comments

- Site lies within Zone C2 of the TAN 15 Flood Risk Maps. It also lies within the Environment Agency's Flood Zones 2 or 3. This site should be considered as part of a Strategic Flood Consequences Assessment (SFCA) for Blaenau Gwent, to form a part of evidence base. Alternatively, a Flood Consequence Assessment should be undertaken for the site.
- The site lies on a Minor Aquifer (H) and current use is a car park.

Glamorgan-Gwent Archaeological Trust Ltd Comments

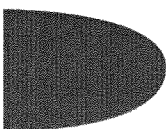
Archaeological restraint – former coal tips. Reclaimed

The Coal Authority Comments

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

Welsh Water Comments

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



APPENDIX 2: EBBW VALE SITES

CADW

No comments received

Is the site acceptable for further consideration?

Yes



No



Stage 4: Assessment against the LDP Preferred Strategy

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

APPENDIX 2: EBBW VALE SITES

Stage 5: Assessment against the LDP Sustainability Objectives

	Objective	Score
1	To promote economic growth and strengthen and diversify the economy	Not Relevant
2	To increase levels of local employment and ensure distribution of opportunities	Not Relevant
3	To enable the development of a strong tourism economy in Blaenau Gwent complementary to the regional offer	Not Relevant
4	To enhance the viability and vitality of town centres	Green
5	To meet identified housing need	Green
6	To improve the quality of Blaenau Gwent's housing stock	Green
7	To secure the delivery and maintenance of quality affordable housing	Green
8	To improve educational attainment and increase skill levels	Not Relevant
9	To improve accessibility to education, leisure, employment, health, homes and community services for all sectors of the community	Yellow
10	To promote community health, social care and well-being	Not Relevant
11	To reduce crime, social disorder and fear of crime	Green
12	Protect and enhance the Welsh culture	Not Relevant
13	To encourage modal shift from private transport to sustainable transport	Yellow
14	To protect and enhance biodiversity across Blaenau Gwent	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	Yellow
Score		29

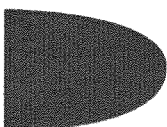
Is the site compatible with the Preferred Strategy and Sustainability Objectives?

Yes

No

Comments

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



APPENDIX 2: EBBW VALE SITES

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes

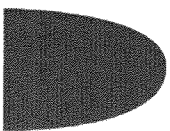
No

Comments

The site has not been 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

APPENDIX 2: EBBW VALE SITES



Date : 27/04/2011

Blaenau Gwent Local Development Plan



Blaenau Gwent

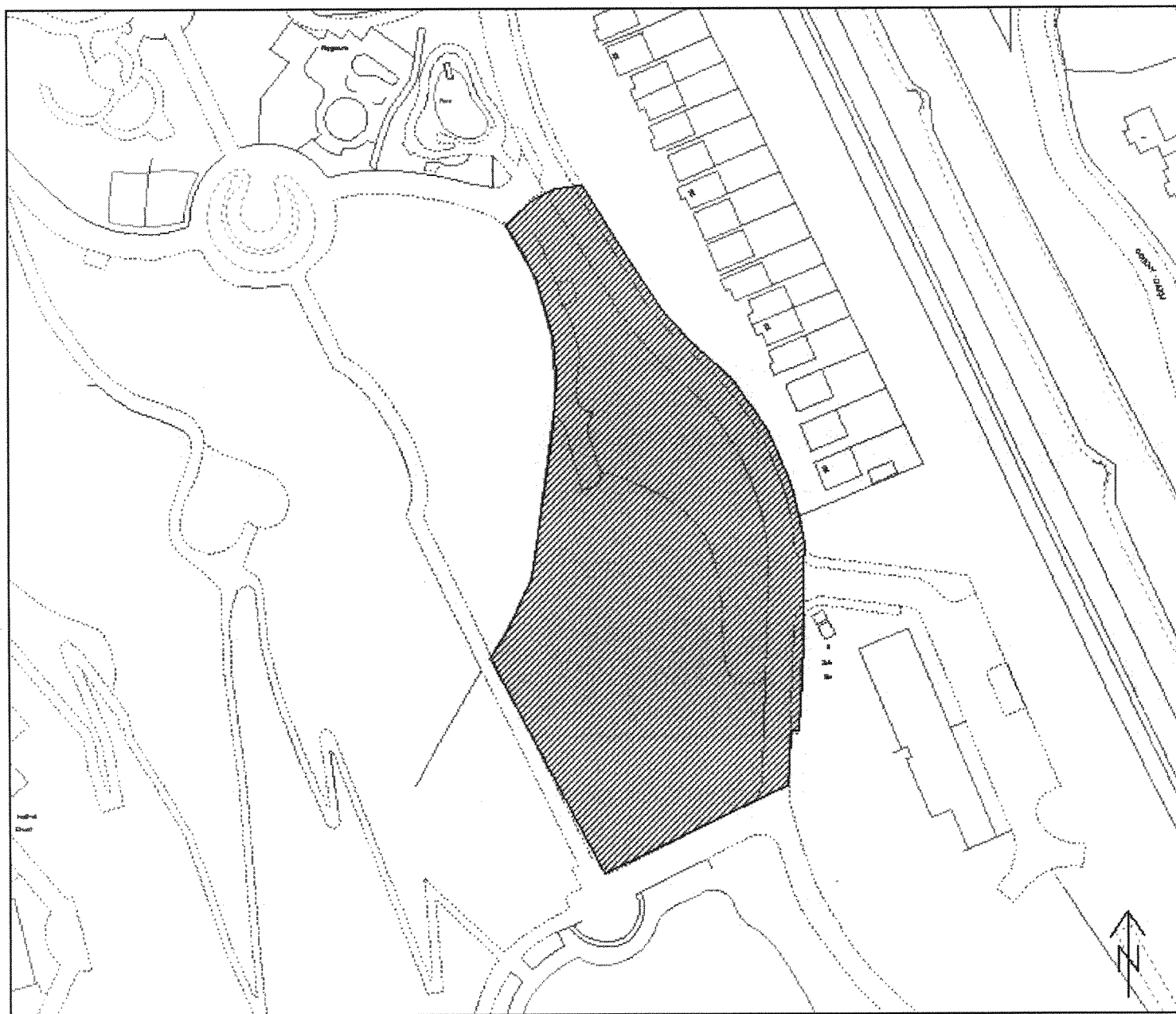
2011; 2011/12/11

Scale : 1:1250

Findings of the Candidate Site Assessment Process

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Regeneration Division



Site Number: B16

Site Name: Lakeside Car Park, Festival Park, Ebbw Vale

Site Area: 0.59 ha

Current Use: Car Park

Proposed Use: Residential

APPENDIX 2: EBBW VALE SITES

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 No

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?

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?

Yes No

Countryside and Landscape Conclusions

Site falls within Historic Park and Landscape UDP designation (EN10 (G))

Is the site acceptable?

Yes No

APPENDIX 2: EBBW VALE SITES

Environmental Health Conclusions

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

Is the site acceptable?

Yes

No

Additional Comments

Is the site acceptable for further consideration?

Yes

No

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes

No

Comments

The site is not included in the Deposit Plan as the Highways Authority consider that it is difficult to envisage how access to this site can be achieved due to the topography of the land

Date : 27/04/2011

Blaenau Gwent Local Development Plan

Scale : 1:1250

Findings of the Candidate Site Assessment Process



Blaenau Gwent

2011; 2011; 2011

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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

APPENDIX 2: EBBW VALE SITES

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?

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 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 coalescence 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 etc.

Is the site acceptable?

Yes 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

APPENDIX 2: EBBW VALE SITES

Environmental Health Conclusions

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

Is the site acceptable?

Yes

No

Additional Comments

- The site is very steep in places
- Well used as recreational route via a footpath between the Festival site and village of Cwm

Is the site acceptable for further consideration?

Yes

No

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes

No

Comments

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

- The site cannot be accessed as the site is located a considerable distance from the public highway network
- The site forms part of important green wedge between Ebbw Vale and Cwm preventing coalescence of settlements
- The site is well used as a recreational route
- The site is Greenfield land with ecological value and qualifies as a SINC
- The site is predominantly located in flood zone C2 – residential development is not acceptable in this flood zone

Date : 27/04/2011

Blaenau Gwent Local Development Plan

Scale : 1:2500

Findings of the Candidate Site Assessment Process



Blaenau Gwent
Deddf, 2002 (2002 Act)

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Regeneration Division



Site Number: B18
Site Name: Cwm Slopes, Festival Park
Site Area: 2.6 ha
Current Use: Parkland
Proposed Use: Residential

APPENDIX 2: EBBW VALE SITES

Site Number: **B19**

Site Name: **Vacant site Adj Respite Care Centre, Festival Park**

Hub Area: **Ebbw Vale**

Proposed Use: **Residential**

Stage 1: Initial Planning Assessment

Has the site satisfied the Initial Planning Assessment?

Yes

No

Initial Planning Assessment Conclusions

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

Yes

No

Biodiversity Conclusions

- Presence of protected species – otter, bat, small pearl bordered fritillary, cuckoo and grayling within 250m
- 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?

Yes

 In Part

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

No

APPENDIX 2: EBBW VALE SITES

Environmental Health Conclusions

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

Is the site acceptable?

Yes

No

Additional Comments

Well used community link through to railway which should be retained

Is the site acceptable for further consideration?

Yes

In Part

No

Stage 3: Consultation with Appropriate Bodies

Countryside Council for Wales Comments

No comments received

Environment Agency Wales Comments

- Site lies within Zone C2 and B of the flood risk area maps referred to under TAN 15. It also lies within our Flood Zones 2 or 3 This site should be considered as part of a SFCA, to form part of your evidence base or undertake a FCA.
- The site lies on a minor aquifer and land use is unknown. You may wish to request that a preliminary risk assessment be undertaken to establish the risk to controlled waters at the site.

Glamorgan-Gwent Archaeological Trust Ltd Comments

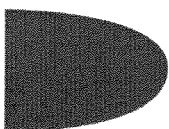
Archaeological Restraint - Former railway cutting. In-filled.

The Coal Authority Comments

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

Welsh Water Comments

- Sewerage: The site is crossed by public sewer(s). 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 water mains:



APPENDIX 2: EBBW VALE SITES

CADW

No comments received

Is the site acceptable for further consideration?

Yes



No



Stage 4: Assessment against the LDP Preferred Strategy

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

APPENDIX 2: EBBW VALE SITES

Stage 5: Assessment against the LDP Sustainability Objectives

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

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

Yes

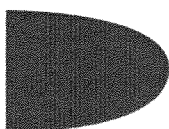


No



Comments

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



APPENDIX 2: EBBW VALE SITES

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes

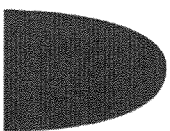
No

Comments

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

- The strong characteristics of the Garden Festival site will be degraded by the introduction of housing
- The site is predominantly located within flood zone C2 – residential development is not acceptable in this flood zone
- There is a well used community link running through the site

APPENDIX 2: EBBW VALE SITES



Date : 27/04/2011

Blaenau Gwent Local Development Plan

Scale : 1:1250

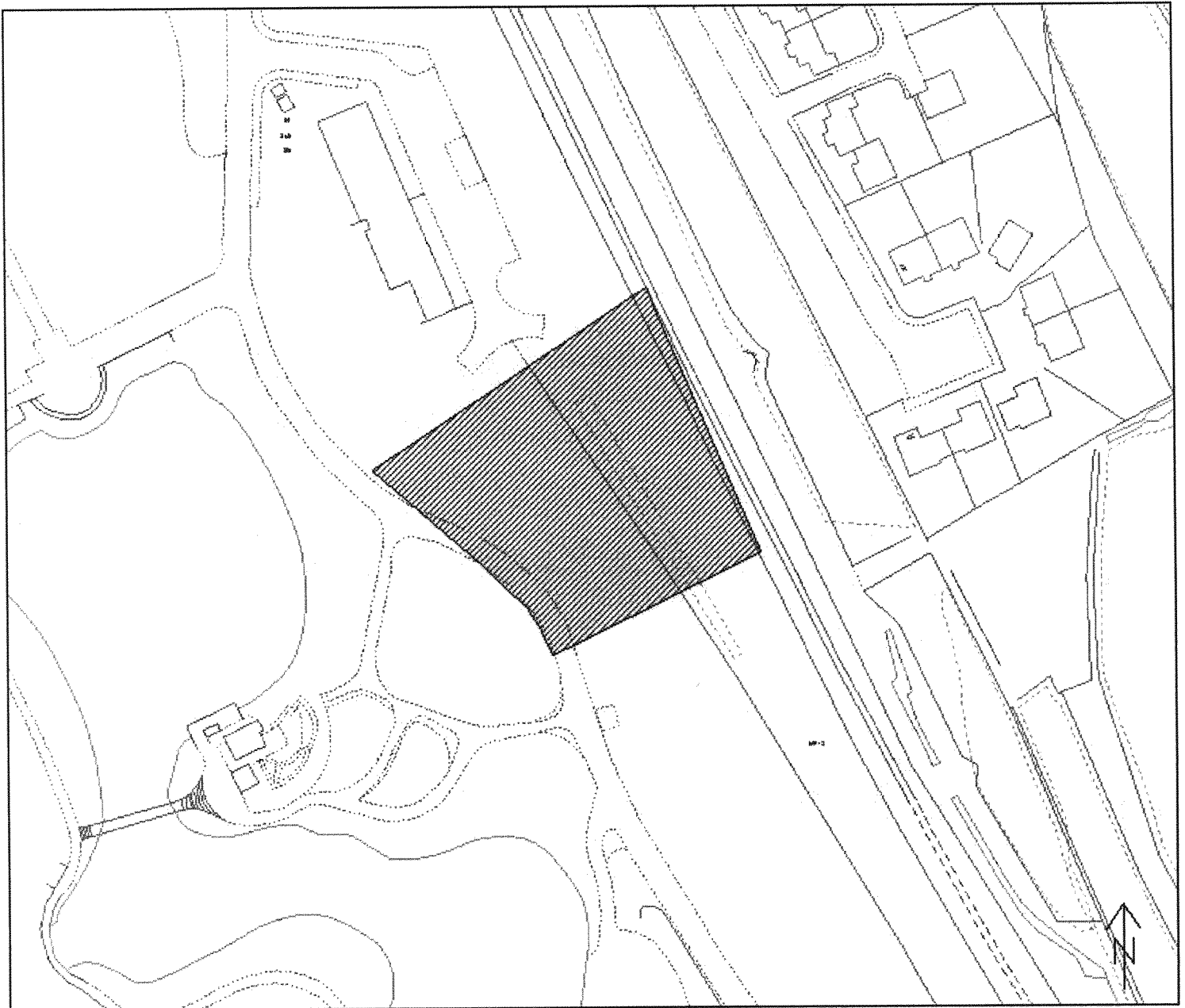
Findings of the Candidate Site Assessment Process



Blaenau Gwent
Deddf 2011

Regeneration Division

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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

APPENDIX 2: EBBW VALE SITES

Site Number: **B20**
Site Name: **Highlands Road, Beaufort**
Hub Area: **Ebbw Vale**
Proposed Use: **(1) Residential (2) Local Nature Reserve**

Stage 1: Initial Planning Assessment

Has the site satisfied the Initial Planning Assessment?

Yes No

Initial Planning Assessment Conclusions

- The site is Greenfield land (as defined in Figure 4.1 of PPW 2011)
- The site is within the existing settlement
- The site is 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

Good highway network infrastructure already serves Blaen Cendl, which could be extended to serve the site

Is the site acceptable?

Yes 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

Countryside and Landscape Conclusions

- Open land to three sides
- Visual and landscape concerns regarding proposal – impact of development
- There is continuity with LNR proposal with strong local community support

Is the site acceptable?

Yes No Residential

APPENDIX 2: EBBW VALE SITES

Environmental Health Conclusions

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

Is the site acceptable?

Yes

No

Additional Comments

- The land rises to the north and contains a number of drainage ditches
- Currently being used as a recreational facility by dog walkers
- The site is located in Parc Nant y Waun

Is the site acceptable for further consideration?

Yes

No

Stage 3: Consultation with Appropriate Bodies

Countryside Council for Wales Comments

No comments received

Environment Agency Wales Comments

- Minor watercourses on site which should be protected from development by a 5 metre buffer zone
- The site lies on a minor aquifer

Glamorgan-Gwent Archaeological Trust Ltd Comments

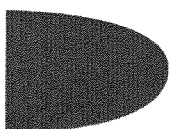
Archaeological Restraint – old coal level 1930

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: 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 water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the costs borne by potential developers.



APPENDIX 2: EBBW VALE SITES

CADW

No comments received

Is the site acceptable for further consideration?

Yes



No



Proposed Use: (1) Residential

Stage 4: Assessment against the LDP Preferred Strategy

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

APPENDIX 2: EBBW VALE SITES

Stage 5: Assessment against the LDP Sustainability Objectives

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

APPENDIX 2: EBBW VALE SITES

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

APPENDIX 2: EBBW VALE SITES

Stage 5: Assessment against the LDP Sustainability Objectives

	Objective	Score
1	To promote economic growth and strengthen and diversify the economy	Not Relevant
2	To increase levels of local employment and ensure distribution of opportunities	Not Relevant
3	To enable the development of a strong tourism economy in Blaenau Gwent complementary to the regional offer	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		36

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

Yes

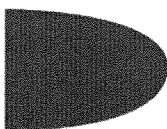


No



Comments

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



APPENDIX 2: EBBW VALE SITES

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes

No

Comments

The site has not been included in the Deposit LDP for residential purposes but has been left as open space outside the settlement boundary.

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

APPENDIX 2: EBBW VALE SITES

Date : 03/05/2011

Blaenau Gwent Local Development Plan

Scale : 1:2500

Findings of the Candidate Site Assessment Process



Regor Dwyddedol Gŵel
Blaenau Gwent
County Borough Council

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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

APPENDIX 2: EBBW VALE SITES

Site Number: **B21**
Site Name: **Waunlwyd School**
Hub Area: **Ebbw Vale**
Proposed Use: **Residential**

Stage 1: Initial Planning Assessment

Has the site satisfied the Initial Planning Assessment?

Yes No

Initial Planning Assessment Conclusions

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

Justification if the site has not satisfied the Initial Planning Assessment

.....

Stage 2: Expert Assessments

Highways Conclusions

- 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?

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?

Yes No

Countryside and Landscape Conclusions

The site is suitable for intended purpose

Is the site acceptable?

Yes No

APPENDIX 2: EBBW VALE SITES

Environmental Health Conclusions

The site is suitable for intended purpose

Is the site acceptable?

Yes

No

Additional Comments

Is the site acceptable for further consideration?

Yes

No

Stage 3: Consultation with Appropriate Bodies

Countryside Council for Wales Comments

No comments received

Environment Agency Wales Comments

Minor aquifer on site

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 – none known

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 water mains

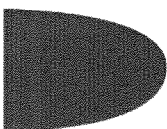
CADW

No comments received

Is the site acceptable for further consideration?

Yes

No



APPENDIX 2: EBBW VALE SITES

Stage 4: Assessment against the LDP Preferred Strategy

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

APPENDIX 2: EBBW VALE SITES

Stage 5: Assessment against the LDP Sustainability Objectives

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

Yes

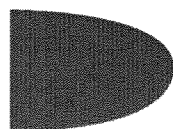


No



Comments

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



APPENDIX 2: EBBW VALE SITES

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes

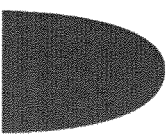
No

Comments

Although the site performed well against the Preferred Strategy and Sustainability Appraisal, the site has not been included in the Deposit Plan as an allocation, due to the fact that the site can only accommodate between 6 and 8 dwellings due to the shape of the site and the need to retain the boundary walls.

However the site is included within the settlement boundary and could come forward through the planning application process.

APPENDIX 2: EBBW VALE SITES



Date : 27/04/2011

Blaenau Gwent Local Development Plan

Scale : 1:1250

Findings of the Candidate Site Assessment Process



Blaenau Gwent

2011/2012/2013

Regeneration Division

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Site Number: B21

Site Name: Waulwyd School

Site Area: 0.39 ha

Current Use: School

Proposed Use: Residential

APPENDIX 2: EBBW VALE SITES

Site Number: **B22**
Site Name: **Land north of Ysbyti Tri Cwm, College Road**
Hub Area: **Ebbw Vale**
Proposed Use: **Residential**

Stage 1: Initial Planning Assessment

Has the site satisfied the Initial Planning Assessment?

Yes No

Initial Planning Assessment Conclusions

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

Justification if the site has not satisfied the Initial Planning Assessment

.....

Stage 2: Expert Assessments

Highways Conclusions

- College Road can accommodate proposal subject to localised highway infrastructure improvement works
- There is an existing junction with good visibility at the Ysbyti Tri Cwm junction which could be utilised to access the site

Is the site acceptable?

Yes No

Biodiversity Conclusions

- Presence of protected species – bats within 500m
- Forms part of the Borough's network of natural open space – previously grazed fields
- Hedgerows along southern and western boundaries that need protecting and appropriate buffering
- Eastern and northern boundaries support areas of dense scrub and mature trees that need to be retained

Is the site acceptable?

Yes In Part No

Countryside and Landscape Conclusions

- The site lies within 100m of a site of Special Historic Interest
- This is an isolated site that would be visually obtrusive on a main approach to Ebbw Vale

Is the site acceptable?

Yes No

APPENDIX 2: EBBW VALE SITES

Environmental Health Conclusions

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

Is the site acceptable?

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?

Yes

No

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

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

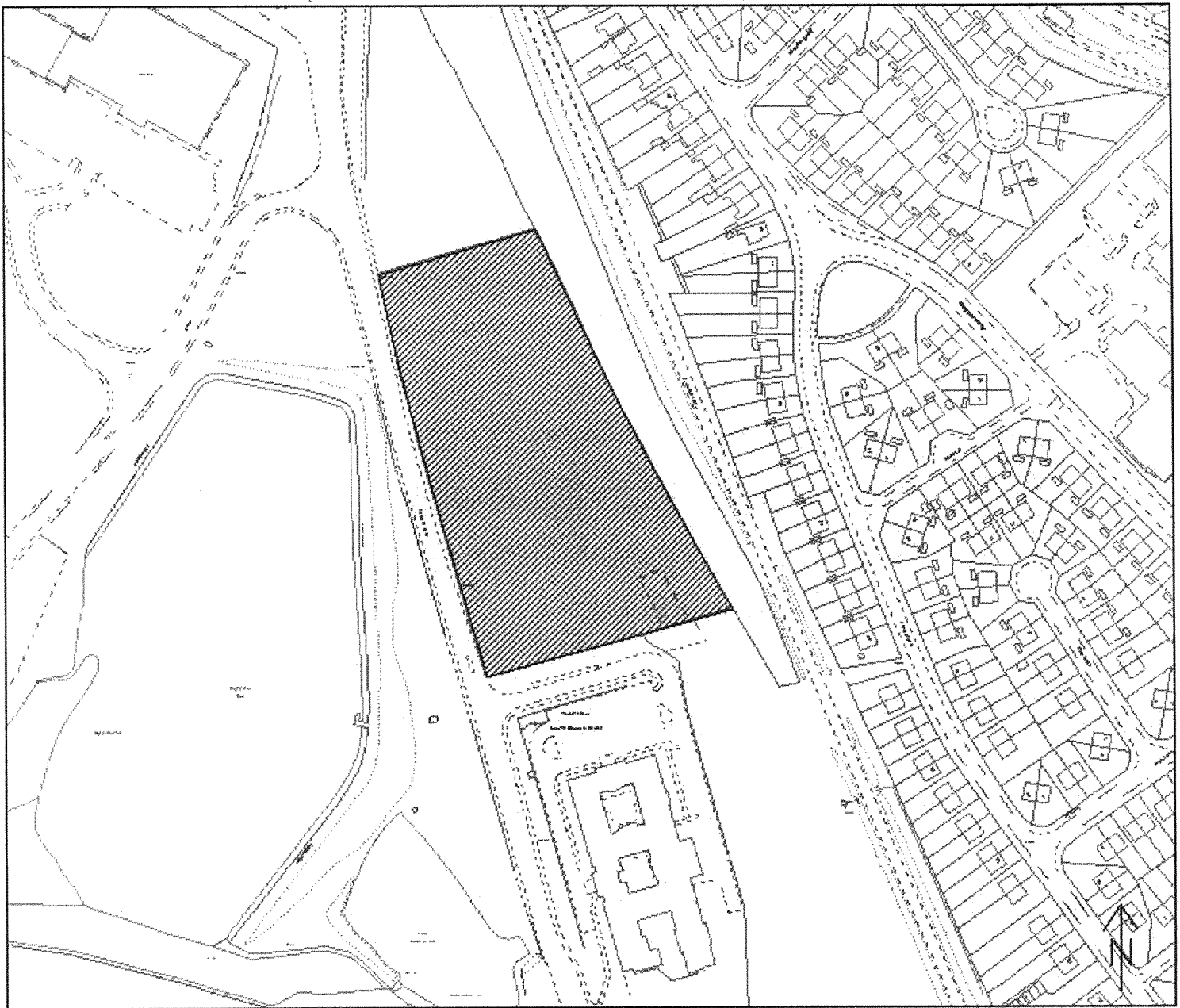
Findings of the Candidate Site Assessment Process



Blaenau Gwent
Darlith, Darog Llwyn

Regeneration Division

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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

APPENDIX 2: EBBW VALE SITES

Site Number: **B23**
Site Name: **Land at Park View, Beaufort**
Hub Area: **Ebbw Vale**
Proposed Use: **Residential**

Stage 1: Initial Planning Assessment

Has the site satisfied the Initial Planning Assessment?

Yes No

Initial Planning Assessment Conclusions

- The site is greenfield land (As defined in Figure 4.1 of PPW 2011)
- The site is within the existing settlement
- The site is accessible by modes other than the car
- The site is well located in terms of community facilities
- The site is not located in close proximity to an area of international/national importance for biodiversity
- The development is acceptable in terms of flood risk

Justification if the site has not satisfied the Initial Planning Assessment

.....

Stage 2: Expert Assessments

Highways Conclusions

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

Biodiversity Conclusions

- The site is designated as a SINC
- Presence of protected species – bullfinch and song thrush on site, bats within 250m and potential habitat supporting protected species such as bats/ breeding birds on site
- Site supports UK and LBAP priority habitats – dwarf scrub heath
- Site supports mosaic of habitats – dense scrub, semi improved grassland, and dwarf scrub heath of high biodiversity value
- Site supports wildlife corridor and stepping stones – stream links to Afon Ebbw and mature hedgerows throughout both sites.
- Presence of mature trees
- Forms part of a wider ecological complex of woodland, grassland and hedgerow features which increases its wildlife value. Any habitat loss to development would result in habitat degradation and fragmentation of this complex.
- Forms part of Borough's natural open space currently used as grazing land.

Is the site acceptable?

Yes No

APPENDIX 2: EBBW VALE SITES

Countryside and Landscape Conclusions

- Access to natural green space
- Visual impact
- Value of existing vegetation

Is the site acceptable?

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 acceptable?

Yes No

Additional Comments

Presence of Japanese Knotweed on site which requires treatment

Is the site acceptable for further consideration?

Yes No

Stage 6: Finalisation of sites for Deposit LDP

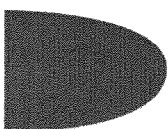
Is the site included in the Deposit LDP?

Yes No

Comments

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

- The access roadways are substandard in design and construction and cannot be upgraded to accommodate the proposal
- The site is Greenfield land
- The site is of high ecological value and is designated as a SINC



Date : 27/04/2011

Blaenau Gwent Local Development Plan

Scale : 1:1650

Findings of the Candidate Site Assessment Process



Blaenau Gwent
Deddf y 2009

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Regeneration Division



Site Number: B23
Site Name: Land at Park View, Beaufort
Site Area: 2.38 ha (combined)
Current Use: Grazing
Proposed Use: Residential

APPENDIX 2: EBBW VALE SITES

Site Number: **B24**

Site Name: **Land adjacent to The Castle, Rassau Road, Rassau**

Hub Area: **Ebbw Vale**

Proposed Use: **Residential**

Stage 1: Initial Planning Assessment

Has the site satisfied the Initial Planning Assessment?

Yes

No

Initial Planning Assessment Conclusions

- The site is greenfield land
- The site is within the existing settlement
- The site is not accessible by modes other than the car
- The site is 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?

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

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

No

APPENDIX 2: EBBW VALE SITES

Environmental Health Conclusions

There is potential for noise nuisance from traffic

Is the site acceptable?

Yes

No

Additional Comments

Is the site acceptable for further consideration?

Yes

No

Stage 3: Consultation with Appropriate Bodies

Countryside Council for Wales Comments

No comments received

Environment Agency Wales Comments

The site is located on a minor aquifer. You may wish to request that a preliminary risk assessment is undertaken to establish the risk to controlled waters at the site

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 – none known

Welsh Water Comments

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

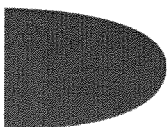
CADW

No comments received

Is the site acceptable for further consideration?

Yes

No



APPENDIX 2: EBBW VALE SITES

Stage 4: Assessment against the LDP Preferred Strategy

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

APPENDIX 2: EBBW VALE SITES

Stage 5: Assessment against the LDP Sustainability Objectives

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

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

Yes

No

Comments

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

APPENDIX 2: EBBW VALE SITES

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes

No

Comments

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

- The site performs poorly with the LDP Strategy and Sustainability Objectives when compared to other sites proposed for residential use
- The site is Greenfield with ecological value
- The site has landscape value
- The site is not well located in terms of community facilities and public transport

APPENDIX 2: EBBW VALE SITES

Date : 27/04/2011

Blaenau Gwent Local Development Plan

Scale : 1:1250

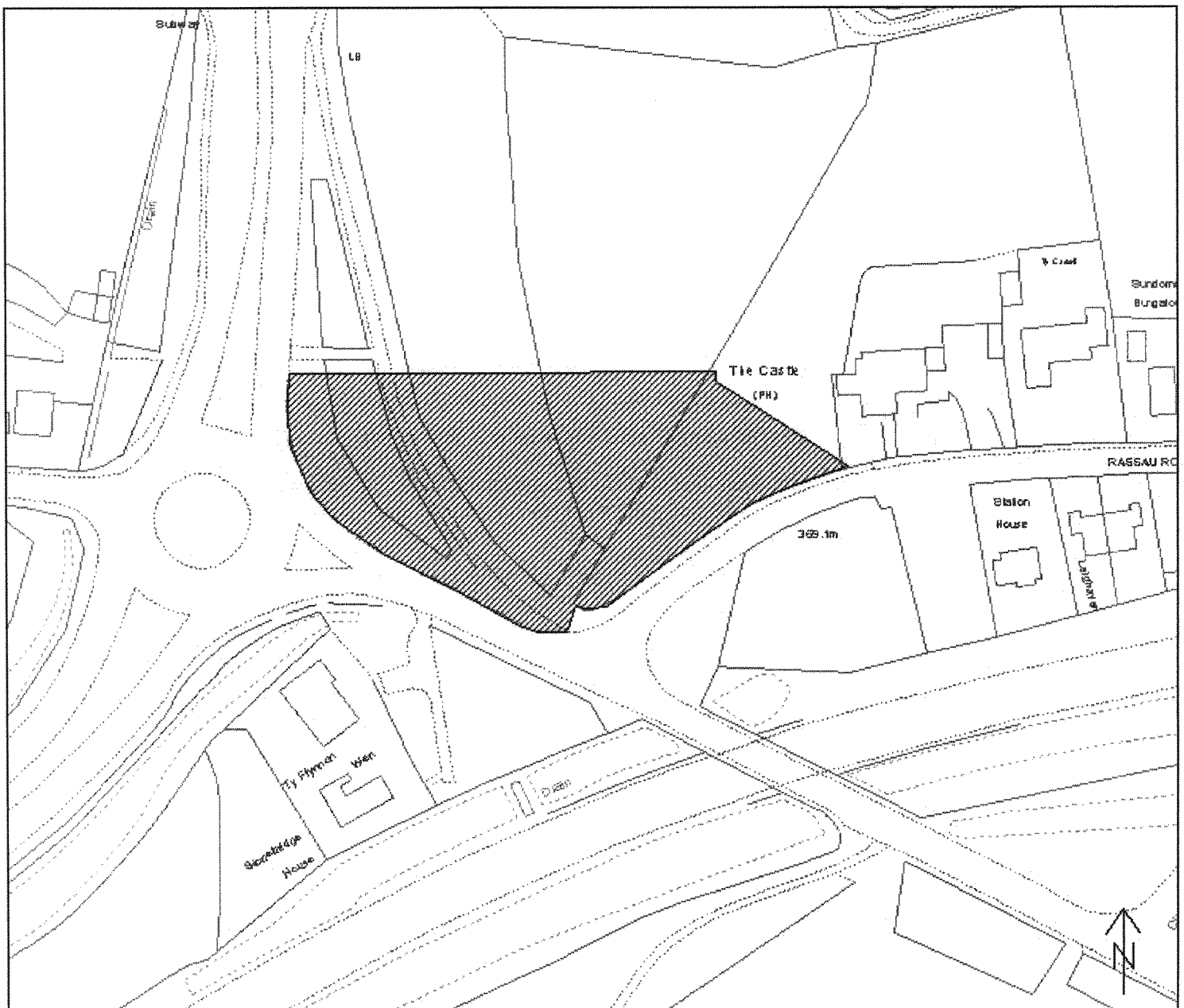
Findings of the Candidate Site Assessment Process



Blaenau Gwent
Deddf y 22fed Ionawr 1972

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Regeneration Division



Site Number: B24

Site Name: Land Adjacent to the Castle, Rassau Road, Rassau

Site Area: 0.4 ha

Current Use: Vacant

Proposed Use: Residential

APPENDIX 2: EBBW VALE SITES

Site Number: **B25**
Site Name: **Rassau Extension West**
Hub Area: **Ebbw Vale**
Proposed Use: **Employment**

Stage 1: Initial Planning Assessment

Has the site satisfied the Initial Planning Assessment?

Yes No

Initial Planning Assessment Conclusions

- The site is Greenfield land
- The site is within the existing settlement
- The site is not well located in terms of alternative modes of travel to 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 access is via a track, which cannot facilitate the development
- Any development proposal will be directly affected and hence governed by the A465 Heads of the Valleys Dualling Scheme

Is the site acceptable?

Yes No

Biodiversity Conclusions

- The site is designated as a SINC (Hirgan Fields Grassland)
- Brecon Beacons National Park abuts the northern edge of the site
- Presence of protected species – lapwing on site, keeled skimmer within 250m of site and presence of habitat supporting protected species – bats and breeding birds
- Presence of UK and LBAP priority habitats- rush pasture, unimproved acid grassland, dwarf scrub heath
- Forms part of a strategic ecological corridor between Rassau and Tredegar and key route to Bryn Serth and moorland in the north
- Site possesses high ecological connectivity to neighbouring countryside to north and protected habitats such as streams and rush pasture
- Site supports numerous wildlife corridors – streams and dry stone walling features which increases its wildlife value
- Site supports the source of the Nant Melyn Brook and its many tributaries flow across the site

Is the site acceptable?

Yes No

APPENDIX 2: EBBW VALE SITES

Countryside and Landscape Conclusions

- Sites of special historic interest
- Important historic landscape with field pattern
- Severe visual impact

Is the site acceptable?

Yes No

Environmental Health Conclusions

There is potential for noise light and odour nuisance

Is the site acceptable?

Yes No

Additional Comments

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

Is the site acceptable for further consideration?

Yes No

Stage 3: Consultation with Appropriate Bodies

Countryside Council for Wales Comments

We are aware that BAP or LBAP habitats are currently present on site

Environment Agency Wales Comments

- Minor water course and minor aquifer on site
- Watercourses should be protected from development by a 5 metre buffer zone

Glamorgan-Gwent Archaeological Trust Ltd Comments

- Archaeological Restraint- restraint Hirgan and Wells Farm are early post-medieval and may have precedents
- Archaeological restraints do not prevent allocation of land in LDP: however, archaeological desk based assessment plus possible evaluation on specific sites will be required prior to planning application

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

APPENDIX 2: EBBW VALE SITES

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 may be required.
- Sewerage Treatment: No problems
- 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?

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.	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

APPENDIX 2: EBBW VALE SITES

Stage 5: Assessment against the LDP Sustainability Objectives

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

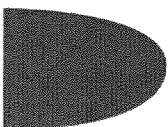
Is the site compatible with the Preferred Strategy and Sustainability Objectives?

Yes

No

Comments

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



APPENDIX 2: EBBW VALE SITES

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes

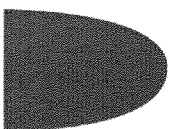
No

Comments

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

- The site performs poorly against the LDP Preferred Strategy and Sustainability Objectives when compared to other sites proposed for employment use
- The site is designated as a SINC for its high ecological and landscape value
- Access to the site is governed by the Heads of the Valleys dualling scheme
- Important historic landscape with field pattern
- As set out in the Employment Background Paper there is no need for this site

APPENDIX 2: EBBW VALE SITES



Date : 27/04/2011

Blaenau Gwent Local Development Plan

Scale : 1:7000

Findings of the Candidate Site Assessment Process

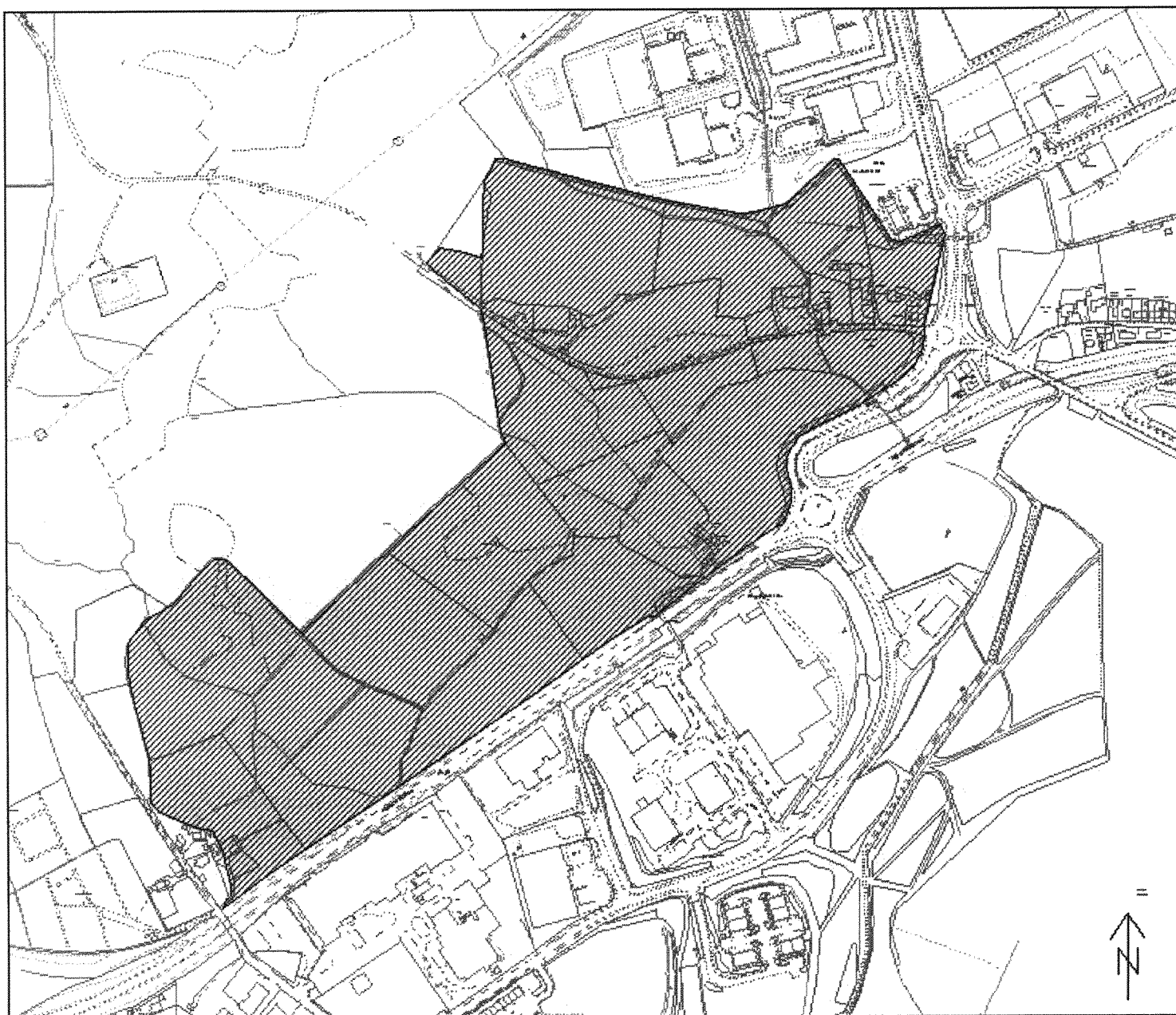


Blaenau Gwent

2011-2021

Regeneration Division

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Site Number: B25

Site Name: Rassau Extension West

Site Area: 33.6 ha

Current Use: Grazed

Proposed Use: Employment

APPENDIX 2: EBBW VALE SITES

Site Number: **B26**
Site Name: **Rassau Extension East**
Hub Area: **Ebbw Vale**
Proposed Use: **Employment**

Stage 1: Initial Planning Assessment

Has the site satisfied the Initial Planning Assessment?

Yes No

Initial Planning Assessment Conclusions

- The site is Greenfield land (as defined in Figure 4.1 of PPW 2011)
- The site is within the existing settlement
- The site is 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 access track is via a track, which cannot facilitate the development
- Any development proposal will be directly affected and hence governed by the A465 Heads of the Valleys Dualling Scheme

Is the site acceptable?

Yes No

Biodiversity Conclusions

- Presence of protected species- adder and common lizard within 250m, crossbill, barn owl and kestrel on site and habitat likely to support protected species as bats and birds.
- Presence of LBAP priority species- keeled skimmer and red sword-grass within 250m.
- Presence of woodland- although conifer plantation is generally of lower biodiversity value to broadleaved woodland, it is important to a number of species- birds in particular such as barn owl and bats that will use the woodland edges for foraging and woodland as flight corridors.
- Forms integral part of wider ecological complex of connected woodland around the Carno Reservoir area which enhances its biodiversity value
- Site supports high diversity of valuable habitats such as wet rides, rush pasture, dwarf scrub heath on peripheries but often providing important wildlife corridors through site which further enhances its biodiversity value. The wide wet ditches which have formed are of particular merit and of high biodiversity.

Is the site acceptable?

Yes No

APPENDIX 2: EBBW VALE SITES

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

Environmental Health Conclusions

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

Is the site acceptable?

Yes No

Additional Comments

- Pylons cross the northern part of the site

Is the site acceptable for further consideration?

Yes No

Stage 3: Consultation with Appropriate Bodies

Countryside Council for Wales Comment

No comments received

Environment Agency Wales Comments

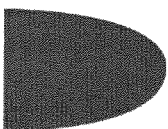
- Minor watercourses border the site - watercourses should be protected by a 5 meter protection zone
- A minor aquifer is also located on site - you may wish to have a preliminary risk assessment be undertaken to establish risk to controlled waters

Glamorgan-Gwent Archaeological Trust Ltd Comments

Archaeological restraint-None known

The Coal Authority Comments

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



APPENDIX 2: EBBW VALE SITES

Welsh Water Comments

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

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.	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

APPENDIX 2: EBBW VALE SITES

Stage 5: Assessment against the LDP Sustainability Objectives

	Objective	Score
1	To promote economic growth and strengthen and diversify the economy	Green
2	To increase levels of local employment and ensure distribution of opportunities	Green
3	To enable the development of a strong tourism economy in Blaenau Gwent complementary to the regional offer	Not Relevant
4	To enhance the viability and vitality of town centres	Not Relevant
5	To meet identified housing need	Not Relevant
6	To improve the quality of Blaenau Gwent's housing stock	Not Relevant
7	To secure the delivery and maintenance of quality affordable housing	Not Relevant
8	To improve educational attainment and increase skill levels	Green
9	To improve accessibility to education, leisure, employment, health, homes and community services for all sectors of the community	Green
10	To promote community health, social care and well-being	Green
11	To reduce crime, social disorder and fear of crime	Green
12	Protect and enhance the Welsh culture	Not Relevant
13	To encourage modal shift from private transport to sustainable transport	Yellow
14	To protect and enhance biodiversity across Blaenau Gwent	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		25

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

Yes

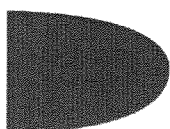


No



Comments

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



APPENDIX 2: EBBW VALE SITES

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes



No



Comments

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

APPENDIX 2: EBBW VALE SITES

Date : 27/04/2011

Blaenau Gwent Local Development Plan

Scale : 1:3000

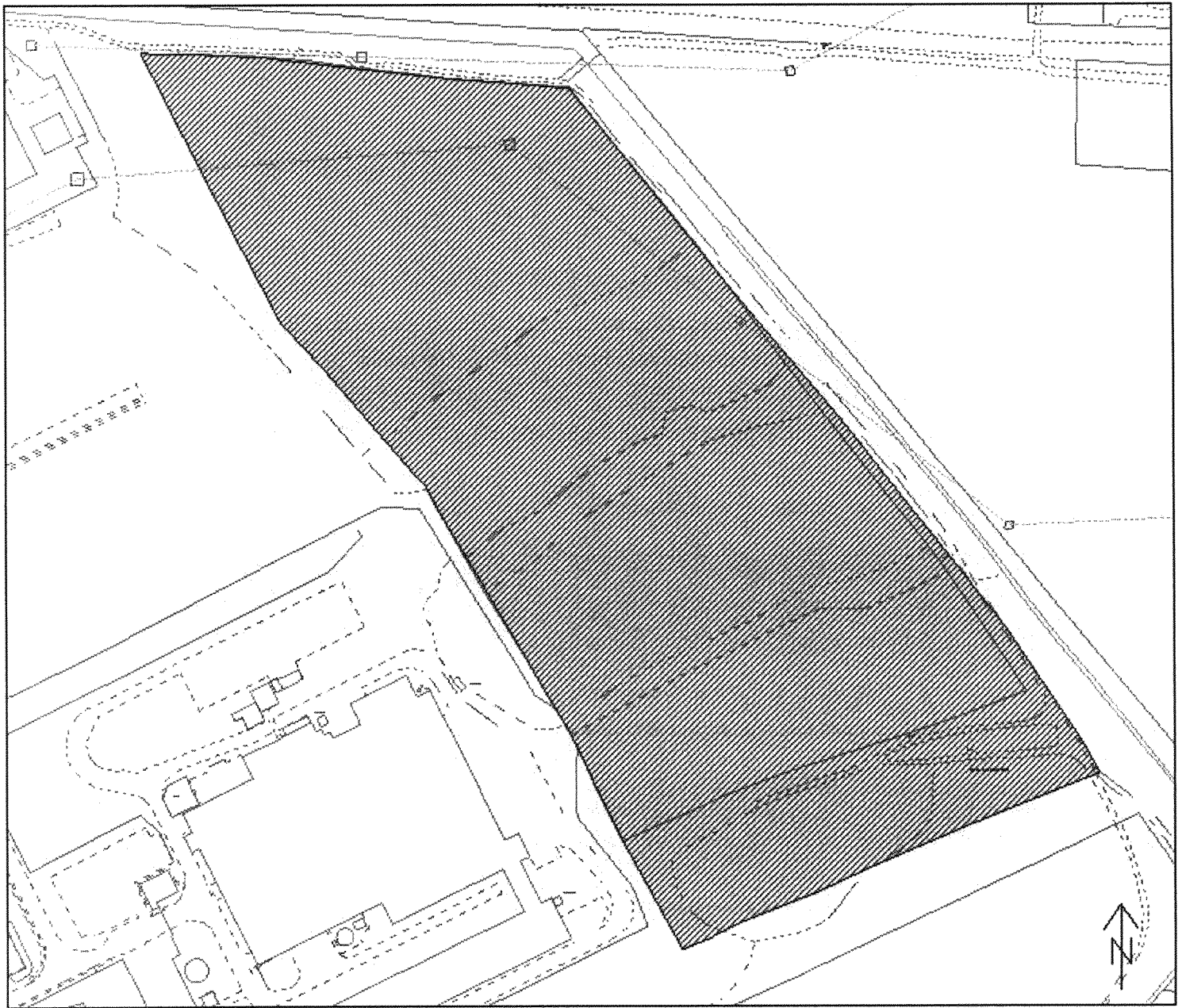
Findings of the Candidate Site Assessment Process



Blaenau Gwent
Deddf y 2011

Regeneration Division

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Site Number: B26

Site Name: Rassau Extension East

Site Area: 8.0 ha

Current Use: Vacant

Proposed Use: Employment

APPENDIX 2: EBBW VALE SITES

Site Number: **B27**
Site Name: **Rassau**
Hub Area: **Ebbw Vale**
Proposed Use: **Employment**

Stage 1: Initial Planning Assessment

Has the site satisfied the Initial Planning Assessment?

Yes No

Initial Planning Assessment Conclusions

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

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 area

Is the site acceptable?

Yes In Part No

Countryside and Landscape Conclusions

The site is suitable for intended purpose

Is the site acceptable?

Yes No

APPENDIX 2: EBBW VALE SITES

Environmental Health Conclusions

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

Is the site acceptable?

Yes No

Additional Comments

Is the site acceptable for further consideration?

Yes No

Stage 3: Consultation with Appropriate Bodies

Countryside Council for Wales Comments

No comments received

Environment Agency Wales Comments

- The site is located on a minor aquifer. You may wish to request that a preliminary risk assessment be undertaken to establish the risk to controlled waters

Glamorgan-Gwent Archaeological Trust Ltd Comments

Archaeological restraint-None known

The Coal Authority Comments

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

Welsh Water Comments

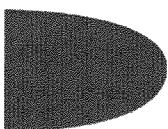
No comments received

CADW

No comments received

Is the site acceptable for further consideration?

Yes No



APPENDIX 2: EBBW VALE SITES

Stage 4: Assessment against the LDP Preferred Strategy

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

APPENDIX 2: EBBW VALE SITES

Stage 5: Assessment against the LDP Sustainability Objectives

	Objective	Score
1	To promote economic growth and strengthen and diversify the economy	Green
2	To increase levels of local employment and ensure distribution of opportunities	Green
3	To enable the development of a strong tourism economy in Blaenau Gwent complementary to the regional offer	Not Relevant
4	To enhance the viability and vitality of town centres	Not Relevant
5	To meet identified housing need	Not Relevant
6	To improve the quality of Blaenau Gwent's housing stock	Not Relevant
7	To secure the delivery and maintenance of quality affordable housing	Not Relevant
8	To improve educational attainment and increase skill levels	Green
9	To improve accessibility to education, leisure, employment, health, homes and community services for all sectors of the community	Green
10	To promote community health, social care and well-being	Green
11	To reduce crime, social disorder and fear of crime	Green
12	Protect and enhance the Welsh culture	Not Relevant
13	To encourage modal shift from private transport to sustainable transport	Yellow
14	To protect and enhance biodiversity across Blaenau Gwent	Yellow
15	To conserve and enhance the heritage assets of Blaenau Gwent and their settings	Green
16	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development, where this will not result in damage or loss to biodiversity	Green
17	To conserve soil resources and their quality	Green
18	To reduce emissions of greenhouse gases, in particular carbon dioxide	Question Mark
19	To reduce waste generation and maximise reuse and recycling	Question Mark
20	To maintain air quality	Question Mark
21	To maintain current low levels of vulnerability of all development to flooding	Green
22	To promote the use of sustainably sourced products and resources	Green
23	To increase energy efficiency and generation and use of renewable energy across the County Borough	Green
24	To conserve and enhance surface and ground water quality	Green
25	Protect the quality and character of the landscape and enhance where necessary	Green
Score		37

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

Yes

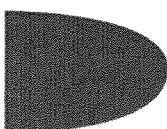


No



Comments

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



APPENDIX 2: EBBW VALE SITES

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes



No



Comments

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

APPENDIX 2: EBBW VALE SITES

Date : 27/04/2011

Blaenau Gwent Local Development Plan

Scale : 1:2500

Findings of the Candidate Site Assessment Process

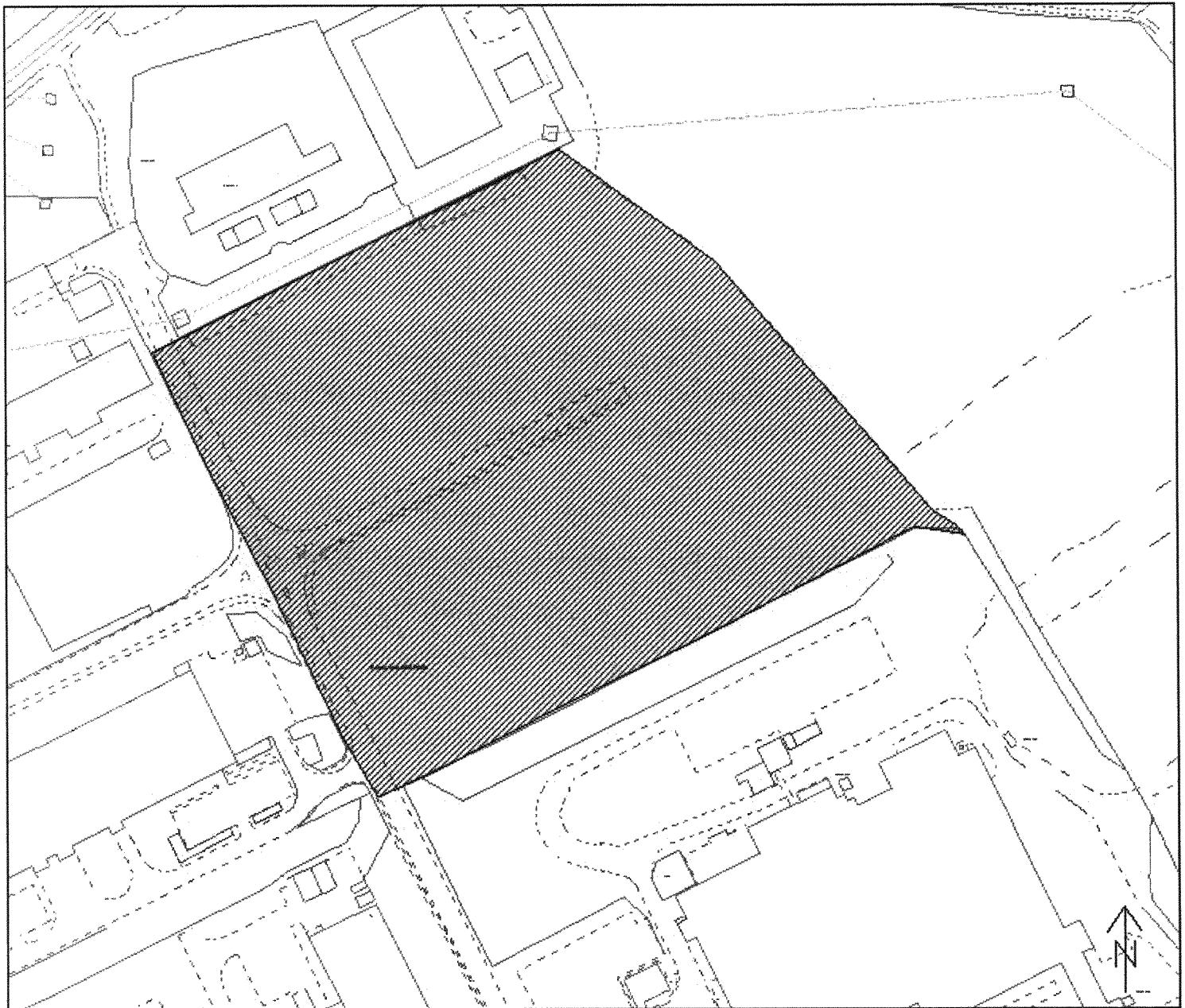


Blaenau Gwent

2011, 2012, 2013

Regeneration Division

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Site Number: B27

Site Name: Rassau

Site Area: 4.8 ha

Current Use: Vacant

Proposed Use: Employment

APPENDIX 2: EBBW VALE SITES

Site Number: **B28**
Site Name: **Rassau Platform H**
Hub Area: **Ebbw Vale**
Proposed Use: **Employment**

Stage 1: Initial Planning Assessment

Has the site satisfied the Initial Planning Assessment?

Yes No

Initial Planning Assessment Conclusions

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

Justification if the site has not satisfied the Initial Planning Assessment

.....

Stage 2: Expert Assessments

Highways Conclusions

- Access can be 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 Scheme

Is the site acceptable?

Yes No

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 acceptable?

Yes No

Countryside and Landscape Conclusions

Consideration needs to be given to the Heads of the Valleys corridor

Is the site acceptable?

Yes No

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

APPENDIX 2: EBBW VALE SITES

Is the site acceptable?

Yes

No

Additional Comments

Is the site acceptable for further consideration?

Yes

No

Stage 3: Consultation with Appropriate Bodies

Countryside Council for Wales Comments

No comments received

Environment Agency Wales Comments

- The site is located on a minor aquifer. You may wish to request that a preliminary risk assessment be undertaken to establish the risk to controlled waters

Glamorgan-Gwent Archaeological Trust Ltd Comments

Archaeological restraint-None known

The Coal Authority Comments

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

Welsh Water Comments

No comments received

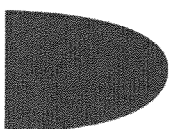
CADW

No comments received

Is the site acceptable for further consideration?

Yes

No



APPENDIX 2: EBBW VALE SITES

Stage 4: Assessment against the LDP Preferred Strategy

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

APPENDIX 2: EBBW VALE SITES

Stage 5: Assessment against the LDP Sustainability Objectives

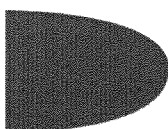
	Objective	Score
1	To promote economic growth and strengthen and diversify the economy	Green
2	To increase levels of local employment and ensure distribution of opportunities	Green
3	To enable the development of a strong tourism economy in Blaenau Gwent complementary to the regional offer	Not Relevant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

Yes No

Comments

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



APPENDIX 2: EBBW VALE SITES

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

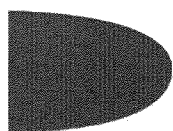
Yes

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.

APPENDIX 2: EBBW VALE SITES



Date : 03/05/2011

Blaenau Gwent Local Development Plan

Scale : 1:2500

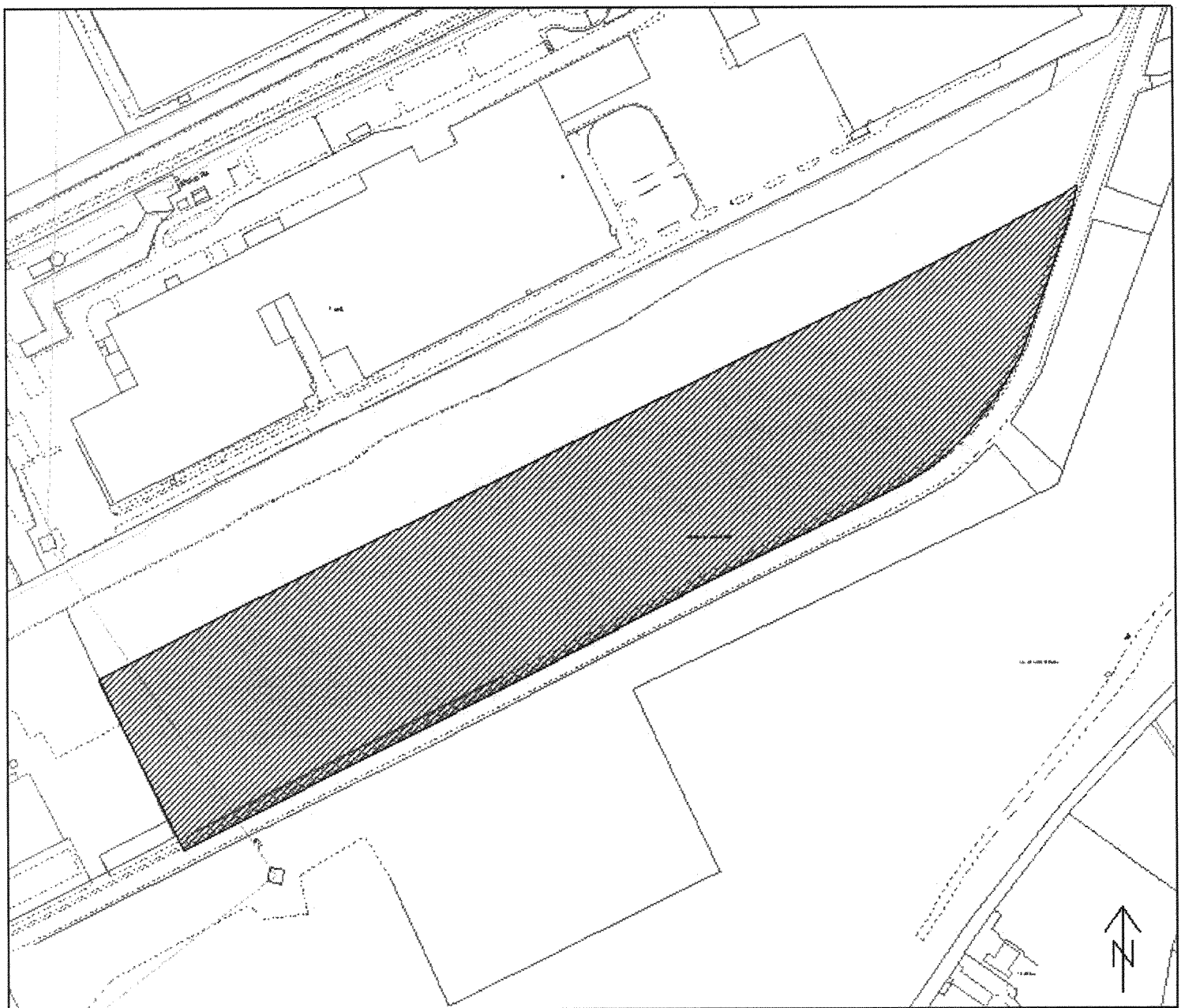
Findings of the Candidate Site Assessment Process



Gyngr Bwrdeistref Sirol
Blaenau Gwent
County Borough Council

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Regeneration Division



Site Number: B28

Site Name: Rassau Platform H

Site Area: 3.27 ha

Current Use: Vacant

Proposed Use: Employment

APPENDIX 2: EBBW VALE SITES

Site Number: **B29**
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?

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?

Yes 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?

Yes No

Countryside and Landscape Conclusions

The site is suitable for intended purpose

Is the site acceptable?

Yes No

APPENDIX 2: EBBW VALE SITES

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?

Yes No

Additional Comments

Is the site acceptable for further consideration?

Yes No

Stage 3: Consultation with Appropriate Bodies

Countryside Council for Wales Comments

No comments received

Environment Agency Wales Comments

- The site 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

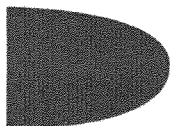
- Sewerage: There is no public sewerage system in this area. Any new development will require the provision of satisfactory alternative facilities for sewerage disposal
- Sewerage treatment: no problems
- Water supply: potential demands unknown

CADW

No comments received

Is the site acceptable for further consideration?

Yes No



APPENDIX 2: EBBW VALE SITES

Stage 4: Assessment against the LDP Preferred Strategy

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

APPENDIX 2: EBBW VALE SITES

Stage 5: Assessment against the LDP Sustainability Objectives

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

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

Yes



No



Comments

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

APPENDIX 2: EBBW VALE SITES

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes

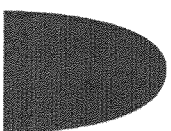
No

Comments

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

The site is considered an undeveloped pocket of an otherwise developed employment 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

APPENDIX 2: EBBW VALE SITES



Date : 27/04/2011

Blaenau Gwent Local Development Plan

Scale : 1:1250

Findings of the Candidate Site Assessment Process

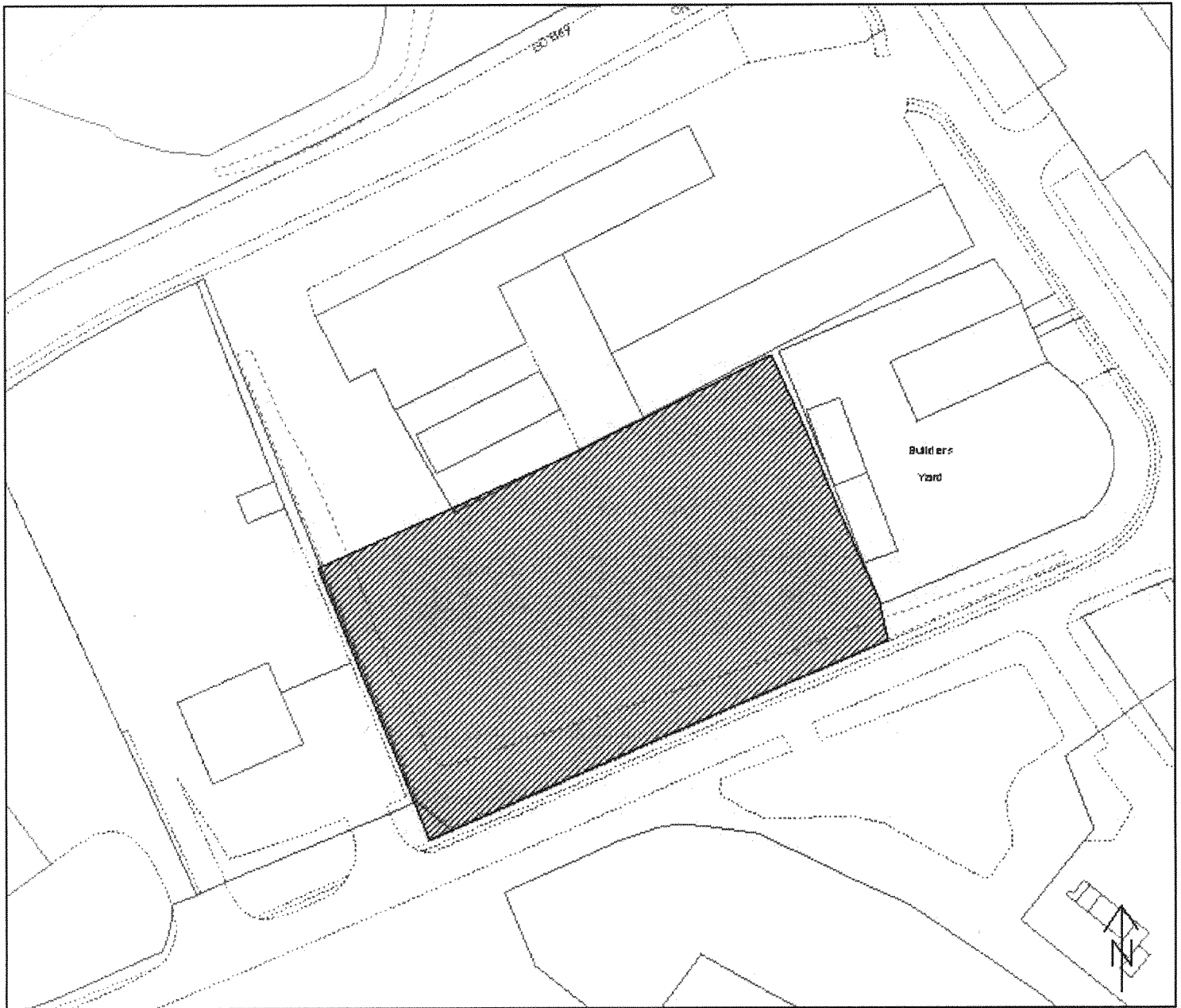


Blaenau Gwent
Deddf 2009

2009

Regeneration Division

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Site Number: B29

Site Name: Waun-y-Pound North

Site Area: 0.65 ha

Current Use: Vacant

Proposed Use: Employment

APPENDIX 2: EBBW VALE SITES

Site Number: **B30**
Site Name: **Waun y Pound Central**
Hub Area: **Ebbw Vale**
Proposed Use: **Employment**

Stage 1: Initial Planning Assessment

Has the site satisfied the Initial Planning Assessment?

Yes No

Initial Planning Assessment Conclusions

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

Justification if the site has not satisfied the Initial Planning Assessment

.....

Stage 2: Expert Assessments

Highways Conclusions

- Access road fronting the site, serving Waun y Pound can accommodate the proposal

Is the site acceptable?

Yes No

Biodiversity Conclusions

- Presence of protected species – barn owl breeding on industrial estate, kestrel on site, grayling, badger, bullfinch and marsh stitchwort within 250m
- Presence of LBAP priority species – hairy bindweed, beautiful yellow underwing, common snipe, scarce blue tailed damselfly, shoreweed within 250m
- Presence of scattered trees on site and along embankment – potential presence of bats/ breeding birds
- Site links to adjacent woodland forming part of ecological corridor running through industrial estate. This connectivity needs to be retained.

Is the site acceptable?

Yes In Part No

Countryside and Landscape Conclusions

The site is suitable for intended purpose

Is the site acceptable?

Yes No

APPENDIX 2: EBBW VALE SITES

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?

Yes No

Additional Comments

Is the site acceptable for further consideration?

Yes No

Stage 3: Consultation with Appropriate Bodies

Countryside Council for Wales Comments

No comments received

Environment Agency Wales Comments

- The site 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

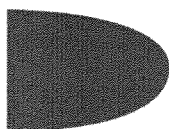
- Possible/known shallow mine workings: Yes
- Underground workings: No
- Recorded mine entries: No
- Coal mining geology issues: No
- Past surface mining: No
- Known mine gas issues: No
- Previous coal mining related hazards: No

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



APPENDIX 2: EBBW VALE SITES

Is the site acceptable for further consideration?

Yes



No



Stage 4: Assessment against the LDP Preferred Strategy

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

APPENDIX 2: EBBW VALE SITES

Stage 5: Assessment against the LDP Sustainability Objectives

	Objective	Score
1	To promote economic growth and strengthen and diversify the economy	Green
2	To increase levels of local employment and ensure distribution of opportunities	Green
3	To enable the development of a strong tourism economy in Blaenau Gwent complementary to the regional offer	Not Relevant
4	To enhance the viability and vitality of town centres	Not Relevant
5	To meet identified housing need	Not Relevant
6	To improve the quality of Blaenau Gwent's housing stock	Not Relevant
7	To secure the delivery and maintenance of quality affordable housing	Not Relevant
8	To improve educational attainment and increase skill levels	Green
9	To improve accessibility to education, leisure, employment, health, homes and community services for all sectors of the community	Green
10	To promote community health, social care and well-being	Green
11	To reduce crime, social disorder and fear of crime	Green
12	Protect and enhance the Welsh culture	Not Relevant
13	To encourage modal shift from private transport to sustainable transport	Green
14	To protect and enhance biodiversity across Blaenau Gwent	Yellow
15	To conserve and enhance the heritage assets of Blaenau Gwent and their settings	Green
16	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development, where this will not result in damage or loss to biodiversity	Green
17	To conserve soil resources and their quality	Green
18	To reduce emissions of greenhouse gases, in particular carbon dioxide	Question Mark
19	To reduce waste generation and maximise reuse and recycling	Question Mark
20	To maintain air quality	Question Mark
21	To maintain current low levels of vulnerability of all development to flooding	Green
22	To promote the use of sustainably sourced products and resources	Green
23	To increase energy efficiency and generation and use of renewable energy across the County Borough	Green
24	To conserve and enhance surface and ground water quality	Yellow
25	Protect the quality and character of the landscape and enhance where necessary	Green
Score		37

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

Yes

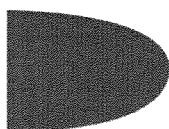


No



Comments

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



APPENDIX 2: EBBW VALE SITES

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes

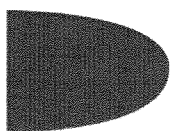
No

Comments

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

The site is considered an undeveloped pocket of an otherwise developed employment 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.

APPENDIX 2: EBBW VALE SITES



Date : 03/05/2011

Blaenau Gwent Local Development Plan

Scale : 1:1250

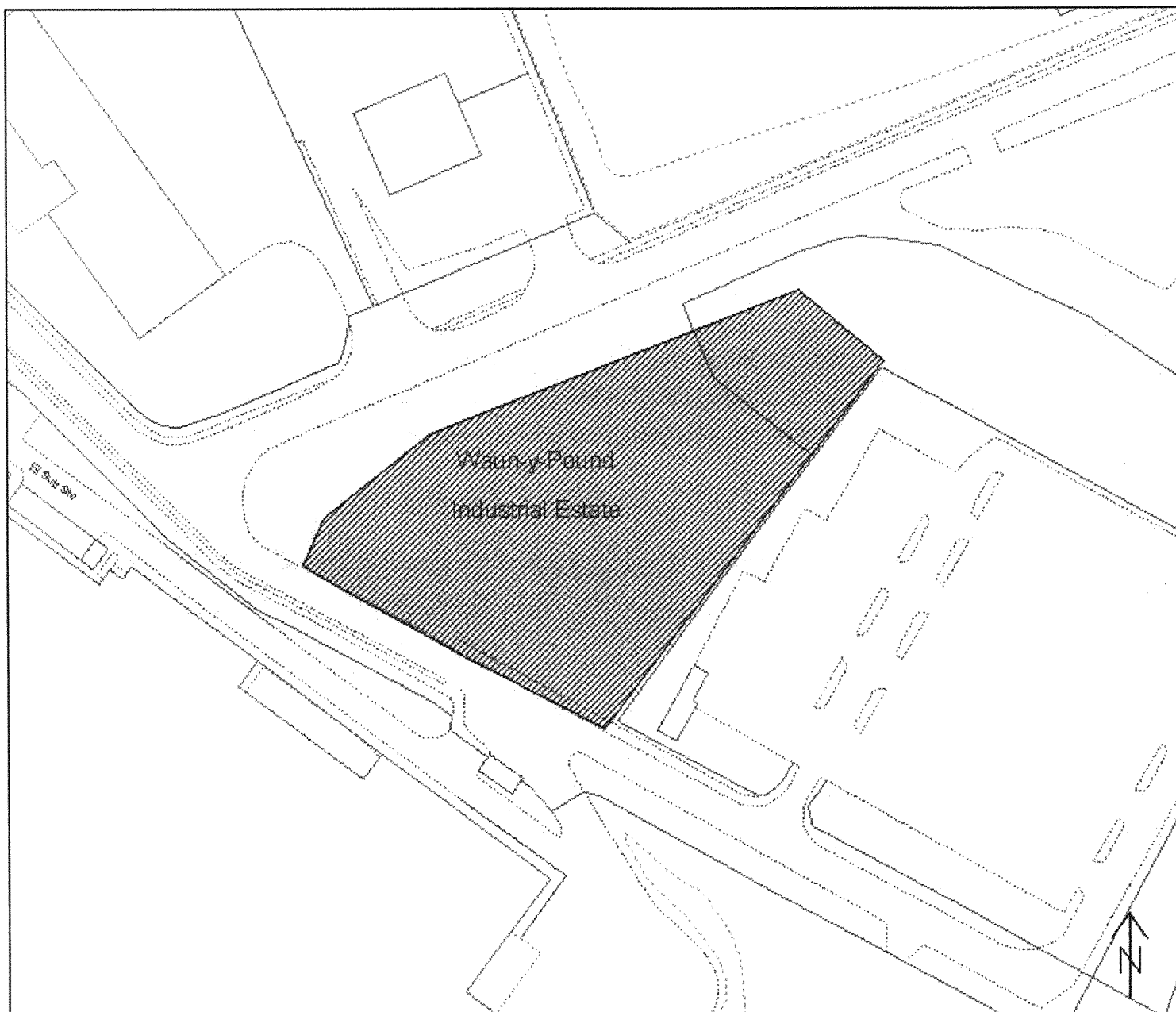
Findings of the Candidate Site Assessment Process



Dygor Bwrdeistref Sirol
Blaenau Gwent
County Borough Council

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ddata 2011 Arolwg Ordnans LA09002

Regeneration Division



Site Number: B30

Site Name: Waun-y-Pound Central

Site Area: 0.59 ha

Current Use: Vacant

Proposed Use: Employment

APPENDIX 2: EBBW VALE SITES

Site Number: **B31**
Site Name: **Waun y Pound**
Hub Area: **Ebbw Vale**
Proposed Use: **(1) Employment (2) Waste**

Stage 1: Initial Planning Assessment

Has the site satisfied the Initial Planning Assessment?

Yes No

Initial Planning Assessment Conclusions

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

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?

Yes In Part 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?

Yes No

APPENDIX 2: EBBW VALE SITES

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?

Yes



No



Additional Comments

Is the site acceptable for further consideration?

Yes



No



Stage 3: Consultation with Appropriate Bodies

Countryside Council for Wales Comments

No comments received

Environment Agency Wales Comments

- The site 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

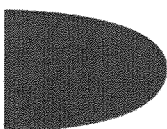
- Possible/known shallow mine workings: Yes
- Underground workings: No
- Recorded mine entries: Yes
- Coal mining geology issues: No
- Past surface mining: No
- Known mine gas issues: No
- Previous coal mining related hazards: No

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



APPENDIX 2: EBBW VALE SITES

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

APPENDIX 2: EBBW VALE SITES

Stage 5: Assessment against the LDP Sustainability Objectives

	Objective	Score
1	To promote economic growth and strengthen and diversify the economy	Green
2	To increase levels of local employment and ensure distribution of opportunities	Green
3	To enable the development of a strong tourism economy in Blaenau Gwent complementary to the regional offer	Not Relevant
4	To enhance the viability and vitality of town centres	Not Relevant
5	To meet identified housing need	Not Relevant
6	To improve the quality of Blaenau Gwent's housing stock	Not Relevant
7	To secure the delivery and maintenance of quality affordable housing	Not Relevant
8	To improve educational attainment and increase skill levels	Green
9	To improve accessibility to education, leisure, employment, health, homes and community services for all sectors of the community	Green
10	To promote community health, social care and well-being	Green
11	To reduce crime, social disorder and fear of crime	Green
12	Protect and enhance the Welsh culture	Not Relevant
13	To encourage modal shift from private transport to sustainable transport	Green
14	To protect and enhance biodiversity across Blaenau Gwent	Yellow
15	To conserve and enhance the heritage assets of Blaenau Gwent and their settings	Green
16	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development, where this will not result in damage or loss to biodiversity	Green
17	To conserve soil resources and their quality	Green
18	To reduce emissions of greenhouse gases, in particular carbon dioxide	Question Mark
19	To reduce waste generation and maximise reuse and recycling	Question Mark
20	To maintain air quality	Question Mark
21	To maintain current low levels of vulnerability of all development to flooding	Green
22	To promote the use of sustainably sourced products and resources	Green
23	To increase energy efficiency and generation and use of renewable energy across the County Borough	Green
24	To conserve and enhance surface and ground water quality	Yellow
25	Protect the quality and character of the landscape and enhance where necessary	Green
Score		37

APPENDIX 2: EBBW VALE SITES

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 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	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		12

APPENDIX 2: EBBW VALE SITES

Stage 5: Assessment against the LDP Sustainability Objectives

	Objective	Score
1	To promote economic growth and strengthen and diversify the economy	Green
2	To increase levels of local employment and ensure distribution of opportunities	Green
3	To enable the development of a strong tourism economy in Blaenau Gwent complementary to the regional offer	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
Score		16

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

Yes

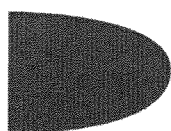


No



Comments

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



APPENDIX 2: EBBW VALE SITES

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes



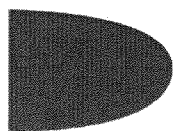
No



Comments

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

APPENDIX 2: EBBW VALE SITES



Date : 03/05/2011

Blaenau Gwent Local Development Plan



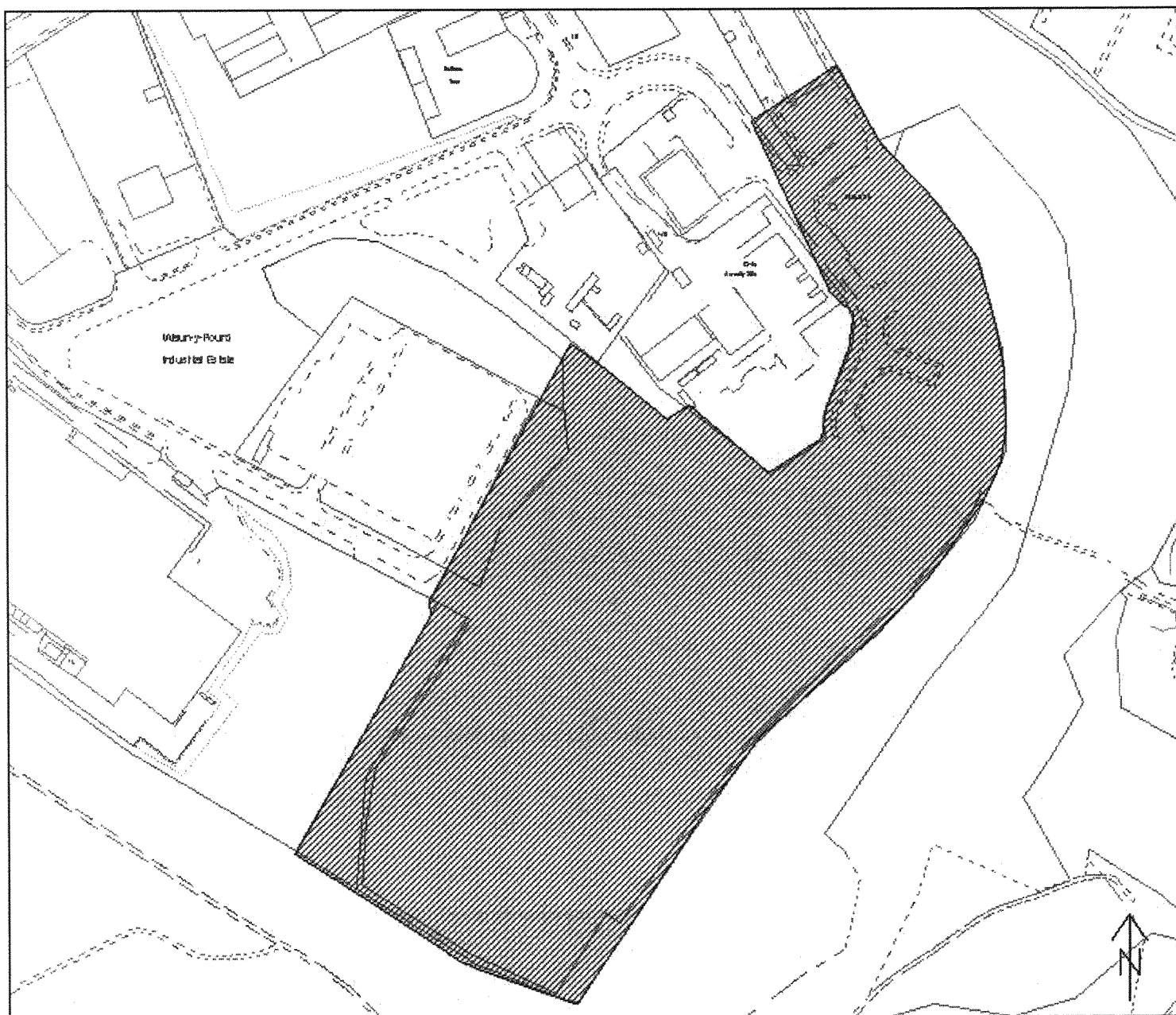
Dyngor Bwrdeistref Sirol
Blaenau Gwent
County Borough Council

Scale : 1:2800

Findings of the Candidate Site Assessment Process

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Regeneration Division



Site Number: B31

Site Name: Waun-y-Pound

Site Area: 6.31 ha

Current Use: Vacant

Proposed Use: (1) Employment (2) Waste

APPENDIX 2: EBBW VALE SITES

Site Number: **B32**
Site Name: **Garden Festival Site A**
Hub Area: **Ebbw Vale**
Proposed Use: **Employment**

Stage 1: Initial Planning Assessment

Has the site satisfied the Initial Planning Assessment?

Yes No

Initial Planning Assessment Conclusions

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

Justification if the site has not satisfied the Initial Planning Assessment

.....

Stage 2: Expert Assessments

Highways Conclusions

- Existing access roadway constructed for adjoining plateau which could serve as access to the site

Is the site acceptable?

Yes No

Biodiversity Conclusions

- Presence of mature trees and scrub to the east and west boundaries which need protecting
- Site lies adjacent to tree planting along the A4046

Is the site acceptable?

Yes In Part No

Countryside and Landscape Conclusions

- Some valuable peripheral planting to site boundary

Is the site acceptable?

Yes No

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?

Yes No

APPENDIX 2: EBBW VALE SITES

Additional Comments

Is the site acceptable for further consideration?

Yes



No



Stage 3: Consultation with Appropriate Bodies

Countryside Council for Wales Comments

No comments received

Environment Agency Wales Comments

- The site is located on a minor aquifer. 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

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
- 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 are envisaged at the receiving of WWTW to accommodate the domestic foul flows from the development

CADW

No comments received

Is the site acceptable for further consideration?

Yes



No



APPENDIX 2: EBBW VALE SITES

Stage 4: Assessment against the LDP Preferred Strategy

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

APPENDIX 2: EBBW VALE SITES

Stage 5: Assessment against the LDP Sustainability Objectives

	Objective	Score
1	To promote economic growth and strengthen and diversify the economy	Green
2	To increase levels of local employment and ensure distribution of opportunities	Green
3	To enable the development of a strong tourism economy in Blaenau Gwent complementary to the regional offer	Not Relevant
4	To enhance the viability and vitality of town centres	Not Relevant
5	To meet identified housing need	Not Relevant
6	To improve the quality of Blaenau Gwent's housing stock	Not Relevant
7	To secure the delivery and maintenance of quality affordable housing	Not Relevant
8	To improve educational attainment and increase skill levels	Green
9	To improve accessibility to education, leisure, employment, health, homes and community services for all sectors of the community	Green
10	To promote community health, social care and well-being	Green
11	To reduce crime, social disorder and fear of crime	Green
12	Protect and enhance the Welsh culture	Not Relevant
13	To encourage modal shift from private transport to sustainable transport	Green
14	To protect and enhance biodiversity across Blaenau Gwent	Yellow
15	To conserve and enhance the heritage assets of Blaenau Gwent and their settings	Green
16	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development, where this will not result in damage or loss to biodiversity	Green
17	To conserve soil resources and their quality	Green
18	To reduce emissions of greenhouse gases, in particular carbon dioxide	Question Mark
19	To reduce waste generation and maximise reuse and recycling	Question Mark
20	To maintain air quality	Question Mark
21	To maintain current low levels of vulnerability of all development to flooding	Green
22	To promote the use of sustainably sourced products and resources	Green
23	To increase energy efficiency and generation and use of renewable energy across the County Borough	Green
24	To conserve and enhance surface and ground water quality	Yellow
25	Protect the quality and character of the landscape and enhance where necessary	Green
Score		37

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

Yes

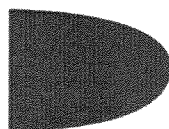


No



Comments

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



APPENDIX 2: EBBW VALE SITES

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

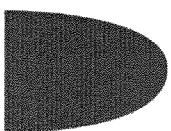
Yes

No

Comments

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

APPENDIX 2: EBBW VALE SITES



Date : 27/04/2011

Blaenau Gwent Local Development Plan

Scale : 1:2500

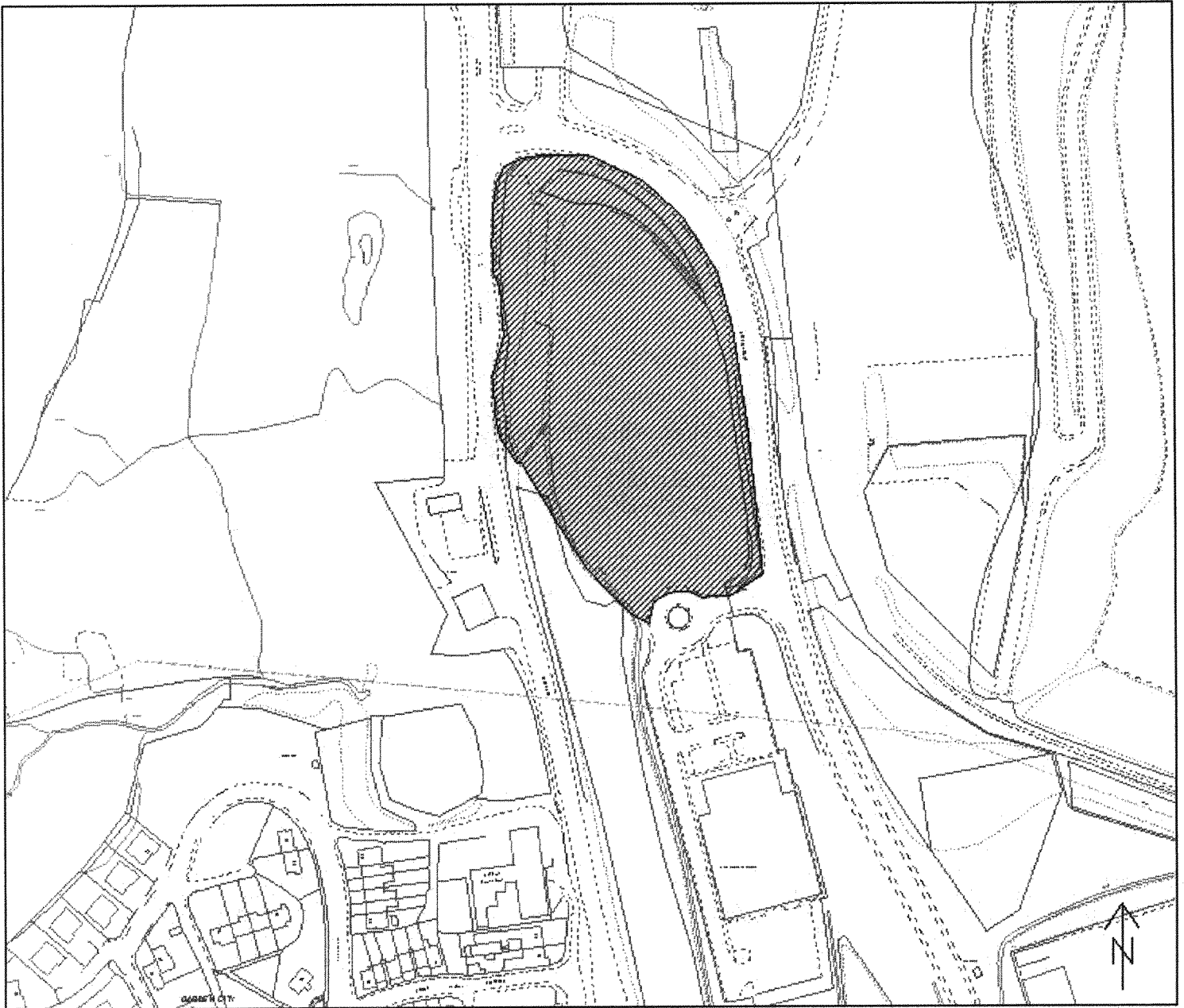
Findings of the Candidate Site Assessment Process



Blaenau Gwent
Darl, Deori, Llawn

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Regeneration Division



Site Number: B32
Site Name: Garden Festival Site A
Site Area: 1.6 ha
Current Use: Vacant
Proposed Use: Employment

APPENDIX 2: EBBW VALE SITES

Site Number: **B33**
Site Name: **Garden Festival Site C**
Hub Area: **Ebbw Vale**
Proposed Use: **Employment**

Stage 1: Initial Planning Assessment

Has the site satisfied the Initial Planning Assessment?

Yes No

Initial Planning Assessment Conclusions

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

Justification if the site has not satisfied the Initial Planning Assessment

.....

Stage 2: Expert Assessments

Highways Conclusions

- Existing access roadway constructed for adjoining plateau which could serve as access to the site

Is the site acceptable?

Yes No

Biodiversity Conclusions

- Presence of protected species – bat within 500m and spiked water milfoil within 250m
- Links to planted broadleaved woodland along eastern boundary
- Retain mature trees/scrub along east and west boundaries

Is the site acceptable?

Yes No

Countryside and Landscape Conclusions

- The site is suitable for intended purpose

Is the site acceptable?

Yes No

Environmental Health Conclusions

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

APPENDIX 2: EBBW VALE SITES

Is the site acceptable?

Yes

No

Additional Comments

Is the site acceptable for further consideration?

Yes

No

Stage 3: Consultation with Appropriate Bodies

Countryside Council for Wales Comments

No comments received

Environment Agency Wales Comments

- The site is located on a minor aquifer. 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 –Former coal tips- reclaimed

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 are envisaged at the receiving of WWTW to accommodate the domestic foul flows from the development
- Water supply: This allocation represents an area of land for development for which potential demands are unknown at present. An assessment will be made to understand the extent of off site water mains which could be substantial and expensive

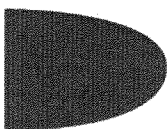
CADW

No comments received

Is the site acceptable for further consideration?

Yes

No



APPENDIX 2: EBBW VALE SITES

Stage 4: Assessment against the LDP Preferred Strategy

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

APPENDIX 2: EBBW VALE SITES

Stage 5: Assessment against the LDP Sustainability Objectives

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

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

Yes

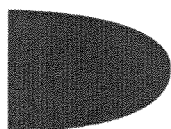


No



Comments

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



APPENDIX 2: EBBW VALE SITES

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes

No

Comments

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

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

APPENDIX 2: EBBW VALE SITES

Date : 27/04/2011

Blaenau Gwent Local Development Plan

Scale : 1:2500

Findings of the Candidate Site Assessment Process

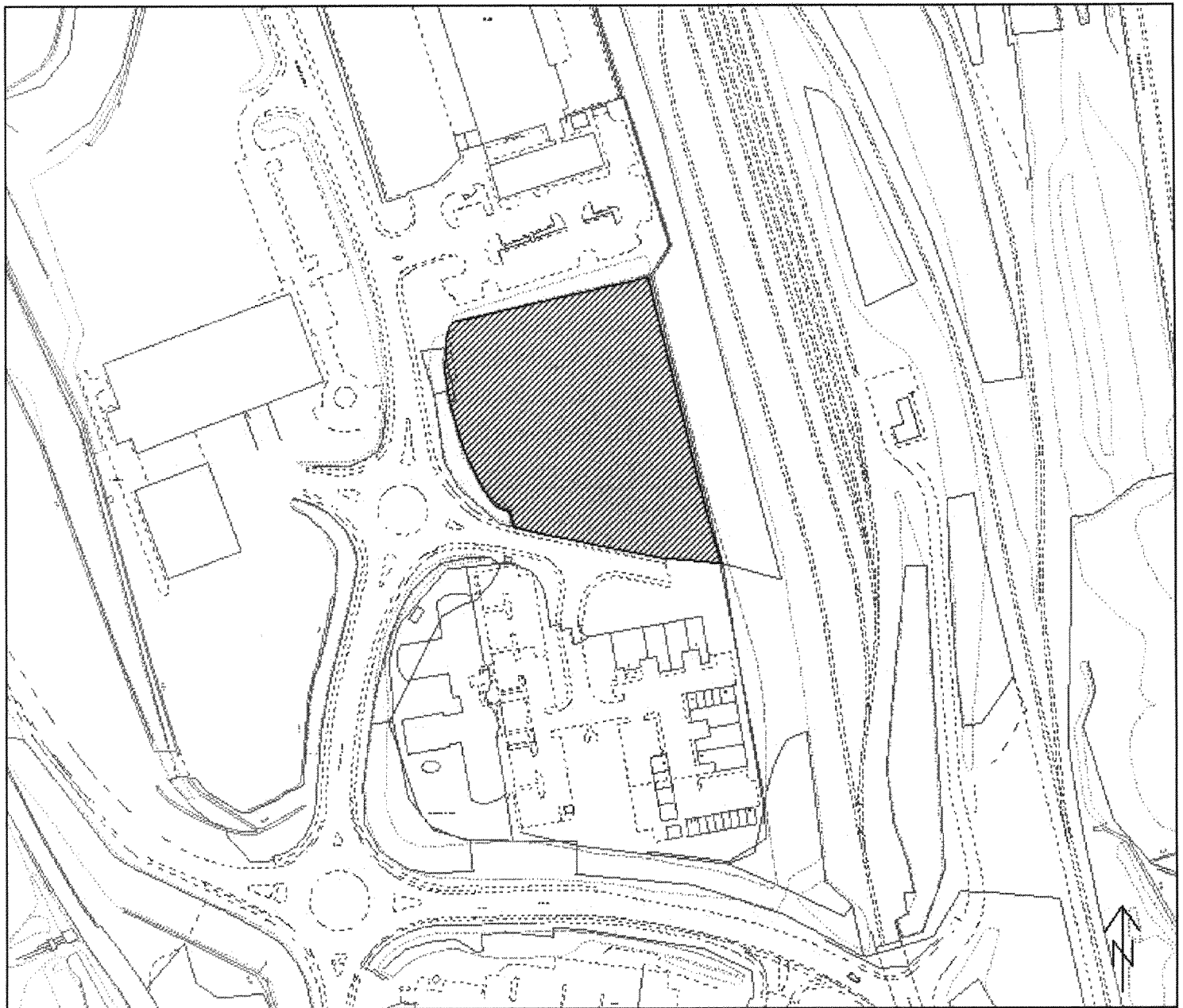


Blaenau Gwent

2011; 2011; 2011

Regeneration Division

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Site Number: B33

Site Name: Garden Festival Site C

Site Area: 0.95 ha

Current Use: Vacant

Proposed Use: Employment

APPENDIX 2: EBBW VALE SITES

Site Number: **B34**
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 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?

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 Penrhiwgingi SINC. This connectivity across the valley needs to be retained through ecological corridors

Is the site acceptable?

Yes In Part No

Countryside and Landscape Conclusions

- The site lies within 100m of several sites of Special Historic Interest

Is the site acceptable?

Yes No

APPENDIX 2: EBBW VALE SITES

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?

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?

Yes No

Stage 3: Consultation with Appropriate Bodies

Countryside Council for Wales Comments

No comments received

Environment Agency Wales Comments

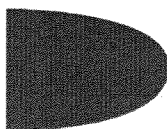
- The site lies within zone B of the TAN 15 Flood maps. It also lies within flood zones 2 or 3. The site should therefore be considered as part of a SFCA to form part of the evidence base.
- The site is located on a minor aquifer and the former land use is a colliery. It is recommended at a minimum that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



APPENDIX 2: EBBW VALE SITES

Welsh Water Comments

- Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. The site is crossed by public sewer(s). Protective measures or a diversion of these assets may be required.
- Sewerage treatment: no problems
- Water supply: 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.	Yellow
9	Improve education levels and skills through supporting infrastructure development of the Learning Campus, new schools and integrated education services, including life-long learning	Not Relevant
10	Create an accessible network of green open spaces and high quality leisure infrastructure to promote participation in sport and active recreation to improve health and well-being	Question Mark
11	Capitalise on the unique landscape and natural heritage, foster sustainable tourism and promote community pride	Not Relevant
12	Protect, enhance and manage the diversity of the biodiversity resource of Blaenau Gwent through the identification of ecological corridors	Yellow
13	Raise the standard of design to improve the quality of the physical and natural environment; and protect and enhance Blaenau Gwent's historic and cultural environment.	Green
14	To minimise further climate change contributions and mitigate its predicted effects on the county Borough	Green
Score		9

APPENDIX 2: EBBW VALE SITES

Stage 5: Assessment against the LDP Sustainability Objectives

	Objective	Score
1	To promote economic growth and strengthen and diversify the economy	Green
2	To increase levels of local employment and ensure distribution of opportunities	Green
3	To enable the development of a strong tourism economy in Blaenau Gwent complementary to the regional offer	Not Relevant
4	To enhance the viability and vitality of town centres	Not Relevant
5	To meet identified housing need	Not Relevant
6	To improve the quality of Blaenau Gwent's housing stock	Not Relevant
7	To secure the delivery and maintenance of quality affordable housing	Not Relevant
8	To improve educational attainment and increase skill levels	Green
9	To improve accessibility to education, leisure, employment, health, homes and community services for all sectors of the community	Green
10	To promote community health, social care and well-being	Green
11	To reduce crime, social disorder and fear of crime	Green
12	Protect and enhance the Welsh culture	Not Relevant
13	To encourage modal shift from private transport to sustainable transport	Yellow
14	To protect and enhance biodiversity across Blaenau Gwent	Yellow
15	To conserve and enhance the heritage assets of Blaenau Gwent and their settings	Green
16	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development, where this will not result in damage or loss to biodiversity	Green
17	To conserve soil resources and their quality	Green
18	To reduce emissions of greenhouse gases, in particular carbon dioxide	Question Mark
19	To reduce waste generation and maximise reuse and recycling	Question Mark
20	To maintain air quality	Question Mark
21	To maintain current low levels of vulnerability of all development to flooding	Green
22	To promote the use of sustainably sourced products and resources	Green
23	To increase energy efficiency and generation and use of renewable energy across the County Borough	Green
24	To conserve and enhance surface and ground water quality	Red
25	Protect the quality and character of the landscape and enhance where necessary	Green
Score		31

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

Yes

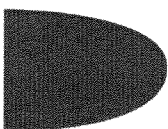


No



Comments

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



APPENDIX 2: EBBW VALE SITES

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

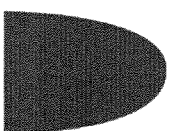
Yes

No

Comments

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

APPENDIX 2: EBBW VALE SITES



Date : 27/04/2011

Blaenau Gwent Local Development Plan

Scale : 1:7000

Findings of the Candidate Site Assessment Process



Blaenau Gwent
Blaenau Gwent Council

Regeneration Division

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Site Number: B34

Site Name: Marine Colliery

Site Area: 9.9 ha

Current Use: Vacant

Proposed Use: Employment

APPENDIX 2: EBBW VALE SITES

Site Number: **B35**
Site Name: **Nant y Croft, Rassau**
Hub Area: **Ebbw Vale**
Proposed Use: **Residential**

Stage 1: Initial Planning Assessment

Has the site satisfied the Initial Planning Assessment?

Yes No

Initial Planning Assessment Conclusions

- The site is greenfield land
- The site is within the existing settlement
- The site is not accessible by modes other than the car
- The site is 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?

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 No

Countryside and Landscape Conclusions

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

Is the site acceptable?



APPENDIX 2: EBBW VALE SITES

Yes No

Environmental Health Conclusions

There is potential for noise nuisance

Is the site acceptable?

Yes No

Additional Comments

Is the site acceptable for further consideration?

Yes No

Stage 3: Consultation with Appropriate Bodies

Countryside Council for Wales Comments

No comments received

Environment Agency Wales Comments

- The site 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

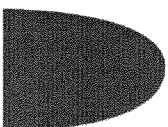
No comments received

CADW

No comments received

Is the site acceptable for further consideration?

Yes No



APPENDIX 2: EBBW VALE SITES

Stage 4: Assessment against the LDP Preferred Strategy

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

APPENDIX 2: EBBW VALE SITES

Stage 5: Assessment against the LDP Sustainability Objectives

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

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

Yes

No

Comments

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



APPENDIX 2: EBBW VALE SITES

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes

No

Comments

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

- The site performs poorly against the LDP Strategy and Sustainability Objectives when compared to other sites proposed for residential use
- The site is greenfield land with high ecological value and qualifies as a SINC
- The site has landscape value
- The site is not well located in terms of community facilities and public transport

APPENDIX 2: EBBW VALE SITES

Date : 27/04/2011

Blaenau Gwent Local Development Plan

Scale : 1:2500

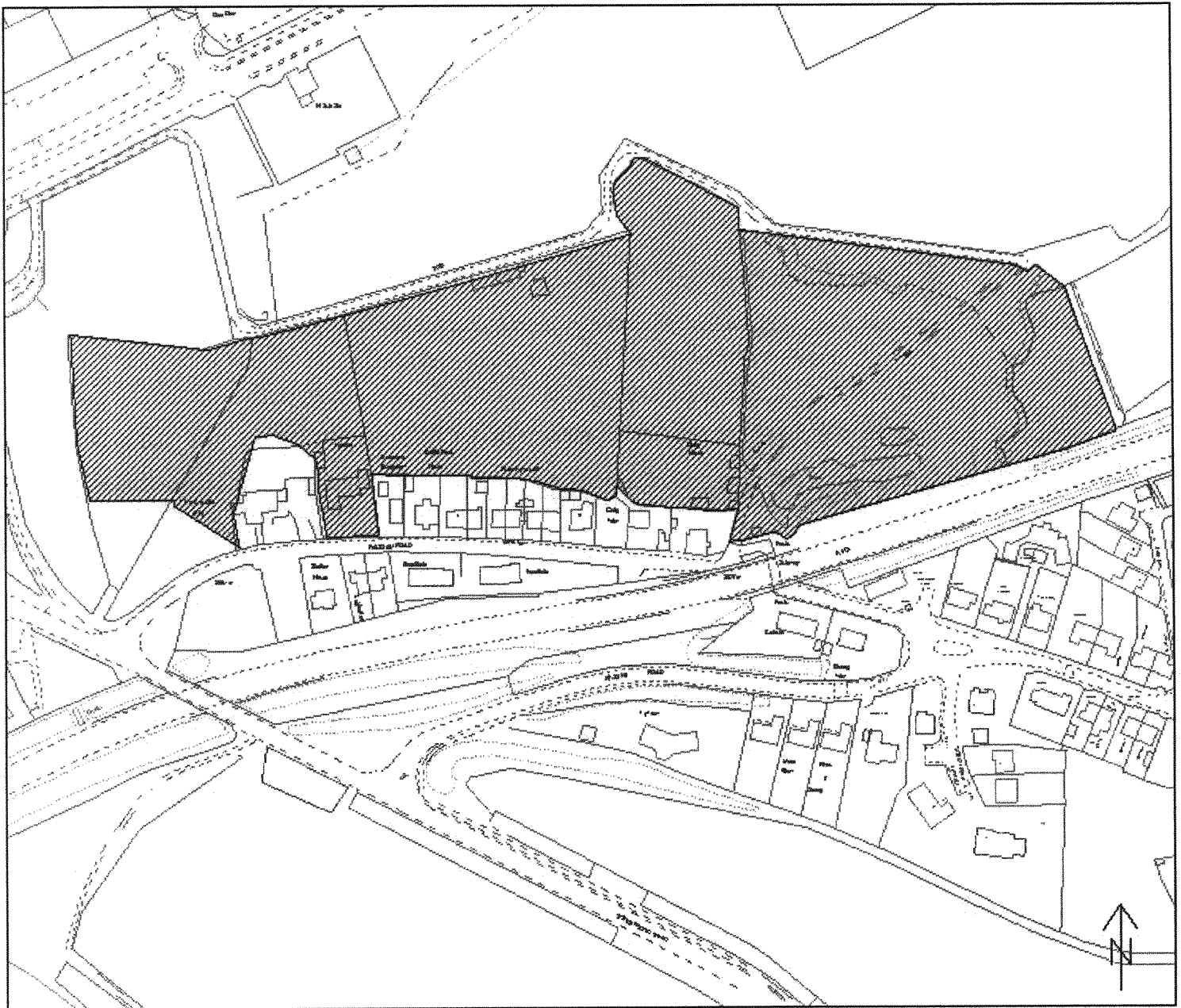
Findings of the Candidate Site Assessment Process



Blaenau Gwent
2011; 2011; 2011

Regeneration Division

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Site Number: B35

Site Name: Nant-y-Croft, Rassau

Site Area: 3.9 ha

Current Use: Vacant

Proposed Use: Employment

APPENDIX 2: EBBW VALE SITES

Site Number: **B36**
Site Name: **Adjacent to Gwaun Helyg**
Hub Area: **Ebbw Vale**
Proposed Use: **Residential**

Stage 1: Initial Planning Assessment

Has the site satisfied the Initial Planning Assessment?

Yes

No

Initial Planning Assessment Conclusions

The site was granted outline planning permission for residential development in 2007

Justification if the site has not satisfied the Initial Planning Assessment

The site has been granted outline planning permission; therefore the principle of residential development at this site has been established. Therefore there is no need to consider this site further.

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

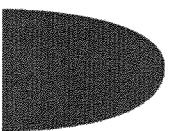
Yes

No

Comments

The site has been included in the Deposit LDP as a housing commitment to reflect the 2007 planning permission

APPENDIX 2: EBBW VALE SITES



Date : 27/04/2011

Blaenau Gwent Local Development Plan

Scale : 1:1250

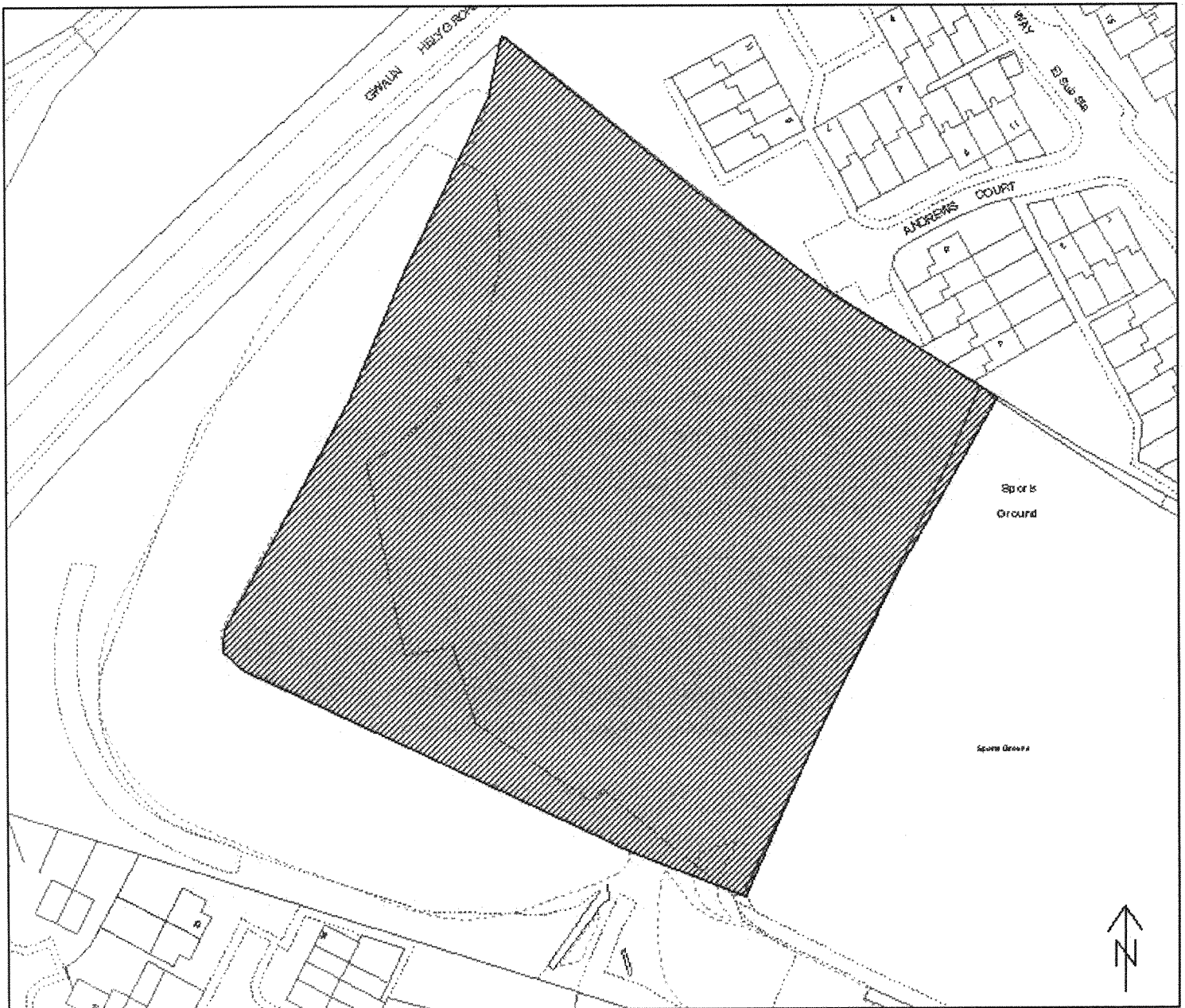
Findings of the Candidate Site Assessment Process



Blaenau Gwent
Deddf y 2011

Regeneration Division

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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

APPENDIX 2: EBBW VALE SITES

Site Number: **B37**
Site Name: **Froes-y-Barcl, Llangynidr**
Hub Area: **Ebbw Vale**
Proposed Use: **Residential**

Stage 1: Initial Planning Assessment

Has the site satisfied the Initial Planning Assessment?

Yes No

Initial Planning Assessment Conclusions

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

Justification if the site has not satisfied the Initial Planning Assessment

.....

Stage 2: Expert Assessments

Highways Conclusions

Access can be obtained to the site from the northern boundary. In this case, the access point at Llangynidr Road, near the cattle grid, would need to be upgraded

Is the site acceptable?

Yes No

Biodiversity Conclusions

- Bats/breeding birds may be nesting/roosting in the mature trees in the north eastern corner of site. Trees should be protected to minimise any adverse impacts
- Hedgerow/scrub along western boundary to nursing home should also be retained and protected with appropriate buffering (at least 5 metres)

Is the site acceptable?

Yes No

Countryside and Landscape Conclusions

- The site lies within 100m of a site of Special Historic Interest
- Visually obtrusive with the context of surrounding common land. Unnatural extension to the urban boundary

Is the site acceptable?

Yes No

Environmental Health Conclusions

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

APPENDIX 2: EBBW VALE SITES

Is the site acceptable?

Yes

No

Additional Comments

In 2008, planning permission was granted for a new dwelling on the northern part of the site

Is the site acceptable for further consideration?

Yes

No

Stage 3: Consultation with Appropriate Bodies

Countryside Council for Wales Comments

No comments received

Environment Agency Wales Comments

- The site 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

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

Glamorgan-Gwent Archaeological Trust Ltd Comments

Archaeological restraint – none known

Welsh Water Comments

- Sewerage: no problems
- Sewerage treatment: no problems
- Water supply: require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains

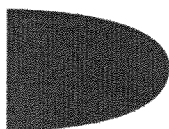
CADW

No comments received

Is the site acceptable for further consideration?

Yes

No



APPENDIX 2: EBBW VALE SITES

Stage 4: Assessment against the LDP Preferred Strategy

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

APPENDIX 2: EBBW VALE SITES

Stage 5: Assessment against the LDP Sustainability Objectives

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

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

Yes



No



Comments

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

APPENDIX 2: EBBW VALE SITES

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes

No

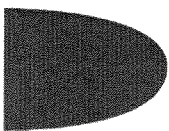
Comments

Although the site performed well against the Preferred Strategy and Sustainability Appraisal Objectives, in 2008 planning permission was granted on part of this site for a new dwelling. The remaining land therefore equates to 0.2 hectares and therefore is classed as a small 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.

However, part of the site is located within the settlement boundary and therefore could come forward for further development through the planning application process.

APPENDIX 2: EBBW VALE SITES



Date : 03/05/2011

Blaenau Gwent Local Development Plan

Scale : 1:1250

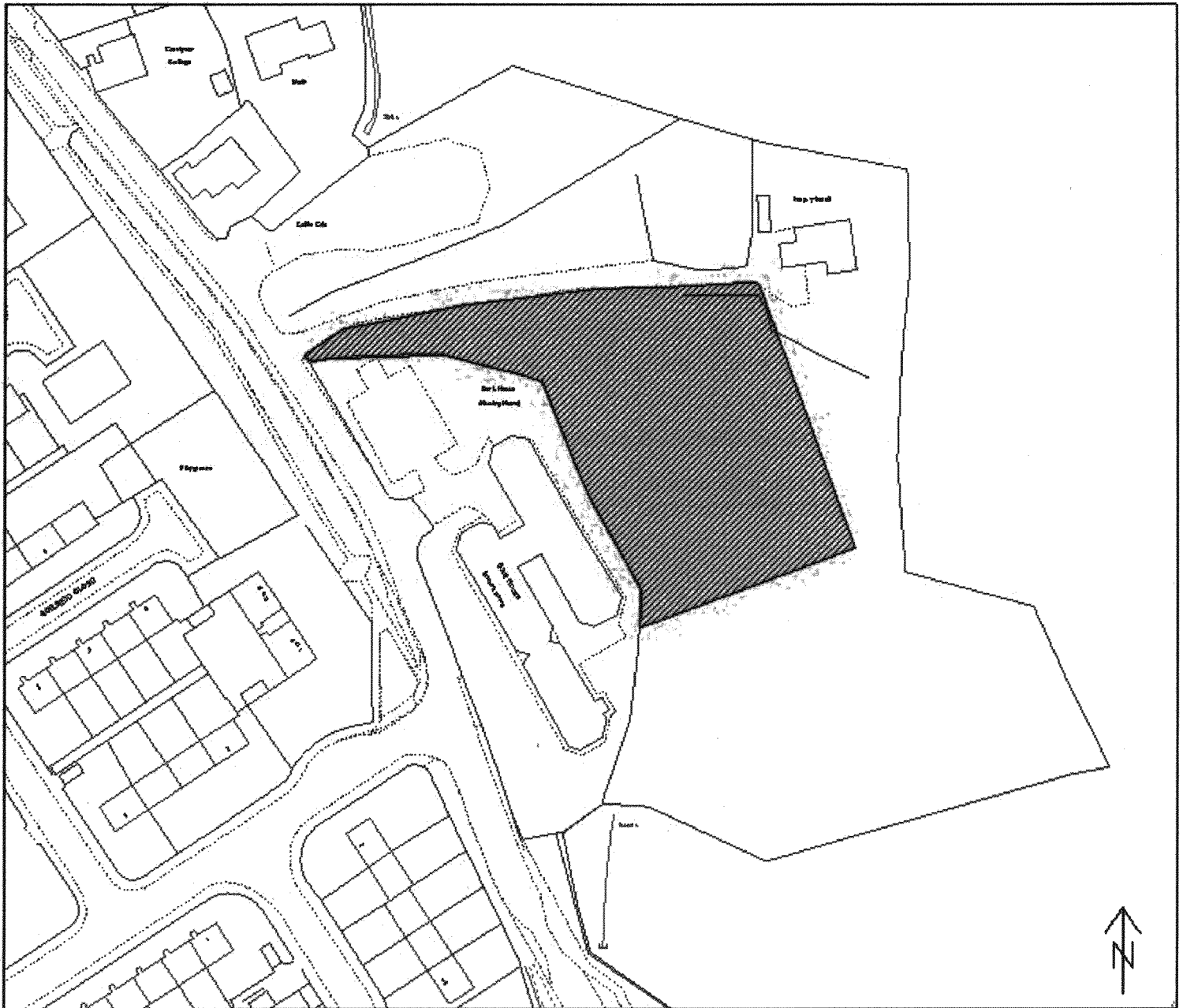
Findings of the Candidate Site Assessment Process



Blaenau Gwent
County Borough Council

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Regeneration Division



Site Number: B37

Site Name: Froesy-Barcl, Llangynidr

Site Area: 0.36 ha

Current Use: Open Space

Proposed Use: Residential

APPENDIX 2: EBBW VALE SITES

Site Number: **B39**
Site Name: **Gas Holder Site**
Hub Area: **Ebbw Vale**
Proposed Use: **Retail**

Stage 1: Initial Planning Assessment

Has the site satisfied the Initial Planning Assessment?

Yes No

Initial Planning Assessment Conclusions

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

Justification if the site has not satisfied the Initial Planning Assessment

.....

Stage 2: Expert Assessments

Highways Conclusions

- 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?

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?

Yes In Part No

Countryside and Landscape Conclusions

The site is suitable for intended purpose

Is the site acceptable?

Yes No

Environmental Health Conclusions

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

Is the site acceptable?

Yes No

APPENDIX 2: EBBW VALE SITES

Additional Comments

Is the site acceptable for further consideration?

Yes No

Stage 3: Consultation with Appropriate Bodies

Countryside Council for Wales Comments

No comments received

Environment Agency Wales Comments

- 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 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 mains

Glamorgan-Gwent Archaeological Trust Ltd Comments

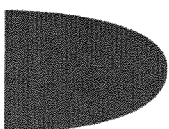
Archaeological restraint – none known

CADW

No comments received

Is the site acceptable for further consideration?

Yes No



APPENDIX 2: EBBW VALE SITES

Stage 4: Assessment against the LDP Preferred Strategy

	Objective	Score
1	Develop Ebbw Vale as the main service and retail hub for the County Borough	Red
2	Create a network of vibrant district/local centres (secondary hubs) well linked to the main hub of Ebbw Vale that provide a range of local services and facilities for the local communities	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	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		8

APPENDIX 2: EBBW VALE SITES

Stage 5: Assessment against the LDP Sustainability Objectives

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

APPENDIX 2: EBBW VALE SITES

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes

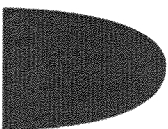
No

Comments

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

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.

APPENDIX 2: EBBW VALE SITES



APPENDIX 2: EBBW VALE SITES

Site Number: **B40**
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 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?

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?

Yes No

Countryside and Landscape Conclusions

Visually obtrusive within the Heads of the Valleys corridor

Is the site acceptable?

Yes No

Environmental Health Conclusions

The site is suitable for intended purpose

APPENDIX 2: EBBW VALE SITES

Is the site acceptable?

Yes No

Additional Comments

Is the site acceptable for further consideration?

Yes No

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes No

Comments

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

- The site forms part of a strategic ecological corridor along A465
- The site is of high biodiversity value
- The site is important in terms of its landscape value and if developed would be visually obtrusive within the HOV corridor

Date : 03/05/2011

Blaenau Gwent Local Development Plan



Lywodraeth Gwent

Blaenau Gwent

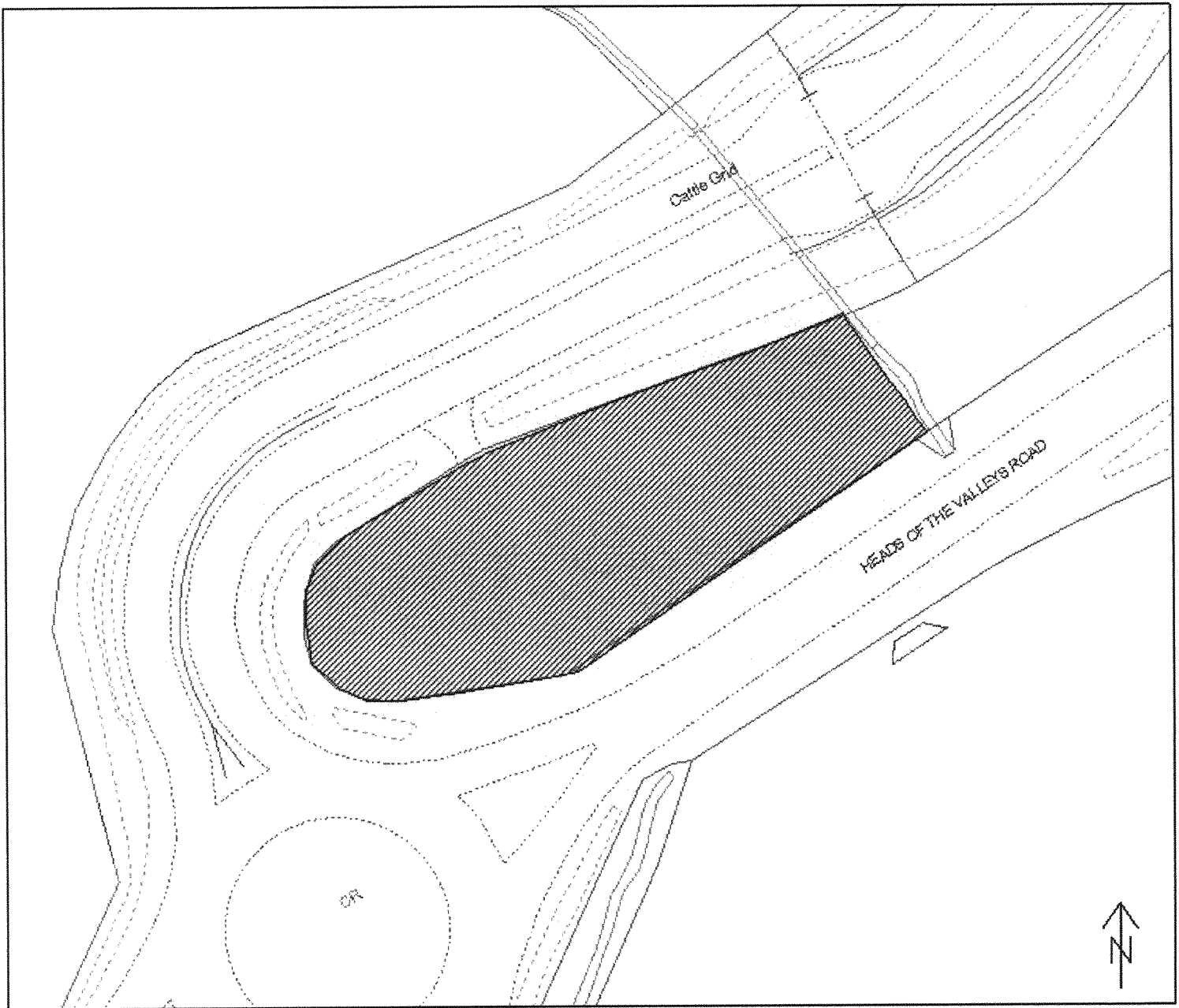
County Borough Council

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

APPENDIX 2: EBBW VALE SITES

Site Number: **B41**
Site Name: **Land to the rear of Glyndwr Road, Rassau**
Hub Area: **Ebbw Vale**
Proposed Use: **Residential**

Stage 1: Initial Planning Assessment

Has the site satisfied the Initial Planning Assessment?

Yes No

Initial Planning Assessment Conclusions

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

Justification if the site has not satisfied the Initial Planning Assessment

.....

Stage 2: Expert Assessments

Highways Conclusions

The development of this parcel of land for residential purposes is unsuitable on both highway capacity and safety grounds

Is the site acceptable?

Yes No

Biodiversity Conclusions

- The site is of high local biodiversity value and is designated as a SINC
- The site is of rural character supporting mosaic of horse grazed fields, mature hedgerows, scattered scrub, mature trees, farm buildings and dry stone walling
- Supports potential for protected species – breeding birds, bats
- Presence of UK and LBAP priority habitat – stream (Rassau Brook runs along eastern boundary) and mature hedgerows
- Forms part of a major strategic ecological corridor along the A465 preventing coalescence of Rassau and Nant y Croft settlements and infill development
- The site forms part of a wider ecological network with strong ecological connectivity to adjacent woodland and fields which increases the sites biodiversity value

Is the site acceptable?

Yes No

APPENDIX 2: EBBW VALE SITES

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 acceptable?

Yes No

Environmental Health Conclusions

There is potential for noise pollution

Is the site acceptable?

Yes No

Additional Comments

Is the site acceptable for further consideration?

Yes No

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes No

Comments

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

- The development of this parcel of land for residential purposes is unsuitable on both highway capacity and safety grounds
- The site is of high local biodiversity value and rural character
- The site is Greenfield land
- The site is valuable green open space adjacent to HOV corridor

Date : 03/05/2011

Blaenau Gwent Local Development Plan

Scale : 1:2500

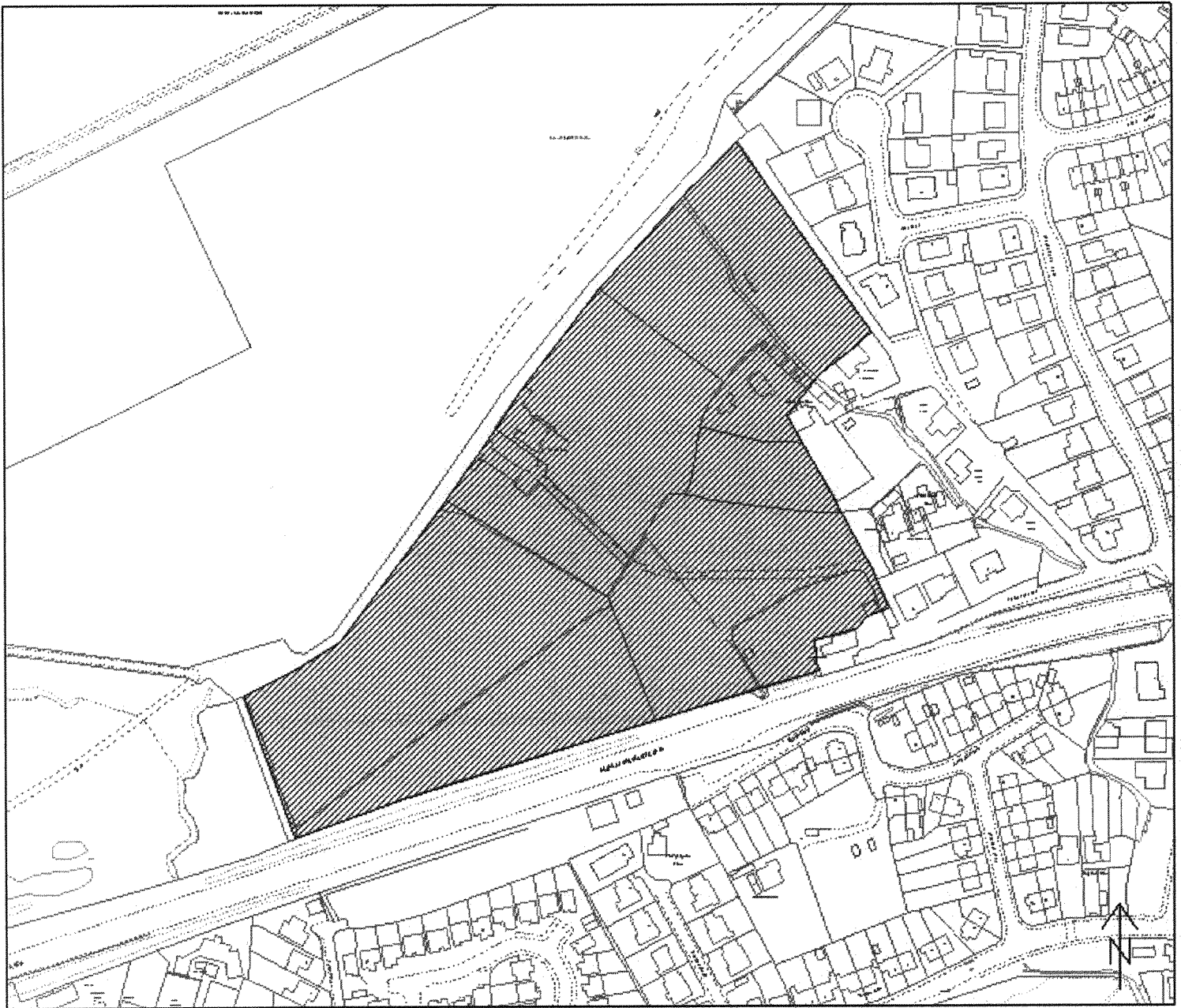
Findings of the Candidate Site Assessment Process



Cyngor Gwladfastraf Siro
Blaenau Gwent
Dorset Borough Council

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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

APPENDIX 2: EBBW VALE SITES

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 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?

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?

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?

Yes No

APPENDIX 2: EBBW VALE SITES

Additional Comments

Is the site acceptable for further consideration?

Yes



No



Stage 3: Consultation with Appropriate Bodies

Countryside Council for Wales Comments

No comments received

Environment Agency Wales Comments

- The site 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

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 water mains

CADW

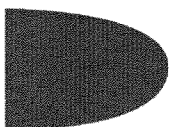
No comments received

Is the site acceptable for further consideration?

Yes



No



APPENDIX 2: EBBW VALE SITES

Stage 4: Assessment against the LDP Preferred Strategy

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

APPENDIX 2: EBBW VALE SITES

Stage 5: Assessment against the LDP Sustainability Objectives

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

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

Yes



No



Comments

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

APPENDIX 2: EBBW VALE SITES

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes



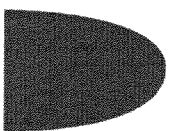
No



Comments

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

APPENDIX 2: EBBW VALE SITES



APPENDIX 2: EBBW VALE SITES

Site Number: **B47**
Site Name: **Silent Valley**
Hub Area: **Ebbw Vale**
Proposed Use: **Waste**

Stage 1: Initial Planning Assessment

Has the site satisfied the Initial Planning Assessment?

Yes No

Initial Planning Assessment Conclusions

- The site is previously developed land
- The site is 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 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 250m
- Presence of running water in culvert along northern boundary needs protection and adequate buffering

Is the site acceptable?

Yes No

Countryside and Landscape Conclusions

- There are numerous sites of Special Historic Interest within 100m

Is the site acceptable?

Yes In Part No

Environmental Health Conclusions

Need Environment Agency authorisation

APPENDIX 2: EBBW VALE SITES

Is the site acceptable?

Yes

No

Additional Comments

Is the site acceptable for further consideration?

Yes

No

Stage 3: Consultation with Appropriate Bodies

Countryside Council for Wales Comments

The proposed refuse site is located adjacent to Cwm woodlands Site of Special Scientific Interest (SSSI). It is not clear if the proposed allocation is an extension to the existing refuse site but we remain concerned over its implications for the SSSI.

Environment Agency Wales Comments

- Site lies on a minor aquifer Site previously used as a refuse tip so there is potential for contamination.
- There are issues with the existing permit that need to be resolved. For further waste (deposition) the required information should include a Hydro-geological Risk Assessment for land filling. Any development should be agreed with the site's PPC permit.

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 - None Known

Welsh Water Comments

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

CADW

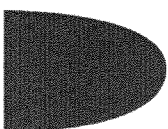
No comments received

Is the site acceptable for further consideration?

Yes

No

Stage 4: Assessment against the LDP Preferred Strategy



APPENDIX 2: EBBW VALE SITES

	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	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

APPENDIX 2: EBBW VALE SITES

Stage 5: Assessment against the LDP Sustainability Objectives

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

Yes

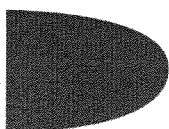


No



Comments

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



APPENDIX 2: EBBW VALE SITES

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

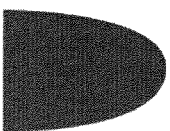
Yes

No

Comments

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

APPENDIX 2: EBBW VALE SITES



Date : 28/04/2011

Blaenau Gwent Local Development Plan

Scale : 1:2500

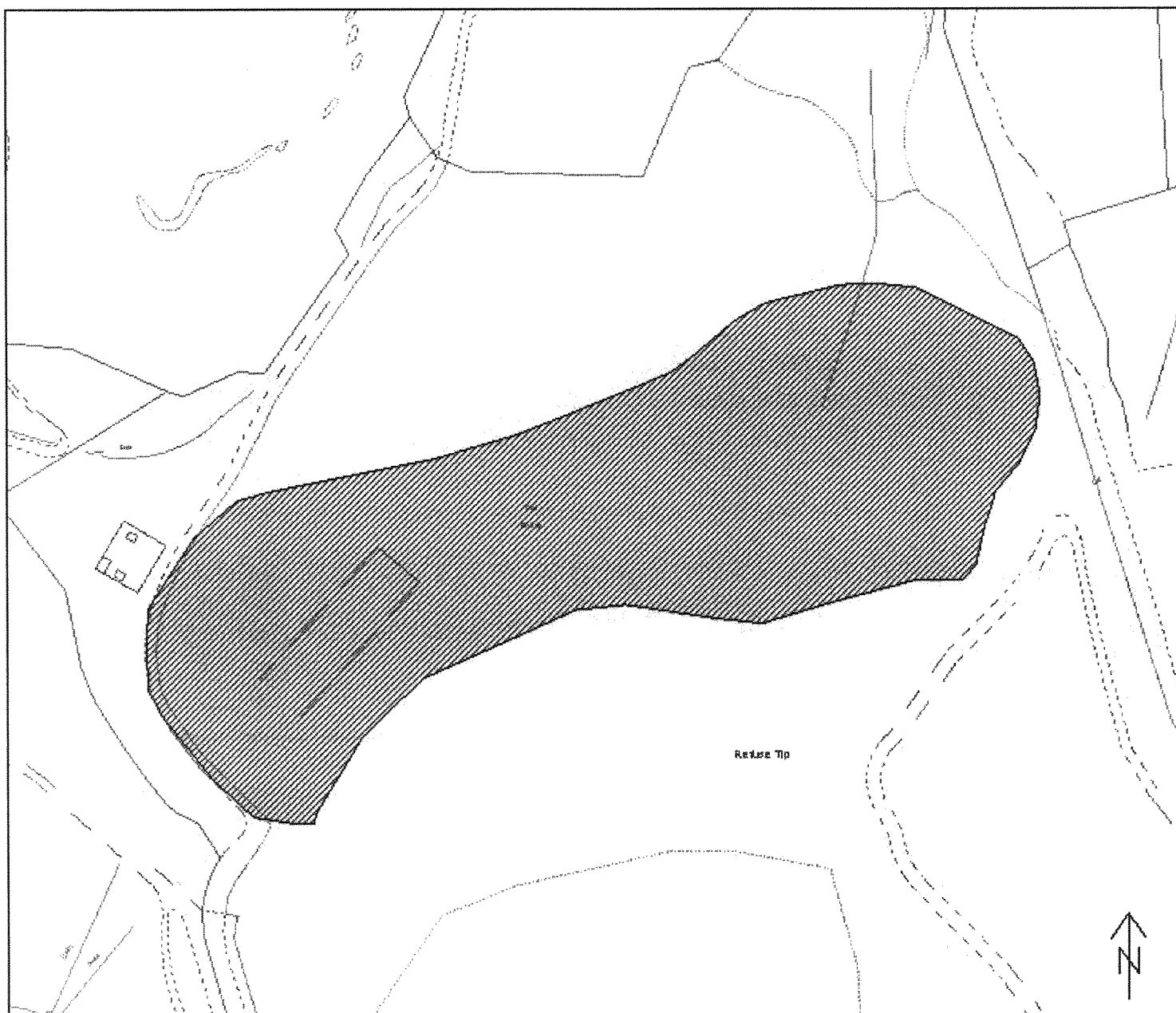
Findings of the Candidate Site Assessment Process



Blaenau Gwent
Deddf 2009

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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

APPENDIX 2: EBBW VALE SITES

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?

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?

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?

Yes No

Countryside and Landscape Conclusions

The site is suitable for intended purpose

Is the site acceptable?

Yes No

Environmental Health Conclusions

- The site is a previous brownfield site therefore a ground investigation and risk assessment is required
- There is also potential for odour, light and noise pollution

Is the site acceptable?

Yes No

APPENDIX 2: EBBW VALE SITES

Additional Comments

Is the site acceptable for further consideration?

Yes No

Stage 3: Consultation with Appropriate Bodies

Countryside Council for Wales Comments

No comments received

Environment Agency Wales Comments

No comments received

The Coal Authority Comments

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

Welsh Water Comments

No comments received

Glamorgan-Gwent Archaeological Trust Ltd Comments

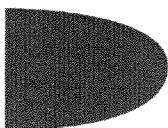
Former railway sidings

CADW

No comments received

Is the site acceptable for further consideration?

Yes No



APPENDIX 2: EBBW VALE SITES

Stage 4: Assessment against the LDP Preferred Strategy

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

APPENDIX 2: EBBW VALE SITES

Stage 5: Assessment against the LDP Sustainability Objectives

	Objective	Score
1	To promote economic growth and strengthen and diversify the economy	Green
2	To increase levels of local employment and ensure distribution of opportunities	Green
3	To enable the development of a strong tourism economy in Blaenau Gwent complementary to the regional offer	Not Relevant
4	To enhance the viability and vitality of town centres	Green
5	To meet identified housing need	Not Relevant
6	To improve the quality of Blaenau Gwent's housing stock	Not Relevant
7	To secure the delivery and maintenance of quality affordable housing	Not Relevant
8	To improve educational attainment and increase skill levels	Green
9	To improve accessibility to education, leisure, employment, health, homes and community services for all sectors of the community	Green
10	To promote community health, social care and well-being	Green
11	To reduce crime, social disorder and fear of crime	Green
12	Protect and enhance the Welsh culture	Not Relevant
13	To encourage modal shift from private transport to sustainable transport	Green
14	To protect and enhance biodiversity across Blaenau Gwent	Green
15	To conserve and enhance the heritage assets of Blaenau Gwent and their settings	Green
16	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development, where this will not result in damage or loss to biodiversity	Green
17	To conserve soil resources and their quality	Green
18	To reduce emissions of greenhouse gases, in particular carbon dioxide	Question Mark
19	To reduce waste generation and maximise reuse and recycling	Question Mark
20	To maintain air quality	Question Mark
21	To maintain current low levels of vulnerability of all development to flooding	Green
22	To promote the use of sustainably sourced products and resources	Green
23	To increase energy efficiency and generation and use of renewable energy across the County Borough	Green
24	To conserve and enhance surface and ground water quality	Green
25	Protect the quality and character of the landscape and enhance where necessary	Green
Score		48

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

Yes

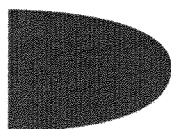


No



Comments

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



APPENDIX 2: EBBW VALE SITES

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes



No



Comments

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

APPENDIX 2: EBBW VALE SITES

Date : 28/04/2011

Blaenau Gwent Local Development Plan

Scale : 1:1250

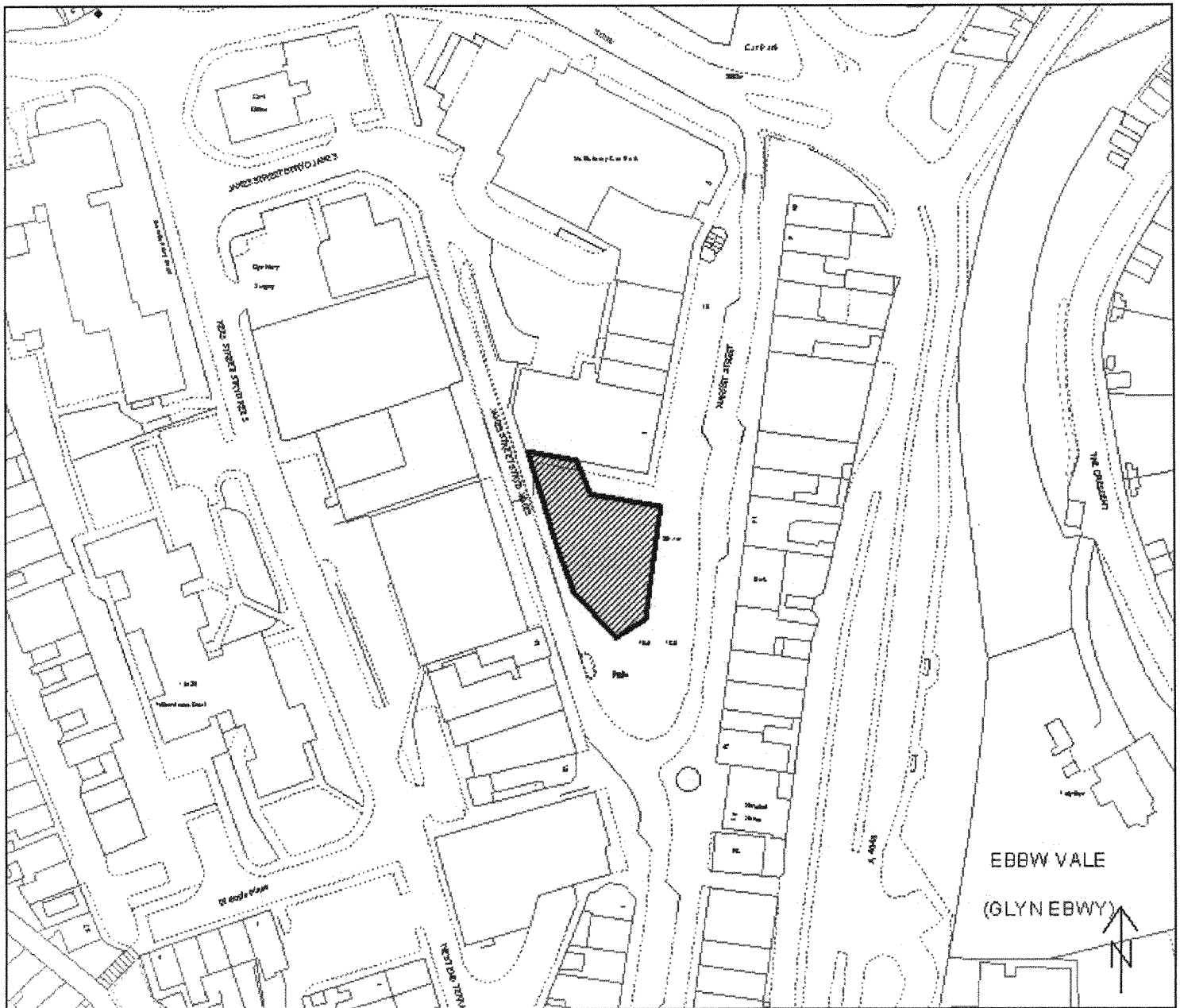
Findings of the Candidate Site Assessment Process



Blaenau Gwent
Deddf 2011, 2012 a 2013

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Regeneration Division



Site Number: B48
Site Name: Market Sqaure, Ebbw Vale
Site Area: 0.05 ha
Current Use: Vacant
Proposed Use: Retail

APPENDIX 2: EBBW VALE SITES

Site Number: **B49**
Site Name: **Land at Rhyd-y-Blew**
Hub Area: **Ebbw Vale**
Proposed Use: **Retail**

Stage 1: Initial Planning Assessment

Has the site satisfied the Initial Planning Assessment?

Yes No

Initial Planning Assessment Conclusions

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

Justification if the site has not satisfied the Initial Planning Assessment

.....

Stage 2: Expert Assessments

Highways Conclusions

- No fundamental highway objections – major highway infrastructure upgrading works are required to both College Road / A4047 junction and surrounding network

Is the site acceptable?

Yes No

Biodiversity Conclusions

The site comprises of an area of open sparsely vegetated ground and mixed broadleaf woodland, which has been planted on the northern side. These habitats are likely to support a variety of species and the proximity to the Rhyd y Blew SINC indicates that this site will have a high value for wildlife. A small part of the SINC designation overlaps on to this site. As well as having a high value for biodiversity, the woodland provides an area of screening from the residential area to the north

Is the site acceptable?

Yes In Part No

Countryside and Landscape Conclusions

The site is suitable for intended purpose

Is the site acceptable?

Yes No

APPENDIX 2: EBBW VALE SITES

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?

Yes No

Additional Comments

A planning application was made to the LPA for retail development in 2007 but was later withdrawn

Is the site acceptable for further consideration?

Yes No

Stage 3: Consultation with Appropriate Bodies

Countryside Council for Wales Comments

The site comprises of plantation broadleaved woodland. The development would be adjacent to 'Rhyd Y Blew' SINIC where there are records of 10+ Lapwing - increased development activity may disturb them.

Environment Agency Wales Comments

No comments received

The Coal Authority Comments

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

Welsh Water Comments

- No comments received

Glamorgan-Gwent Archaeological Trust Ltd Comments

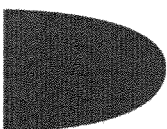
Former coal tip – reclaimed

CADW

No comments received

Health and Safety Executive

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



APPENDIX 2: EBBW VALE 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	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

APPENDIX 2: EBBW VALE SITES

Stage 5: Assessment against the LDP Sustainability Objectives

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

APPENDIX 2: EBBW VALE SITES

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes

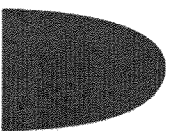
No

Comments

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

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.

APPENDIX 2: EBBW VALE SITES



Date : 28/04/2011

Blaenau Gwent Local Development Plan

Scale : 1:1250

Findings of the Candidate Site Assessment Process



Blaenau Gwent

2011-2015

Regeneration Division

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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

APPENDIX 2: EBBW VALE SITES

Site Number: **B53**
Site Name: **Eastern Valley Slopes**
Hub Area: **Ebbw Vale**
Proposed Use: **Leisure and Tourism**

Stage 1: Initial Planning Assessment

Has the site satisfied the Initial Planning Assessment?

Yes No

Initial Planning Assessment Conclusions

- The site is part Brownfield and part Greenfield land
- The site is located out 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?

Yes No

Biodiversity Conclusions

This is an extensive site that contains a mosaic of habitat types including grassland, heathland, ponds, hedgerows and woodland. These in turn are known to support a variety of species. Therefore the site is important for wildlife and this is recognised in the designation of parts of the site as local wildlife sites (SINCs and LNRs) – a small part also lies within the SSSI Cwm Merddog woodlands. The site should be managed to reflect the nature conservation value including its importance as a site, which enhances ecological connectivity with the wider countryside.

Is the site acceptable?

Yes No

Countryside and Landscape Conclusions

The site is suitable for intended purpose

Is the site acceptable?

Yes No

Environmental Health Conclusions

- There is potential for light and noise pollution

APPENDIX 2: EBBW VALE SITES

Is the site acceptable for further consideration?

Yes No

Additional Comments

Is the site acceptable for further consideration?

Yes No

Stage 3: Consultation with Appropriate Bodies

Countryside Council for Wales Comments

This large area contains several SINC's. The whole area is a mosaic of unimproved acid grassland with marshy grassland.

Environment Agency Wales Comments

No comments received

Glamorgan-Gwent Archaeological Trust Ltd Comments

Restraint - Evidence of medieval & post-medieval agriculture. Archaeological restraints do not prevent allocation of land in LDP: Archaeological requirements will depend on detailed proposals.

The Coal Authority Comments

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

CADW

No comments received

Welsh Water Comments

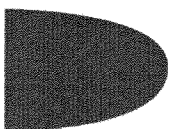
No comments received

Health and Safety Executive

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

Is the site acceptable for further consideration?

Yes No



APPENDIX 2: EBBW VALE SITES

Stage 4: Assessment against the LDP Preferred Strategy

	Objective	Score
1	Develop Ebbw Vale as the main service and retail hub for the County Borough	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
Score		26

APPENDIX 2: EBBW VALE SITES

Stage 5: Assessment against the LDP Sustainability Objectives

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

Yes

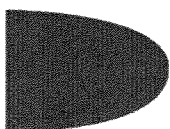


No



Comments

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



APPENDIX 2: EBBW VALE SITES

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes



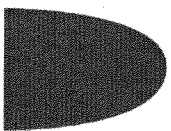
No



Comments

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

APPENDIX 2: EBBW VALE SITES



Date : 28/04/2011

Blaenau Gwent Local Development Plan

Scale : 1:19000

Findings of the Candidate Site Assessment Process



Bygwir Bwrdeistref ffordd
Blaenau Gwent
County Borough Council

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Regeneration Division



Site Number: B53
Site Name: Eastern Valley Slopes
Site Area: 134 ha
Current Use: Open Greenfield Land
Proposed Use: Leisure and Tourism

APPENDIX 2: EBBW VALE SITES

Site Number: **B54**
Site Name: **Garden Festival**
Hub Area: **Ebbw Vale**
Proposed Use: **Leisure and Tourism**

Stage 1: Initial Planning Assessment

Has the site satisfied the Initial Planning Assessment?

Yes No

Initial Planning Assessment Conclusions

- The site is previously developed land
- The site is located 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 site is partially located in flood zone C2

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?

Yes No

Biodiversity Conclusions

The site supports a lake surrounded by grassland, woodland and streams. These habitats are likely to support bats, nesting birds, reptiles, amphibians and invertebrates. Within the site, the SINC – festival lake and river Ebbw are designated highlighting the nature conservation value of the site. Habitats outside of these although not designated are important to provide connectivity throughout the site. The site should be managed to reflect the nature conservation value.

Is the site acceptable?

Yes No

Countryside and Landscape Conclusions

The site is suitable for intended purpose

Is the site acceptable?

Yes No

APPENDIX 2: EBBW VALE SITES

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

Is the site acceptable for further consideration?

Yes No

Stage 3: Consultation with Appropriate Bodies

Countryside Council for Wales Comments

Site covers two SINCs Festival Lake' & 'Land Surrounding wetland Centre'.

Environment Agency Wales Comments

No comments received

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.

The Coal Authority Comments

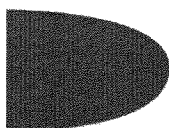
- Possible/ Known Shallow Mine Workings: Yes
- Underground Workings: Yes
- Recorded Mine entries: No
- Coal Mining Geology: No
- Past Surface Mining: Yes
- Known Mine Gas Issues: No
- Previous Coal Mining Related Hazards: No.

CADW

No comments received

Welsh Water Comments

No comments received



APPENDIX 2: EBBW VALE SITES

Health and Safety Executive

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

Is the site acceptable for further consideration?

Yes No

Stage 4: Assessment against the LDP Preferred Strategy

	Objective	Score
1	Develop Ebbw Vale as the main service and retail hub for the County Borough	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		15

APPENDIX 2: EBBW VALE SITES

Stage 5: Assessment against the LDP Sustainability Objectives

	Objective	Score
1	To promote economic growth and strengthen and diversify the economy	Green
2	To increase levels of local employment and ensure distribution of opportunities	Green
3	To enable the development of a strong tourism economy in Blaenau Gwent complementary to the regional offer	Green
4	To enhance the viability and vitality of town centres	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 compatible with the Preferred Strategy and Sustainability Objectives?

Yes

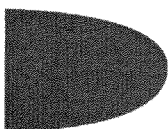


No



Comments

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



APPENDIX 2: EBBW VALE SITES

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

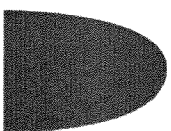
Yes

No

Comments

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

APPENDIX 2: EBBW VALE SITES



Date : 28/04/2011

Blaenau Gwent Local Development Plan



Blaenau Gwent
County Borough Council

Scale : 1:7000

Findings of the Candidate Site Assessment Process

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Regeneration Division



Site Number: B54

Site Name: Garden Festival

Site Area: 24.5 ha

Current Use: Parkland

Proposed Use: Leisure and Tourism

APPENDIX 2: EBBW VALE SITES

Site Number: **B55**
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 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?

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?

Yes No

Countryside and Landscape Conclusions

The site is suitable for intended purpose

Is the site acceptable?

Yes No

Environmental Health Conclusions

- There is potential for light and noise pollution

APPENDIX 2: EBBW VALE SITES

Is the site acceptable for further consideration?

Yes No

Additional Comments

Is the site acceptable for further consideration?

Yes No

Stage 3: Consultation with Appropriate Bodies

Countryside Council for Wales Comments

Covers the SINC 'Waun-y-Pound'

Environment Agency Wales Comments

No comments received

Glamorgan-Gwent Archaeological Trust Ltd Comments

- Restraint -Reservoirs are important archaeological/historical sites.
- Archaeological restraints do not prevent allocation of land in LDP: Archaeological requirements will depend on detailed proposals.

The Coal Authority Comments

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

CADW

No comments received

Welsh Water Comments

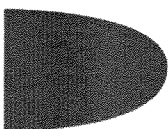
No comments received

Health and Safety Executive

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

Is the site acceptable for further consideration?

Yes No



APPENDIX 2: EBBW VALE SITES

Stage 4: Assessment against the LDP Preferred Strategy

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

APPENDIX 2: EBBW VALE SITES

Stage 5: Assessment against the LDP Sustainability Objectives

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

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

Yes



No



Comments

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



APPENDIX 2: EBBW VALE SITES

Stage 6: Finalisation of sites for Deposit LDP

Is the site included in the Deposit LDP?

Yes

No

Comments

The site has been identified 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

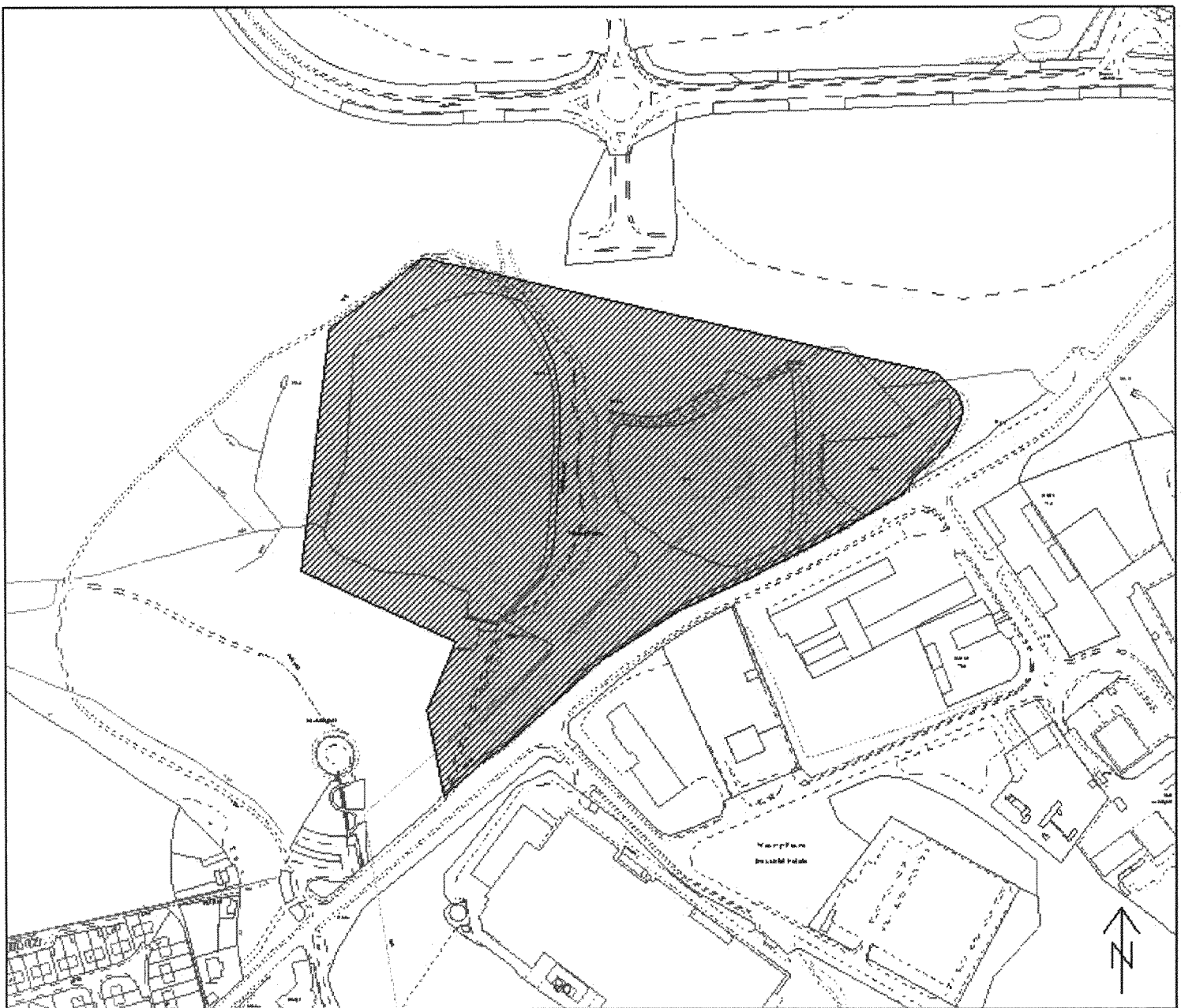
Findings of the Candidate Site Assessment Process



Blaenau Gwent
County Borough Council

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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

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or visit www.blaenau-gwent.gov.uk