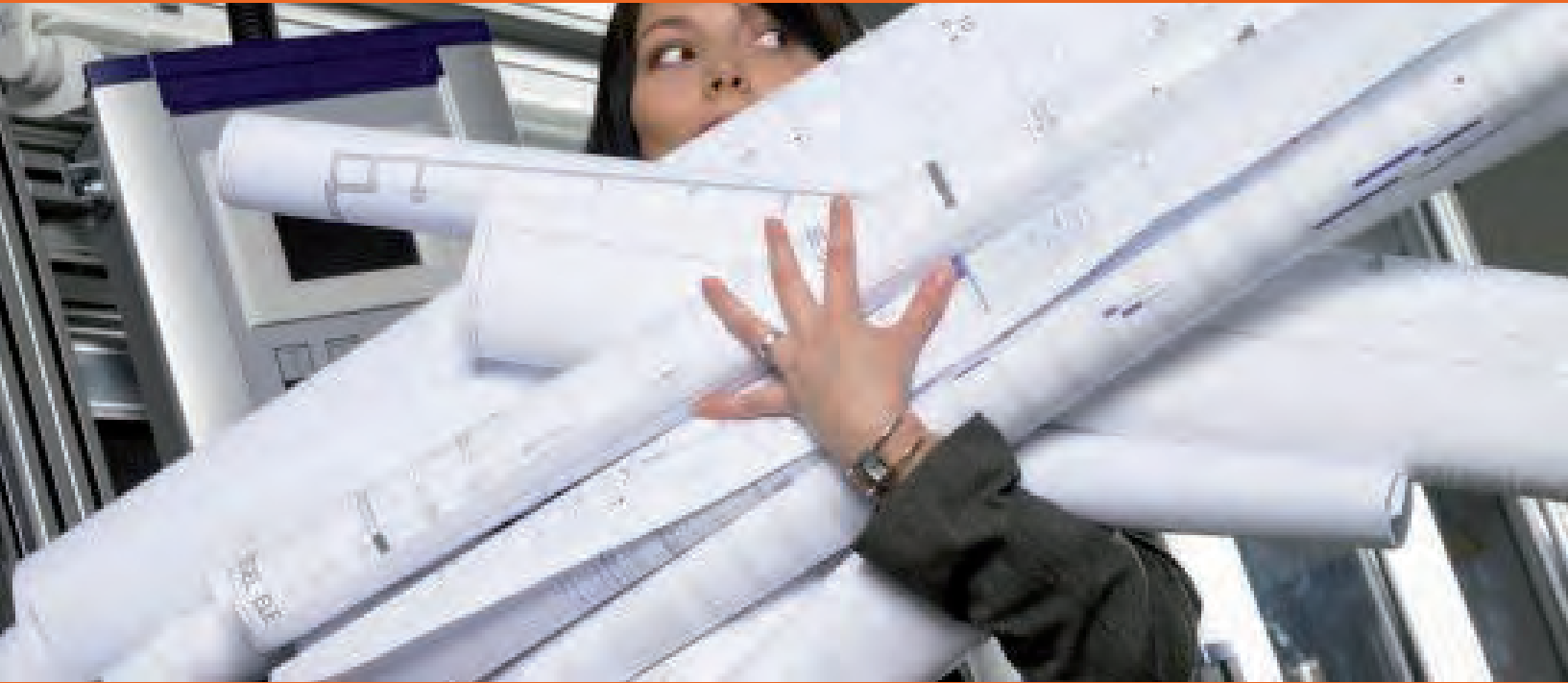


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Findings of the Candidate Site Assessment Process

Appendix 5: Settlement Boundary Review

APPENDIX 5: SETTLEMENT BOUNDARY REVIEW

1. Site Ref No: 2

2. Site Name: Land adjacent to Beaufort Hill Sirhowy Tredegar

3. Proposal: Residential

4. Site Description: (e.g. current use, condition, characteristics, shape, public footpath)

Vacant apart from a barn - used as a pony paddock

5. Boundary Type: (e.g. Fence, trees, open)

Fence

6. Structures Present on Site: (building / wall) Note size, type, location, condition etc.

Shed

7. Topography: (e.g. steep, flat etc)

Slightly sloping

8. Access:

Via Beaufort Road

9. Possible Constraints:

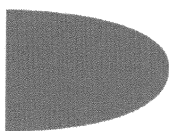
Proximity to Aneurin Bevan Stones

10. Adjacent Land-Uses: (e.g. residential / commercial / agricultural)

Residential to the west, green wedge to the north and east, tourism and leisure to the east

11. Other Additional Information

12. Decision: Urban



Date : 03/05/2011

Blaenau Gwent Local Development Plan

Scale : 1:1000

Settlement Boundary Review



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Site Number:

Site Name: Land Adjacent to Beaufort Hill, Sirhowy, Tredegar

Proposed Use: Residential

APPENDIX 5: SETTLEMENT BOUNDARY REVIEW

1. Site Ref No: 79

2. Site Name: Land north of New Road Garage, Newport Road

3. Proposal: Residential

4. Site Description: (e.g. current use, condition, characteristics, shape, public footpath)

Vacant land, former petrol site?

5. Boundary Type: (e.g. Fence, trees, open)

Fenced to the south but open otherwise

6. Structures Present on Site: (building / wall) Note size, type, location, condition etc.

None

7. Topography: (e.g. steep, flat etc)

Relatively flat area of land gently slopes upwards to the West.

8. Access:

From Newport Road

9. Possible Constraints:

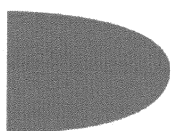
10. Adjacent Land-Uses: (e.g. residential / commercial / agricultural)

Open land to north, west and east, new residential dwellings to the immediate south

11. Other Additional Information

The existing urban boundary is a considerable distance from the site

12. Decision: outside settlement boundary



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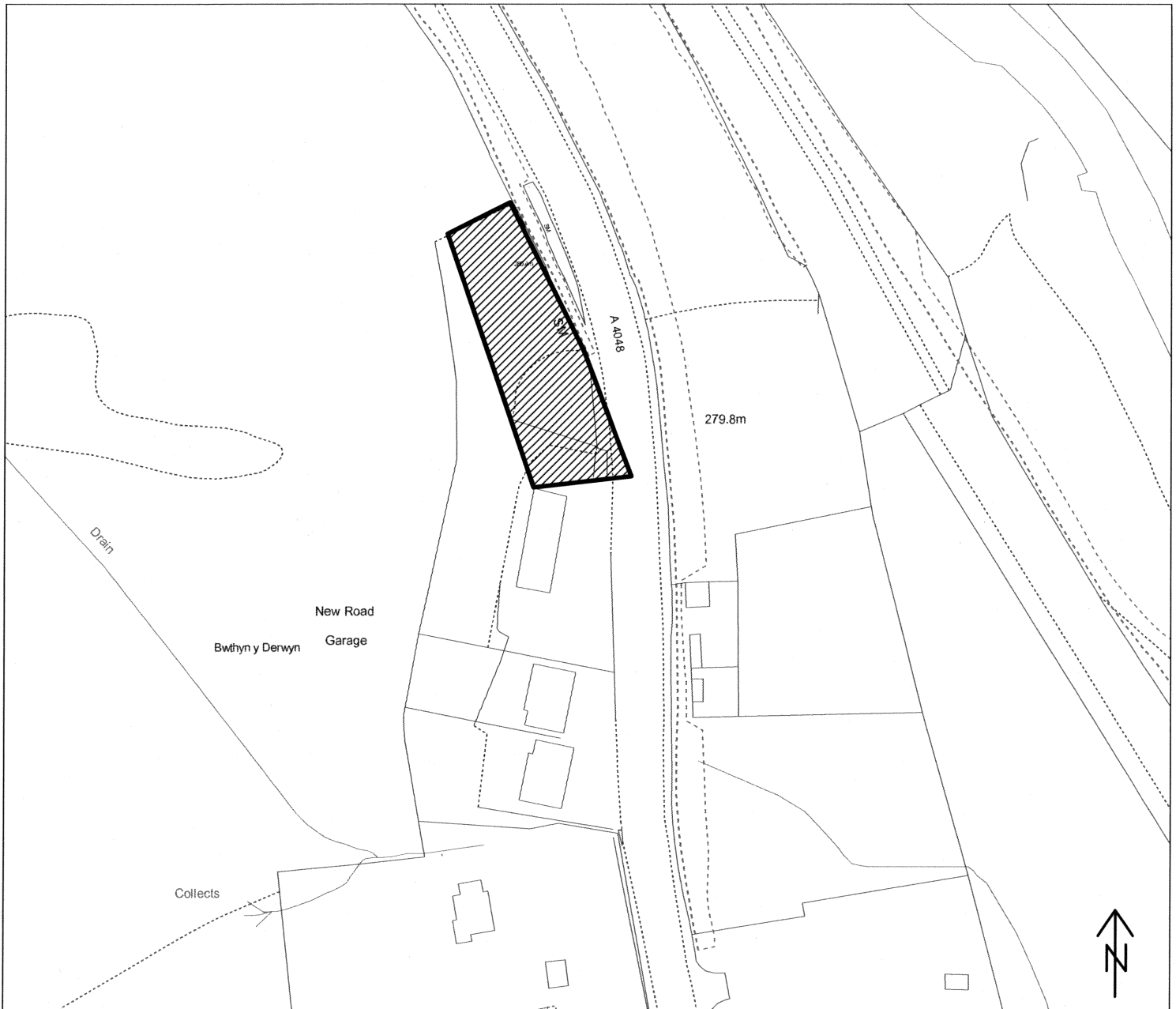
Settlement Boundary Review



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Site Number:

Site Name: Land North of New Road Garage, Newport Road

Proposed Use: Residential

APPENDIX 5: SETTLEMENT BOUNDARY REVIEW

1. Site Ref No:

2. Site Name: Land south of Sunnybank, Newport Road

3. Proposal: Residential

4. Site Description: (e.g. current use, condition, characteristics, shape, public footpath)

Vacant

5. Boundary Type: (e.g. Fence, trees, open)

Open

6. Structures Present on Site: (building / wall) Note size, type, location, condition etc.

None

7. Topography: (e.g. steep, flat etc)

Some flat but slopes severely to east and south

8. Access:

From Heathfield

9. Possible Constraints:

Access to land required by Welsh Water/river in close proximity

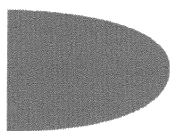
10. Adjacent Land-Uses: (e.g. residential / commercial / agricultural)

Residential to the north, open land to other sides

11. Other Additional Information

12. Decision: outside settlement boundary

APPENDIX 5: SETTLEMENT BOUNDARY REVIEW



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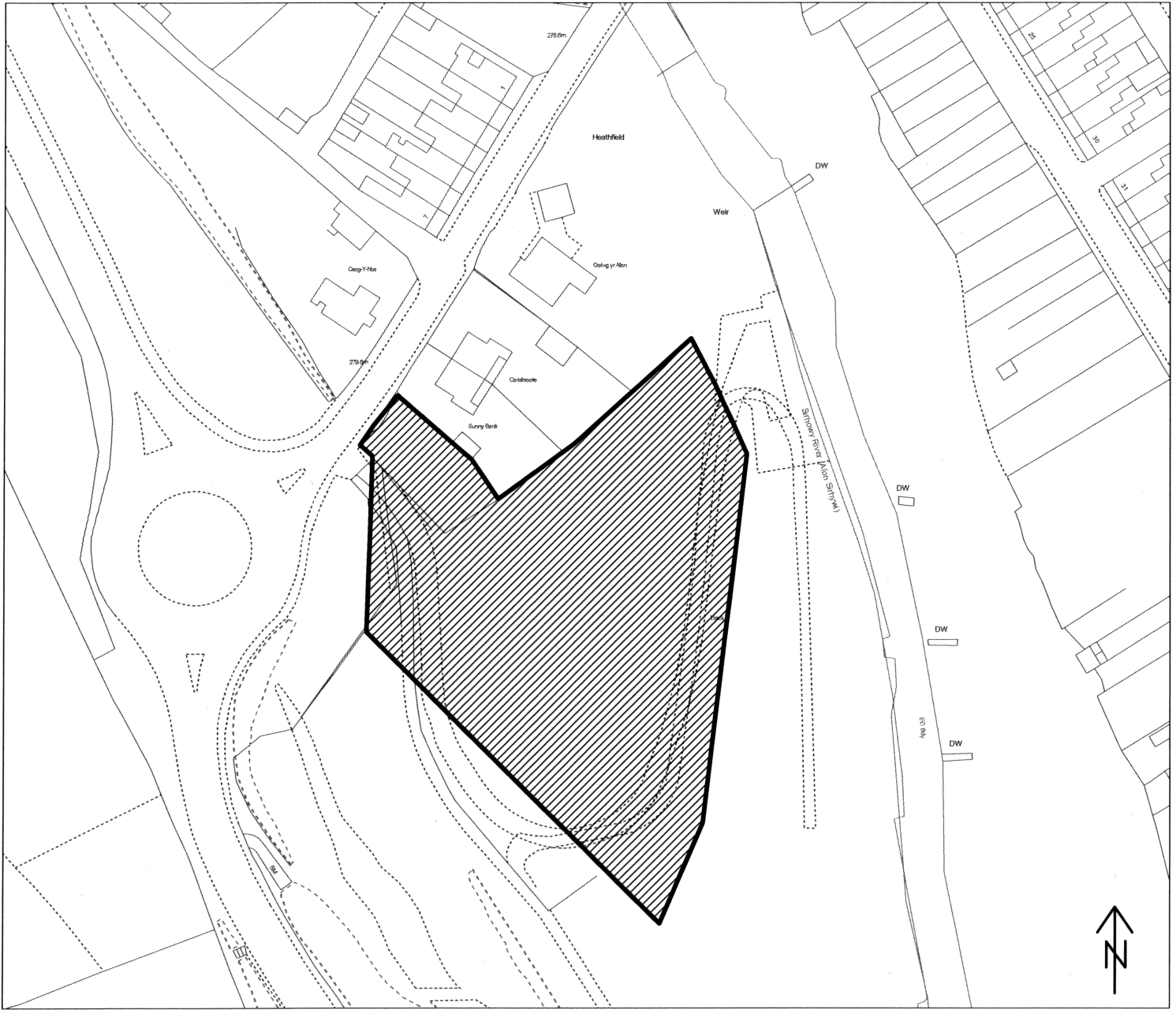
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Settlement Boundary Review



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Site Number:

Site Name: Land South of Sunnybank, Newport Road

Proposed Use: Residential

APPENDIX 5: SETTLEMENT BOUNDARY REVIEW

1. Site Ref No:

2. Site Name: Land west of Pine Cottage, Trefil

3. Proposal: Residential

4. Site Description: *(e.g. current use, condition, characteristics, shape, public footpath)*

Open space

5. Boundary Type: *(e.g. Fence, trees, open)*

Trees, open to west (Trefil Road)

6. Structures Present on Site: *(building / wall) Note size, type, location, condition etc.*

One small building/shed

7. Topography: *(e.g. steep, flat etc)*

Fairly steep sloping land

8. Access:

Track off Trefil road

9. Possible Constraints:

Land falls within 200m buffer zone for Trefil Quarry, which precludes residential development

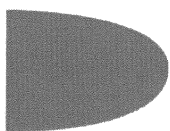
10. Adjacent Land-Uses: *(e.g. residential / commercial / agricultural)*

Agricultural with some residential –the village of Trefil lies to the south

11. Other Additional Information

12. Decision: outside settlement boundary

APPENDIX 5: SETTLEMENT BOUNDARY REVIEW



Date : 03/05/2011

Blaenau Gwent Local Development Plan

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Settlement Boundary Review

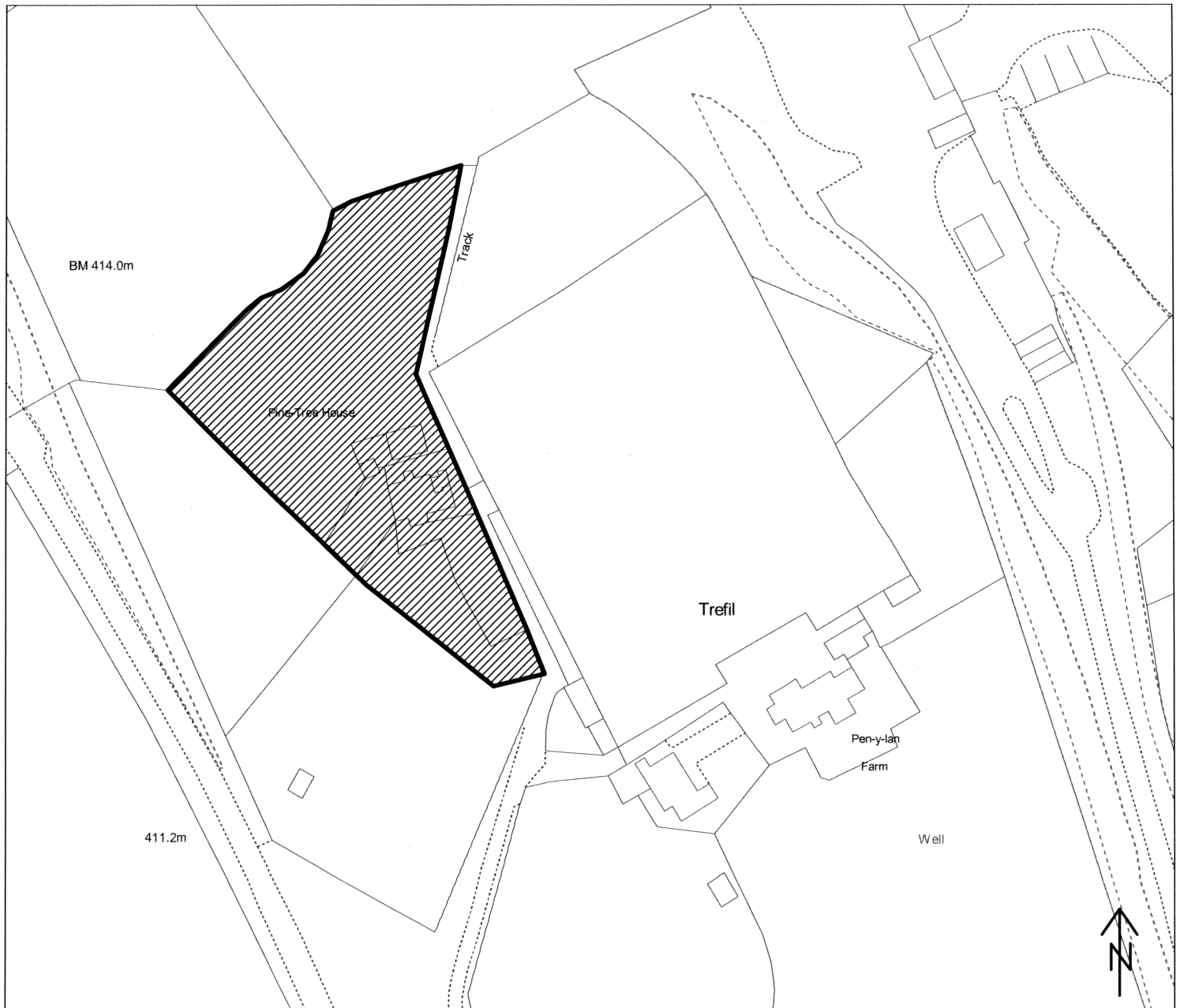


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Site Number:

Site Name: Land Near Pine Cottage, Trefil

Proposed Use: Residential

APPENDIX 5: SETTLEMENT BOUNDARY REVIEW

1. Site Ref No: 83

2. Site Name: Land off Highlands Road Beaufort

3. Proposal: Protection of site from development

4. Site Description: *(e.g. current use, condition, characteristics, shape, public footpath)*

A grassed area of land, that lies between No 41 and 27 Highlands Road. A track/footpath runs through the site to a gate that leads into the Beaufort woodland and ponds.

5. Boundary Type: *(e.g. Fence, trees, open)*

Open piece of land with some tree and bush coverage to the west of the site.

6. Structures Present on Site: *(building / wall) Note size, type, location, condition etc.*

No buildings, although there is a disabled parking area for 1 car.

7. Topography: *(e.g. steep, flat etc)*

Flat.

8. Access:

Access via Highlands Road.

9. Possible Constraints:

Currently acts as a main gateway to Beaufort Hill ponds. It is a well-maintained piece of land.

10. Adjacent Land-Uses: *(e.g. residential / commercial / agricultural)*

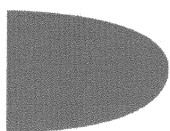
Surrounded by residential areas to the south, east and west with Beaufort woodland to the north (LNR and SINC).

11. Other Additional Information

The site has a role to play in terms of forming an important access to the park.

12. Decision: outside settlement boundary

APPENDIX 5: SETTLEMENT BOUNDARY REVIEW



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Blaenau Gwent Local Development Plan

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Settlement Boundary Review

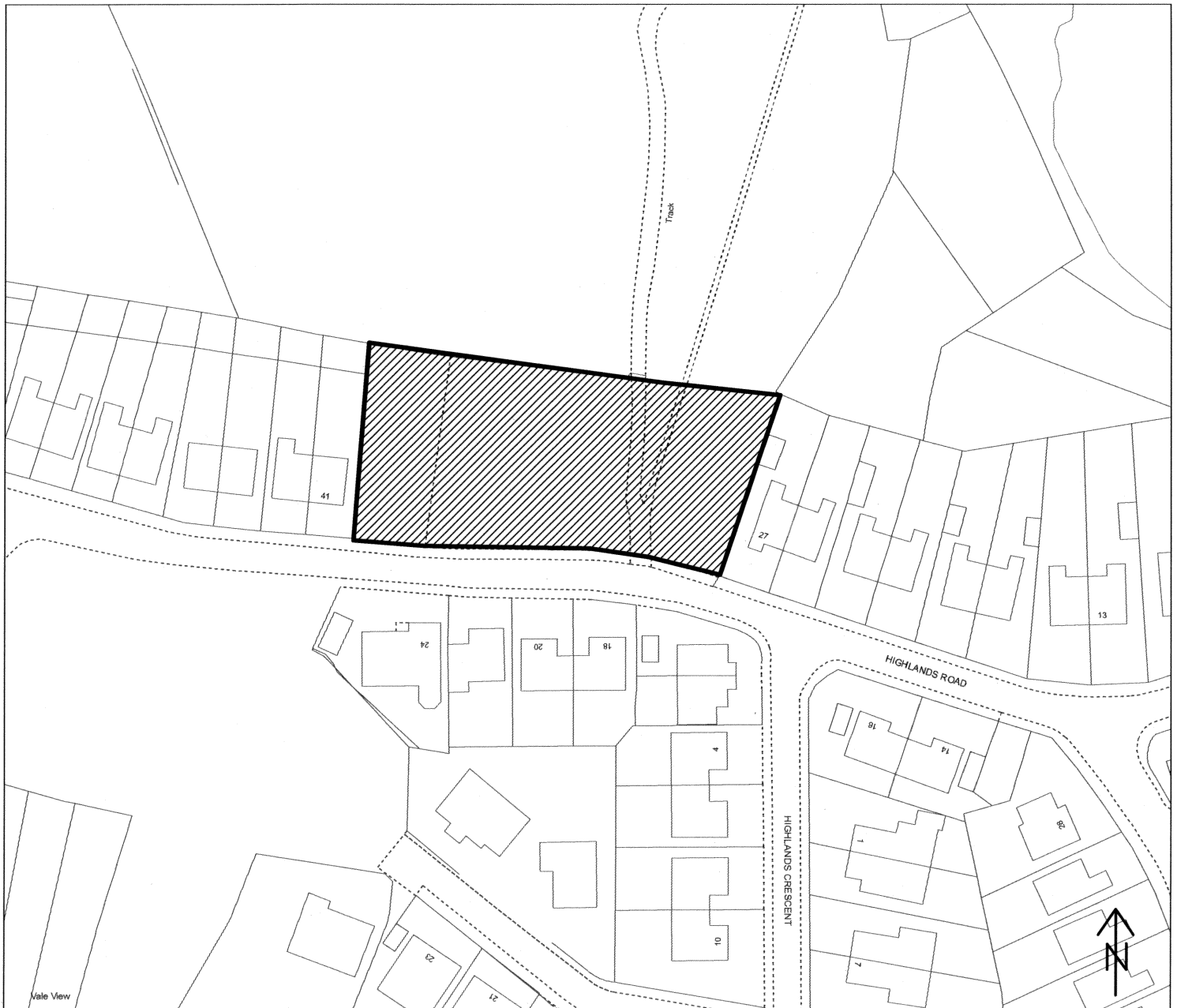


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Site Number: 83

Site Name: Land off Highlands Road, Beaufort

Proposed Use: Protection of site from development

APPENDIX 5: SETTLEMENT BOUNDARY REVIEW

1. Site Ref No: 244

2. Site Name: Land at Troed-y-Rhiw Clawdd Farm, Victoria

3. Proposal: Single Residential Dwelling

4. Site Description: (e.g. current use, condition, characteristics, shape, public footpath)

Grassed private land used for agricultural purposes. Lies adjacent to Festival Park Wetland Area.

5. Boundary Type: (e.g. Fence, trees, open)

Area of land is fenced all round with tree hedgerow to the east.

6. Structures Present on Site: (building / wall) Note size, type, location, condition etc.

N/A

7. Topography: (e.g. steep, flat etc)

Relatively flat area of land gently slopes upwards to the West.

8. Access:

Access is via a track leading to Troed-y-Rhiw Clawdd Farm.

9. Possible Constraints:

Access and possible right of way through the site.

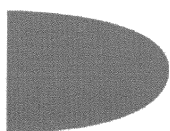
10. Adjacent Land-Uses: (e.g. residential / commercial / agricultural)

To the north there is a wetland park - the former wetland visitor centre is now used as a gym. To the south, though not immediately adjacent is a farm and associated buildings. To the east and west is farmland/open space.

11. Other Additional Information

The existing urban boundary is a good distance from the site. Land to the north is identified as parkland in the UDP and for tourism in the LDP.

12. Decision: outside settlement boundary



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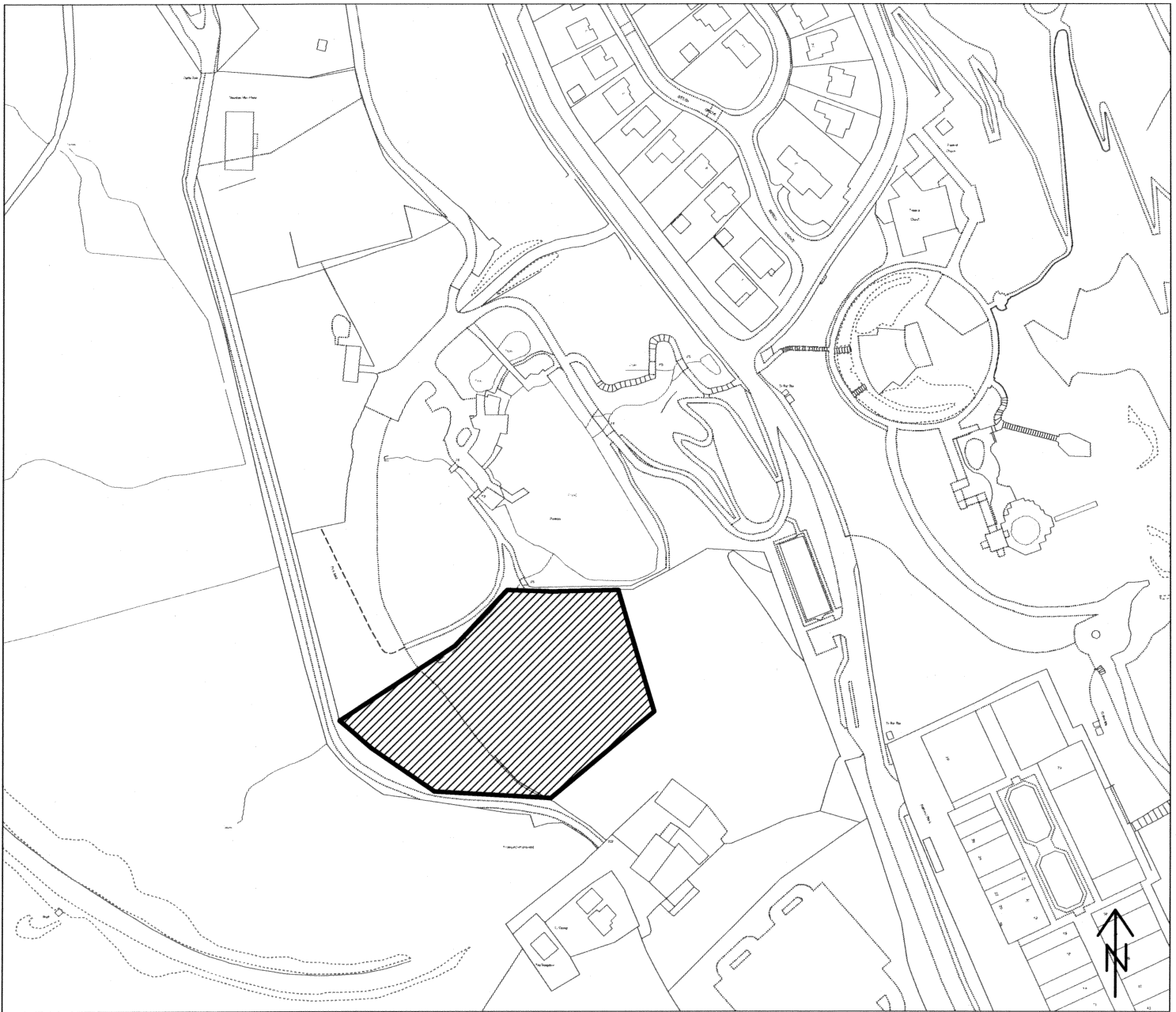
Settlement Boundary Review



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Site Number: 244

Site Name: Land at Troed-y-Rhiw Clawdd Farm, Victoria

Proposed Use: Residential

APPENDIX 5: SETTLEMENT BOUNDARY REVIEW

1. Site Ref No: 245

2. Site Name: Land at rear of Stonebridge Rd, Rassau

3. Proposal: Extension to garden areas

4. Site Description: (e.g. current use, condition, characteristics, shape, public footpath)

Long thin narrow strip of land runs along the back of houses at Stonebridge Road. The land is vacant, though some houses have taken land as part of gardens.

5. Boundary Type: (e.g. Fence, trees, open)

There is tree and bush coverage that is overgrown.

6. Structures Present on Site: (building / wall) Note size, type, location, condition etc.

N/A

7. Topography: (e.g. steep, flat etc)

Strip of land is relatively flat and slopes slightly upwards to the north.

8. Access:

Access is via a footpath alongside No 6 Stonebridge Rd.

9. Possible Constraints:

Cannot see why there would be any constraints, as some of the back gardens to the residential properties have already been extended into this strip of land.

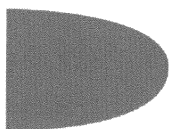
10. Adjacent Land-Uses: (e.g. residential / commercial / agricultural)

The strip of land runs along the back of residential properties. The land forms part of a green wedge between the properties and Rassau Ind Est. Estnorth.

11. Other Additional Information

The loss of this land from the green wedge would not impact on the ability to form a buffer between the residential properties and the Industrial Estate.

12. Decision: Urban



Date : 03/05/2011

Blaenau Gwent Local Development Plan

Scale : 1:2500

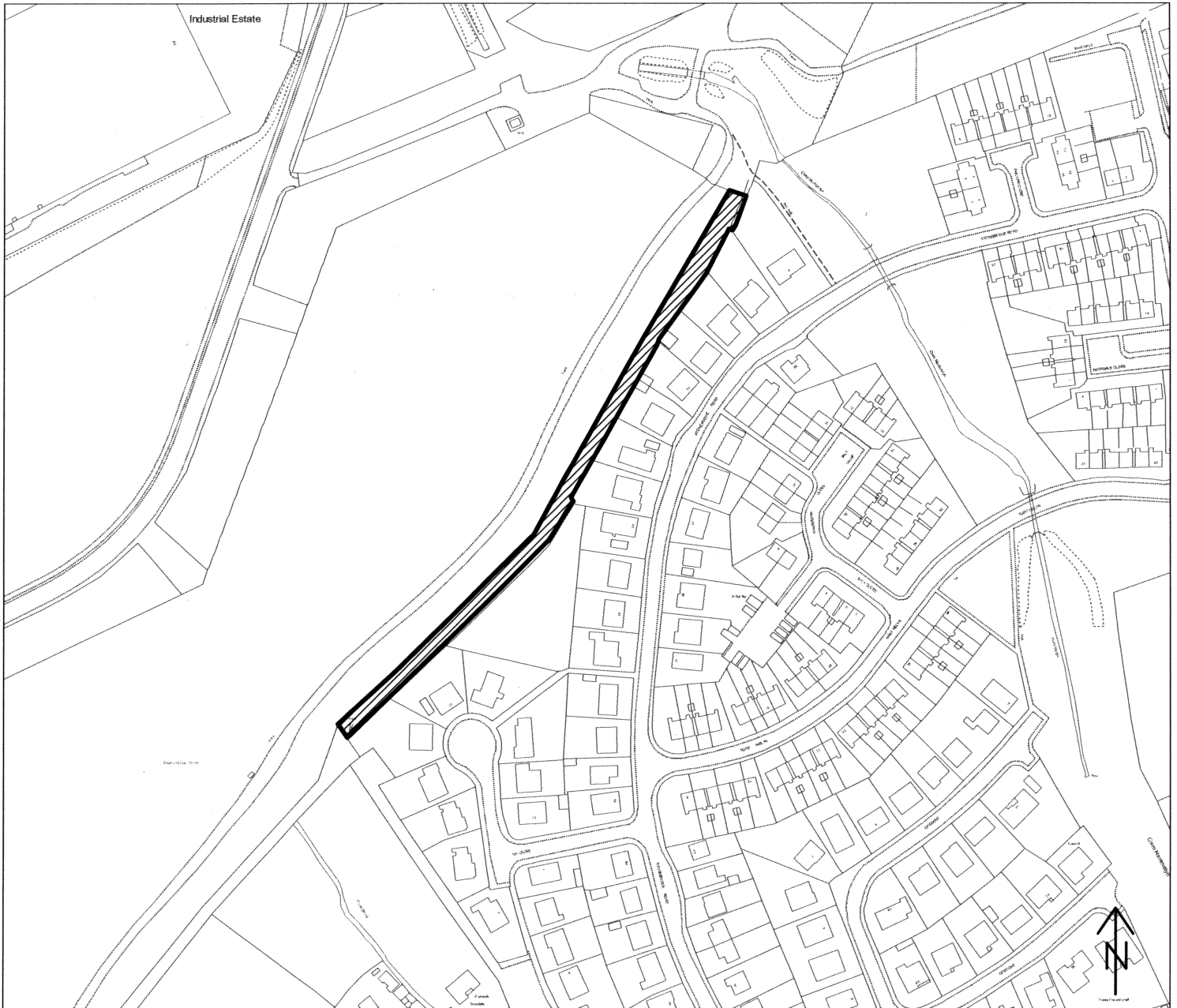
Settlement Boundary Review



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Site Number: 245

Site Name: Land at rear of Stonebridge Road, Rassau

Proposed Use: Extension to garden areas

APPENDIX 5: SETTLEMENT BOUNDARY REVIEW

1. Site Ref No: 5

2. Site Name: Land at 16 Club Row, Blaina

3. Proposal: Residential

4. Site Description: *(e.g. current use, condition, characteristics, shape, public footpath)*

This is a semi circular piece of garden land opposite 16 Club Row, Blaina. The land is a vacant, grassed area of land which consists of a single garage.

5. Boundary Type: *(e.g. Fence, trees, open)*

Fence

6. Structures Present on Site: *(building / wall) Note size, type, location, condition etc.*

A single garage

7. Topography: *(e.g. steep, flat etc)*

Flat land although the land is higher than the houses along Club Row – so the height of the proposed building would be an important consideration at the planning application stage

8. Access:

The site can be accessed via Club Row

9. Possible Constraints:

Loss of open space

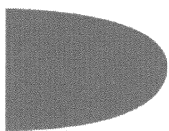
10. Adjacent Land-Uses: *(e.g. residential / commercial / agricultural)*

East, west and south – Residential, north - school

11. Other Additional Information

The land is garden land where half is currently in the UDP urban boundary and the remainder outside

12. Decision: Urban



Date : 03/05/2011

Blaenau Gwent Local Development Plan

Scale : 1:1000

Settlement Boundary Review

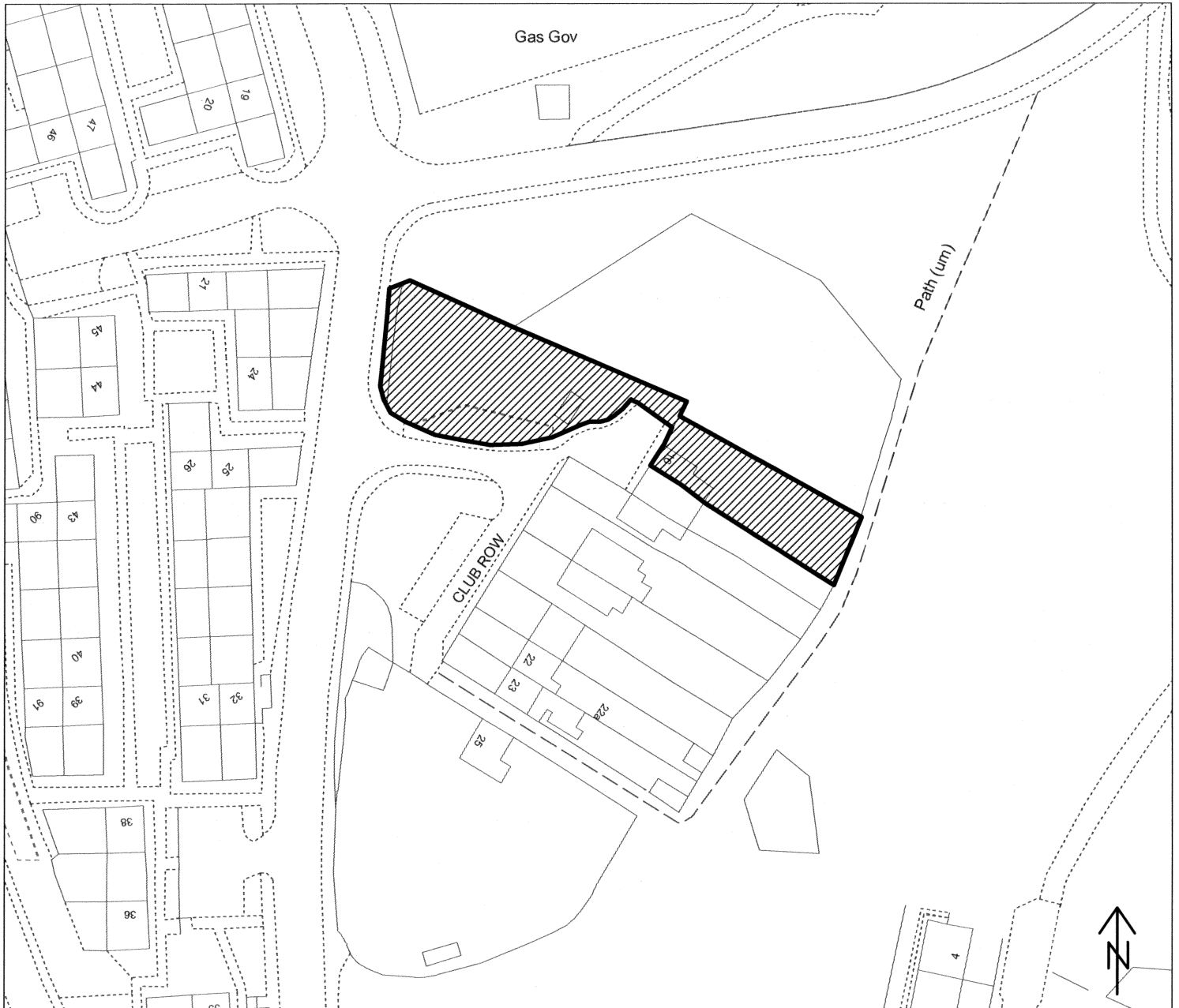


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Site Number: 5

Site Name: Land at 16 Club Row, Blaina

Proposed Use: Residential

APPENDIX 5: SETTLEMENT BOUNDARY REVIEW

1. Site Ref No: 14

2. Site Name: Whimberry Row, Coed Cae

3. Proposal: Residential

4. Site Description: (e.g. current use, condition, characteristics, shape, public footpath)

The site is a triangular piece of derelict land located on the edge of the Coed Cae Estate. The site consists of a vacant garage structure formerly used for commercial business and storage land.

5. Boundary Type: (e.g. Fence, trees, open)

Fence – southern boundary, open along the remaining boundaries, with trees adjoining the site along the western boundary

6. Structures Present on Site: (building / wall) Note size, type, location, condition etc.

Vacant garage

7. Topography: (e.g. steep, flat etc)

Flat site

8. Access:

Access can be constructed via Pant view, although a dense residential scheme may not be permitted given the maximum cul de sac length.

9. Possible Constraints:

Site investigation required for contaminated land – fly tipping on site.
Ecological value of site in terms of its proximity to SINC

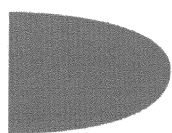
10. Adjacent Land-Uses: (e.g. residential / commercial / agricultural)

North and West – Residential and Community Facility, South and East – open land

11. Other Additional Information

Planning permission refused on the site in 2001.

12. Decision: Urban



Date : 03/05/2011

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Settlement Boundary Review



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Site Number: 14

Site Name: Whimberry Row Nantyglo

Proposed Use: Residential

APPENDIX 5: SETTLEMENT BOUNDARY REVIEW

1. Site Ref No: 13

2. Site Name: Land at Caddicks Row, Cwmcelyn, Blaina

3. Proposal: Residential

4. Site Description: *(e.g. current use, condition, characteristics, shape, public footpath)*

The site is a vacant prepared development platform located off Caddicks Row in Blaina. The site is brownfield with a former residential use.

5. Boundary Type: *(e.g. Fence, trees, open)*

A wall along each boundary of the site

6. Structures Present on Site: *(building / wall) Note size, type, location, condition etc.*

None.

7. Topography: *(e.g. steep, flat etc)*

The site is flat.

8. Access:

An access point has been created off Caddicks Row

9. Possible Constraints:

None.

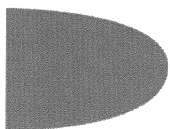
10. Adjacent Land-Uses: *(e.g. residential / commercial / agricultural)*

To the south and west are residential properties. To the north and east is open countryside.

11. Other Additional Information

The site is located immediately adjacent to the urban boundary in the UDP.

12. Decision: Urban



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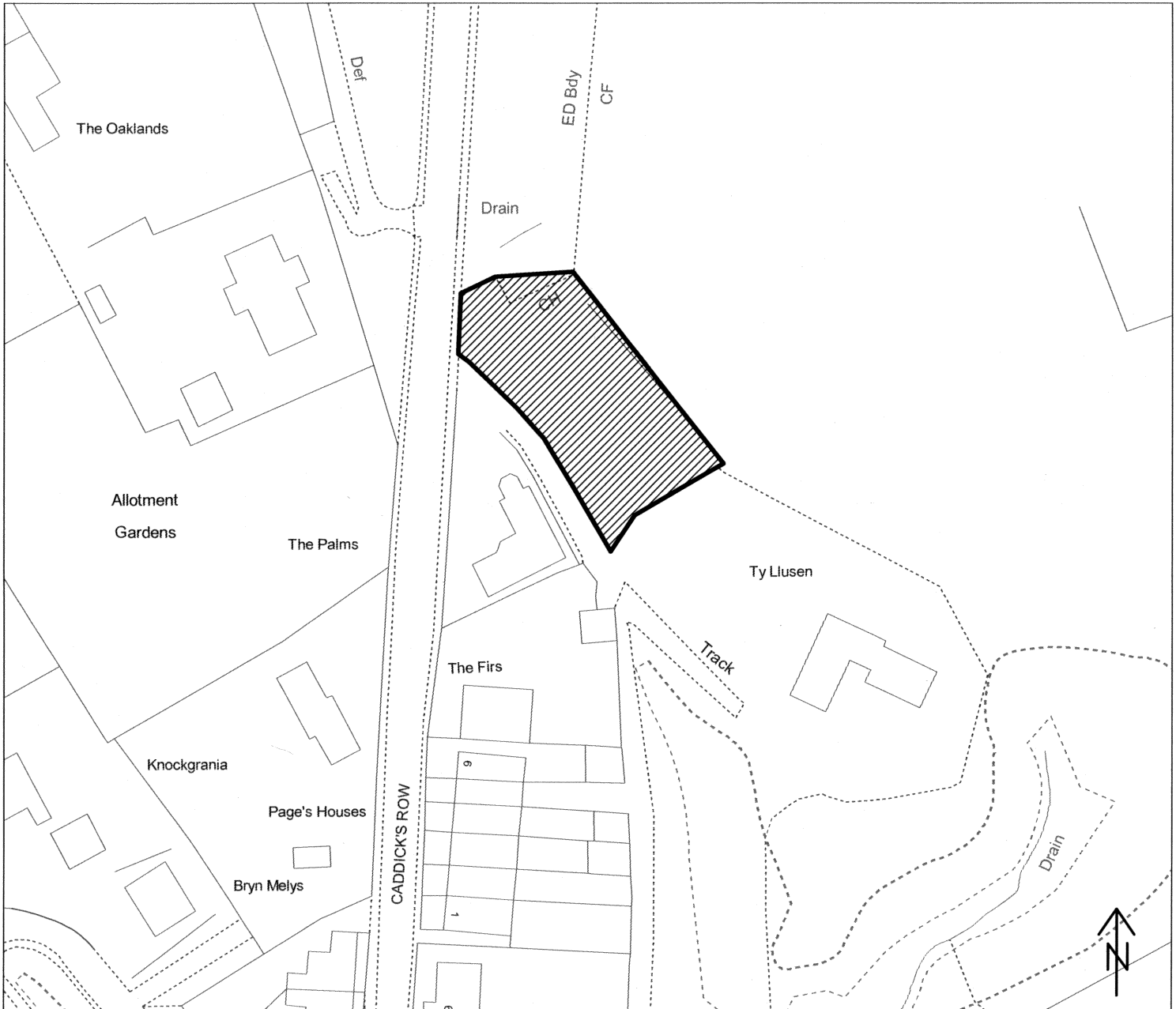
Settlement Boundary Review



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Site Number: 13

Site Name: Land at Caddicks Row Cwmcelyn, Blaina

Proposed Use: Residential

APPENDIX 5: SETTLEMENT BOUNDARY REVIEW

1. Site Ref No: 225

2. Site Name: Dol-y-Garn Farm, Cwmcelyn

3. Proposal: Residential

4. Site Description: (e.g. current use, condition, characteristics, shape, public footpath)

Greenfield site located on the edge of settlement which is currently used as a grazing paddock. The site is rough open grassed land. In front of the site, to the south are large detached modern residential units and to the west of the site is Old Dol-y-Garn farmhouse.

5. Boundary Type: (e.g. Fence, trees, open)

Trees and fence

6. Structures Present on Site: (building / wall) Note size, type, location, condition etc.

Small agricultural shed

7. Topography: (e.g. steep, flat etc)

The site is relatively flat

8. Access:

Access to the site is via a track of Dol-y-Garn Terrace, which serves the modern residential units to the south of the site and the Old Dol-y-Garn Farmhouse

9. Possible Constraints:

Check for tree issues and any ecological value of the site

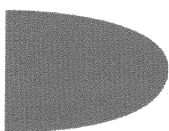
10. Adjacent Land-Uses: (e.g. residential / commercial / agricultural)

To the north, east and west is open countryside and to the south is residential

11. Other Additional Information

Planning permission was granted in December 2009 for a 4 bedroom detached house on the land.

12. Decision: Urban



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Settlement Boundary Review

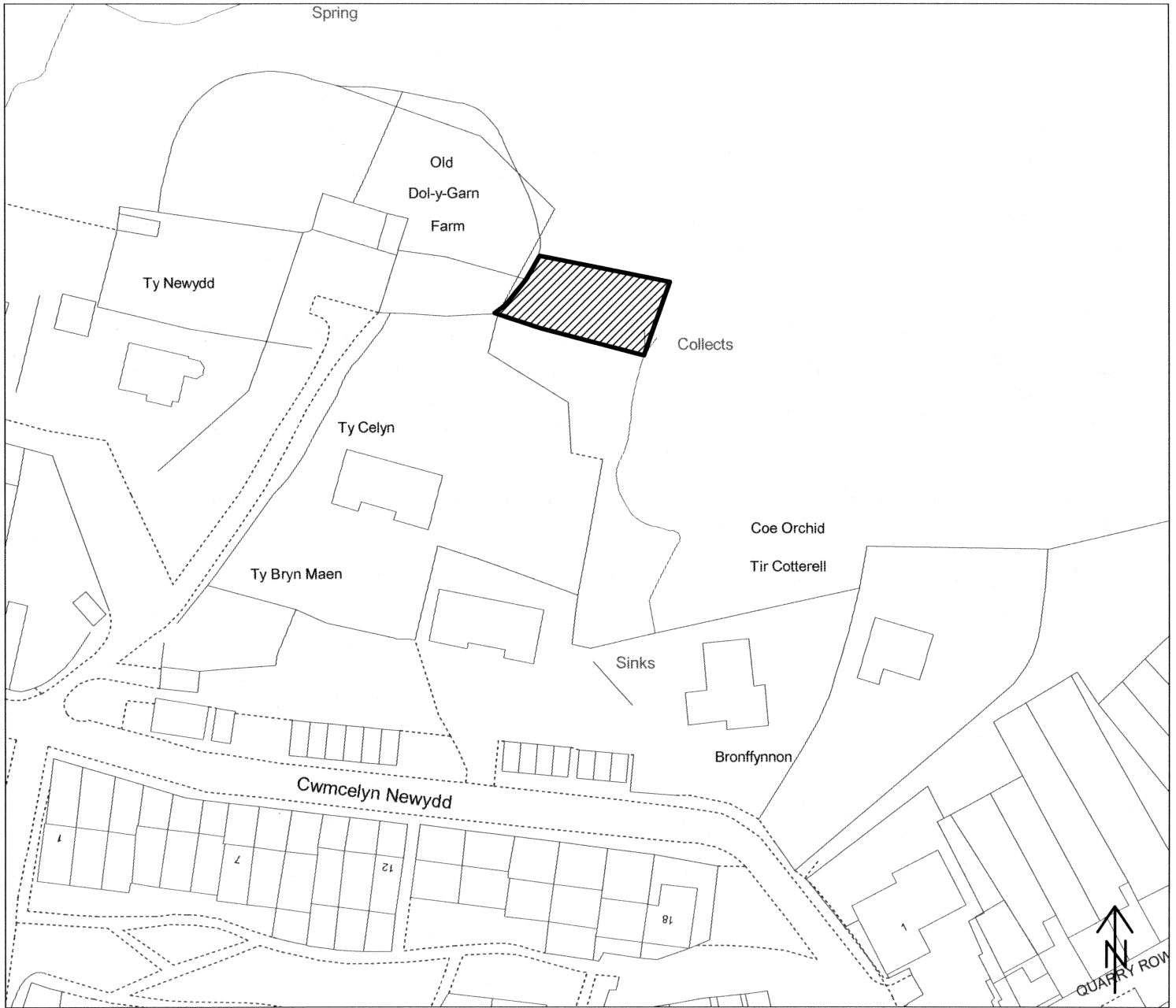


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Site Number: 225

Site Name: Land at rear of Dol-y-Garn Farm

Proposed Use: Residential

APPENDIX 5: SETTLEMENT BOUNDARY REVIEW

1. Site Ref No: 12

2. Site Name: Lighthouse, Rhiw Park, Abertillery

3. Proposal: Residential

4. Site Description: *(e.g. current use, condition, characteristics, shape, public footpath)*

The site is a rectangular shaped piece of land located on the edge of Rhiw Parc Abertillery. The site is currently occupied by a tin shed structure

5. Boundary Type: *(e.g. Fence, trees, open)*

Fence

6. Structures Present on Site: *(building / wall) Note size, type, location, condition etc.*

7. Topography: *(e.g. steep, flat etc)*

Steep

8. Access:

Access to the site can only be achieved via a narrow track off Heol Gerrig. Access off the narrow track would need to be created to the site up a very steep hill.

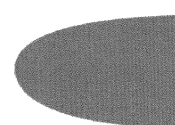
9. Possible Constraints:

10. Adjacent Land-Uses: *(e.g. residential / commercial / agricultural)*

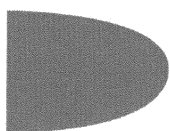
South and West – Residential, East and North – Countryside / Parkland

11. Other Additional Information

12. Decision: Rural



APPENDIX 5: SETTLEMENT BOUNDARY REVIEW



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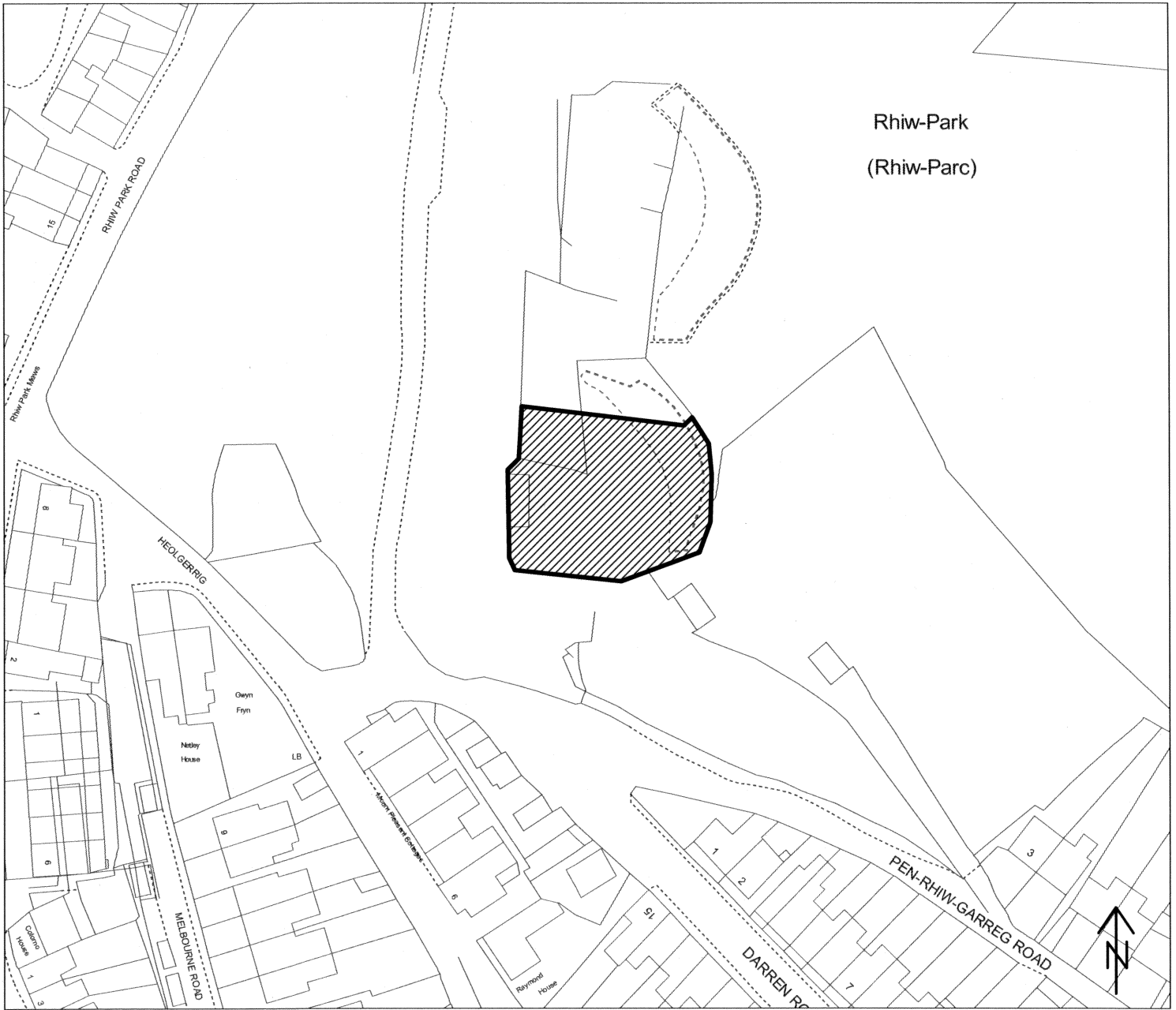
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Settlement Boundary Review

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Site Number: 12

Site Name: Lighthouse, Rhiw Park, Abertillery

Proposed Use: Residential

APPENDIX 5: SETTLEMENT BOUNDARY REVIEW

1. Site Ref No: 22

2. Site Name: Holly Tree, West Bank Cwmtillery

3. Proposal: Residential

4. Site Description: (e.g. current use, condition, characteristics, shape, public footpath)

The site is a rectangular piece of garden land located within the curtilage of the dwelling Holly Tree. The site is located within a small group of houses, which comprises of 7 detached residential properties. The site is rural in nature with open countryside to the far north, west and south of the site.

5. Boundary Type: (e.g. Fence, trees, open)

Fence

6. Structures Present on Site: (building / wall) Note size, type, location, condition etc.

There are no buildings or structures present on the site.

7. Topography: (e.g. steep, flat etc)

The site is relatively flat although at a lower level than the existing house.

8. Access:

The site is accessed by a narrow track called West Bank.

9. Possible Constraints:

Presence of Japanese knotweed located on site - Work has been undertaken to eradicate Japanese knotweed within the site boundary. The boundary area (not the site to be built on) is still affected by knotweed.

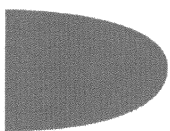
10. Adjacent Land-Uses: (e.g. residential / commercial / agricultural)

Immediately north are detached properties and to the south, west and far north is countryside. Immediately east is countryside, to the far east are residential properties

11. Other Additional Information

The site was originally gardens for a row of miners cottages which were demolished 20-30 years ago.

12. Decision: Rural = outside settlement boundary



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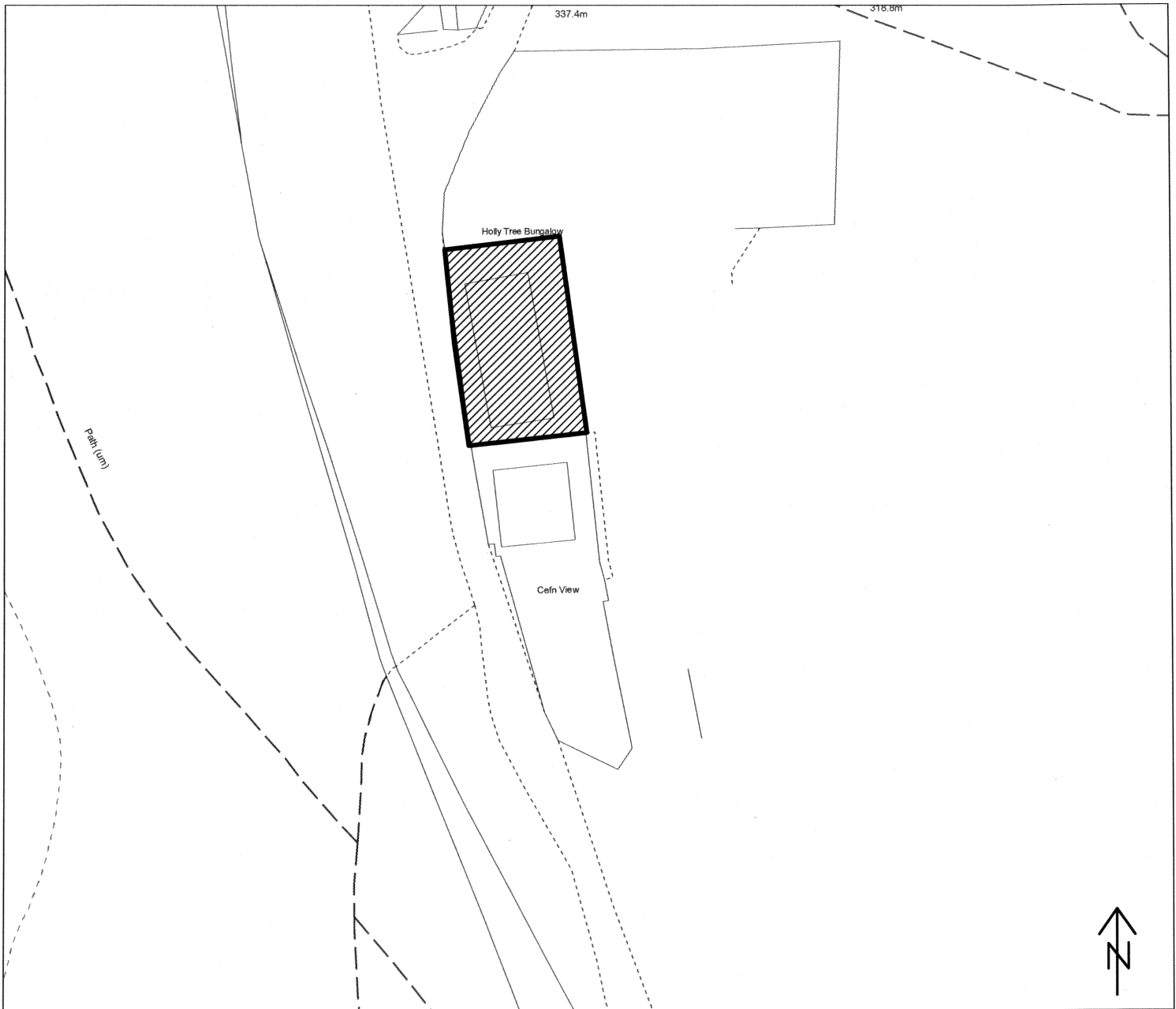
Settlement Boundary Review



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Regeneration Division



Site Number: 22

Site Name: Holly Tree, West Bank, Cwmtillery

Proposed Use: Residential

APPENDIX 5: SETTLEMENT BOUNDARY REVIEW

1. Site Ref No: 24

2. Site Name: Cefn View Bungalow, Top Rows, Cwmtillery

3. Proposal: Residential

4. Site Description: *(e.g. current use, condition, characteristics, shape, public footpath)*

The site is a rectangular piece of garden land located within the curtilage of Cefn View Bungalow. The site is located within a small hamlet, which comprises of 7 detached residential properties. The site is very rural in nature with open countryside to the far north, west and south of the site.

5. Boundary Type: *(e.g. Fence, trees, open)*

Hedgerow

6. Structures Present on Site: *(building / wall) Note size, type, location, condition etc.*

A small garden shed exists near the southern boundary.

7. Topography: *(e.g. steep, flat etc)*

The site is flat.

8. Access:

The site is accessed by a narrow track called West Bank.

9. Possible Constraints:

None.

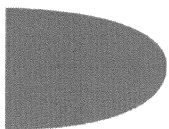
10. Adjacent Land-Uses: *(e.g. residential / commercial / agricultural)*

North and East – residential, South, West and far North - Countryside

11. Other Additional Information

12. Decision: Rural = outside settlement boundary

APPENDIX 5: SETTLEMENT BOUNDARY REVIEW



Date : 03/05/2011

Blaenau Gwent Local Development Plan

Scale : 1:800

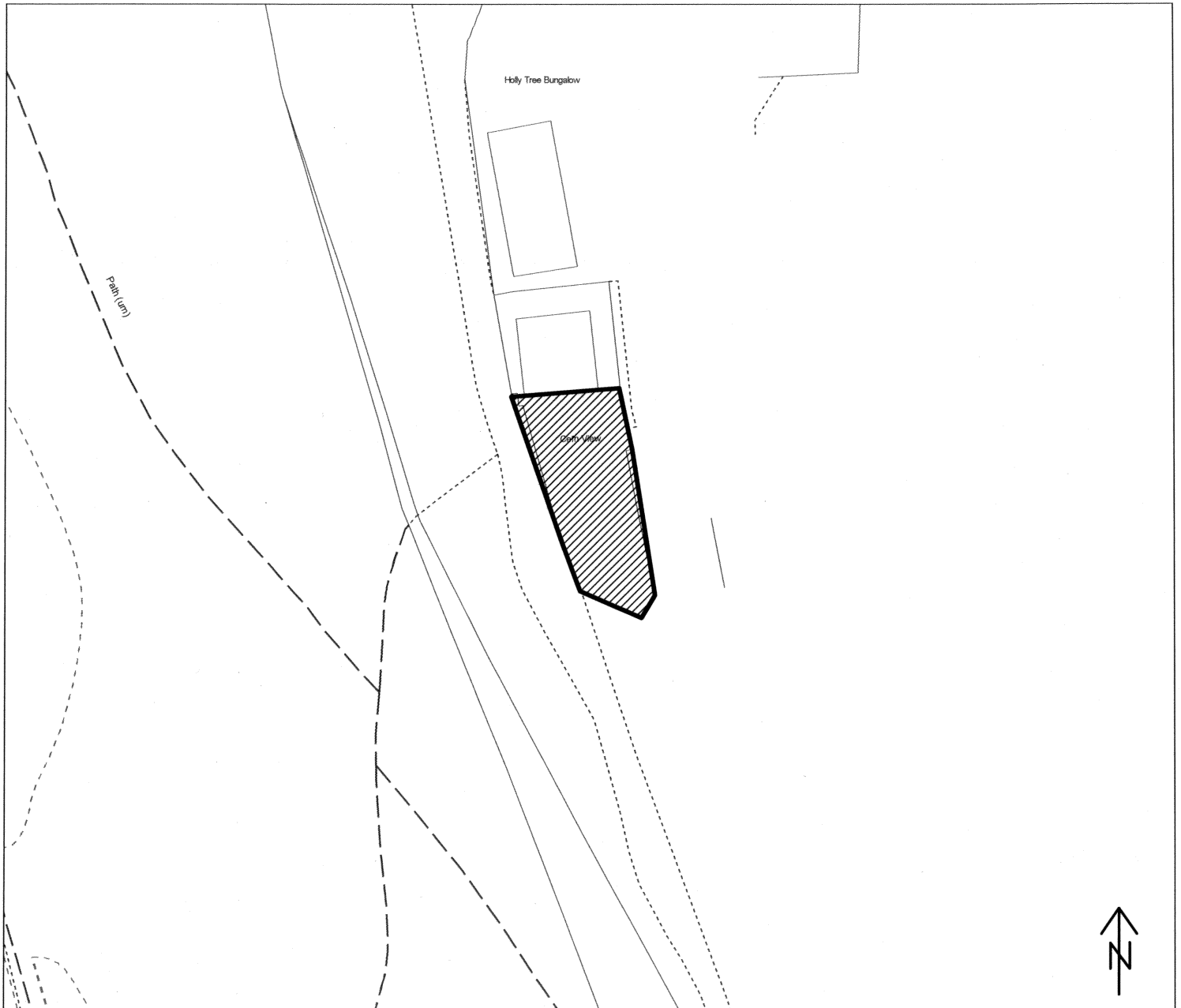
Settlement Boundary Review



Cyngor Bwrdeistref Sirol
Blaenau Gwent
County Borough Council

Regeneration Division

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Site Number: 24

Site Name: Cefn View Bungalow, Tops Row, Cwmtillery

Proposed Use: Residential

APPENDIX 5: SETTLEMENT BOUNDARY REVIEW

1. Site Ref No: 85

2. Site Name: Lewis Street, Swffryd (land adjacent to 168 and below Kier Hardie Terrace)

3. Proposal: Residential

4. Site Description: (e.g. current use, condition, characteristics, shape, public footpath)

The site is located at the end of Lewis Street, Swffryd. The site consists of a small number of poorly maintained tin shed garages. The site is in poor condition as it is the local dumping ground for abandoned vehicles and fly-tipping.

5. Boundary Type: (e.g. Fence, trees, open)

Open

6. Structures Present on Site: (building / wall) Note size, type, location, condition etc.

There are small number of poorly maintained tin shed garages located on site

7. Topography: (e.g. steep, flat etc)

Flat land

8. Access:

The site is located at the end of Lewis Street, adjacent to 168. The Highways Department identifies that Lewis Street is at capacity now; therefore it is difficult to envisage constructing a safe highway access to the site.

9. Possible Constraints:

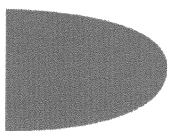
Presence of mature trees and site forms part of a valuable strategic wildlife corridor. Running parallel to the site, along the south eastern boundary is an access track which leads to the rear of properties on Kier Hardie Terrace.

10. Adjacent Land-Uses: (e.g. residential / commercial / agricultural)

South and East – Residential, North and West – open countryside

11. Other Additional Information

12. Decision: Rural – retain outside settlement boundary



Date : 03/05/2011

Blaenau Gwent Local Development Plan

Scale : 1:1000

Settlement Boundary Review

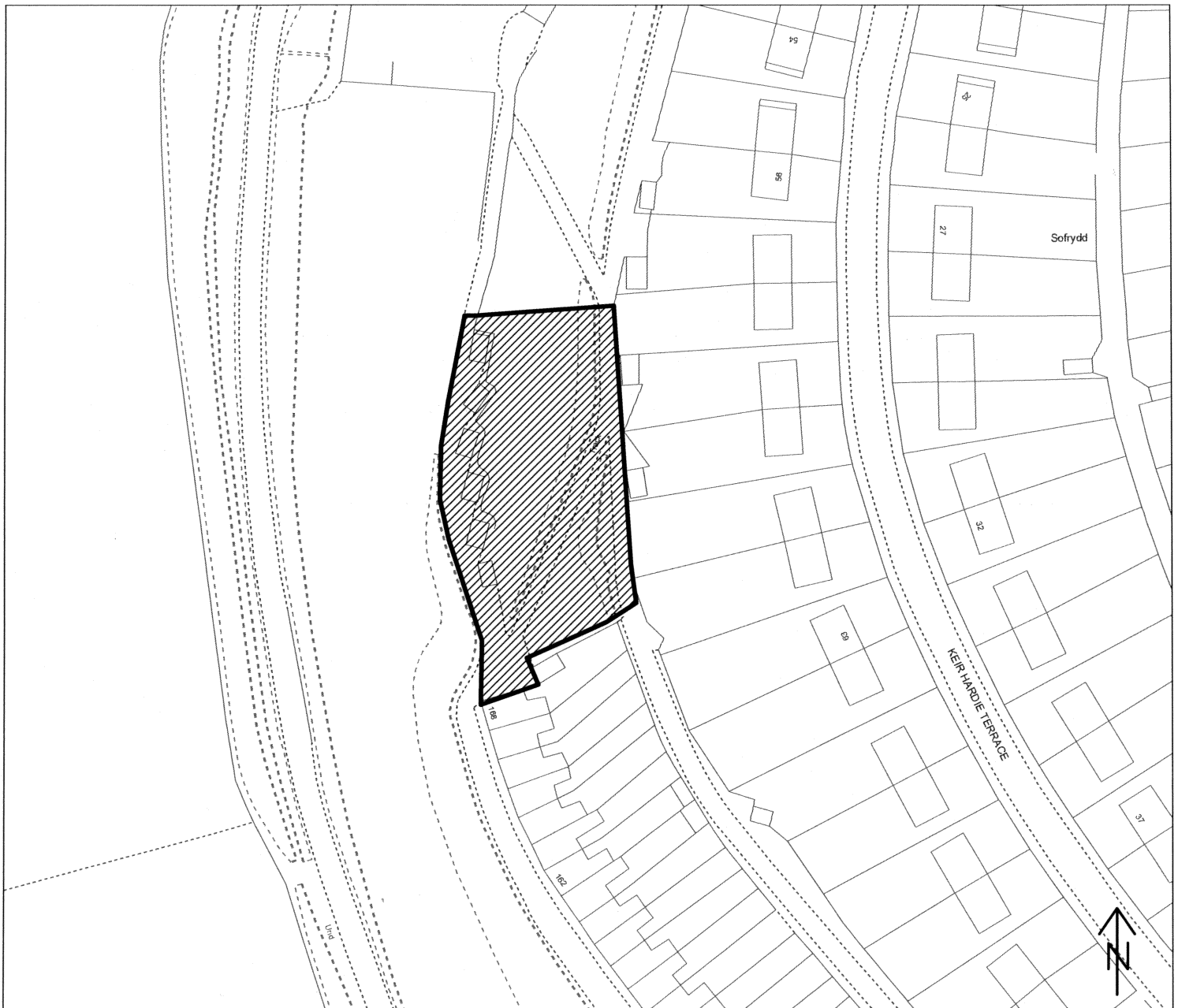


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Site Number: 85

Site Name: Lewis Street Swffryd

Proposed Use: Residential

APPENDIX 5: SETTLEMENT BOUNDARY REVIEW

1. Site Ref No: 226

2. Site Name: Land to the rear of Roch Street

3. Proposal: Residential

4. Site Description: *(e.g. current use, condition, characteristics, shape, public footpath)*

The site is a triangular piece of land, alongside a narrow track that leads to Roch Street. The site is split into two by a fence, from the western boundary to the middle is densely populated with trees, to the east is grazing agricultural land. The site is very rural in character.

5. Boundary Type: *(e.g. Fence, trees, open)*

Trees

6. Structures Present on Site: *(building / wall) Note size, type, location, condition etc.*

None

7. Topography: *(e.g. steep, flat etc)*

Steep

8. Access:

The site can be accessed via a narrow steep track; only one car can pass through at one time – view from Highways needed.

9. Possible Constraints:

Possible that there are two different owners of the site.

10. Adjacent Land-Uses: *(e.g. residential / commercial / agricultural)*

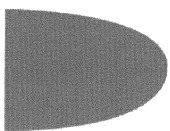
North and East – Agricultural South – Countryside and Forest West – Residential

11. Other Additional Information

Needs investigation into the ownership of land.

12. Decision: Rural = outside settlement boundary

APPENDIX 5: SETTLEMENT BOUNDARY REVIEW



Date : 03/05/2011

Blaenau Gwent Local Development Plan

Scale : 1:1250

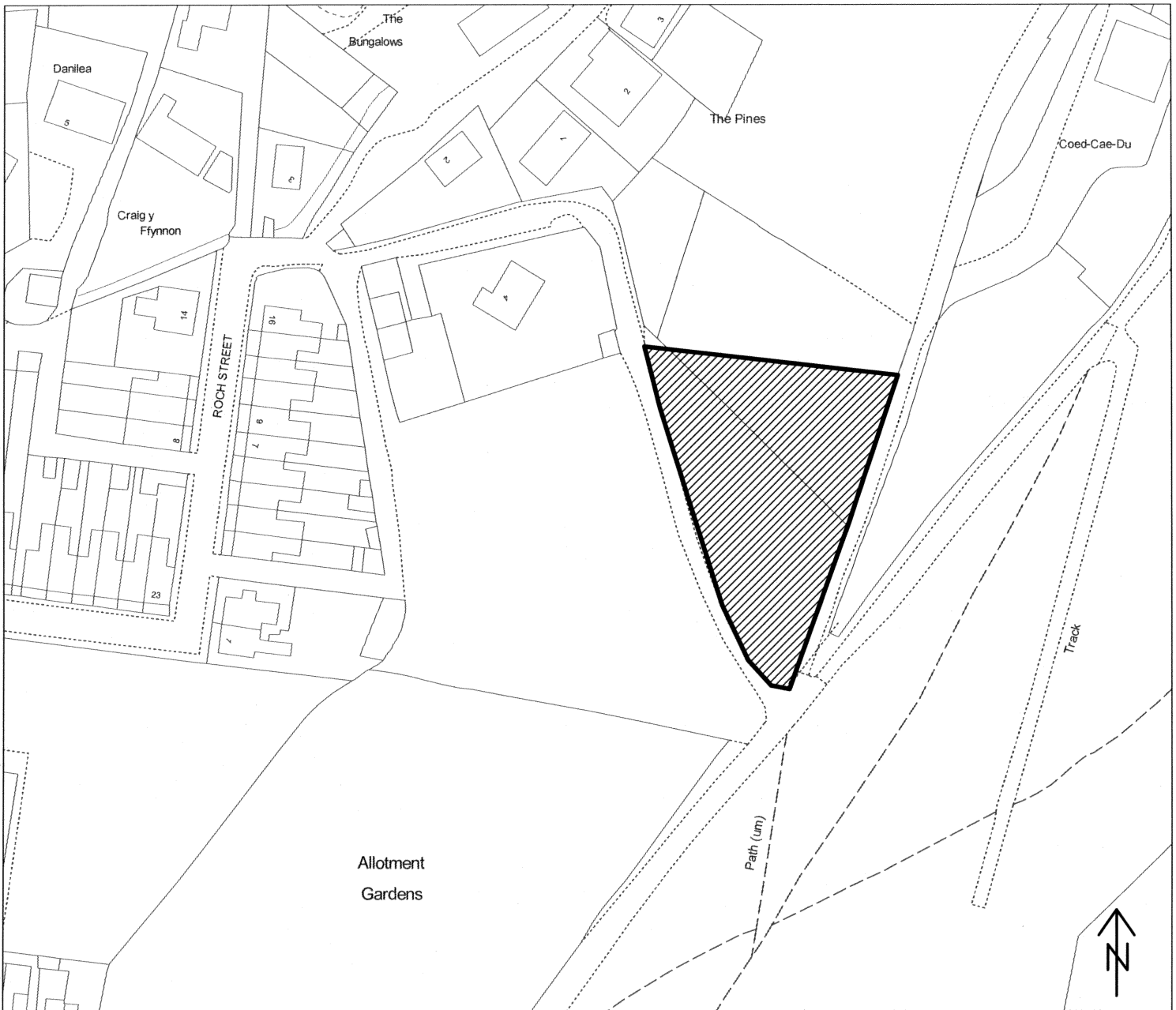
Settlement Boundary Review



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Site Number: 226

Site Name: Land to rear of Roch Street, Abertillery

Proposed Use: Residential

APPENDIX 5: SETTLEMENT BOUNDARY REVIEW

1. Site Ref No: 246

2. Site Name: Land opposite 91 Rectory Road, Swffryd

3. Proposal: Residential development

4. Site Description: (e.g. current use, condition, characteristics, shape, public footpath)

The site is a rectangular piece of land located on the edge of settlement in Swffryd. The site comprises of a concrete hard standing that is currently used as a car park.

5. Boundary Type: (e.g. Fence, trees, open)

Open, no boundary types

6. Structures Present on Site: (building / wall) Note size, type, location, condition etc.

None

7. Topography: (e.g. steep, flat etc)

Site is flat, however the land to the south is very steep

8. Access:

The site can be accessed from Lewis Street

9. Possible Constraints:

Pylon located on the north eastern boundary of the site.

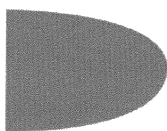
10. Adjacent Land-Uses: (e.g. residential / commercial / agricultural)

North and west – residential, east – community hall and to the south is open land

11. Other Additional Information

Could also consider including the hall into the urban boundary

12. Decision: Urban



Date : 03/05/2011

Blaenau Gwent Local Development Plan

Scale : 1:1000

Settlement Boundary Review

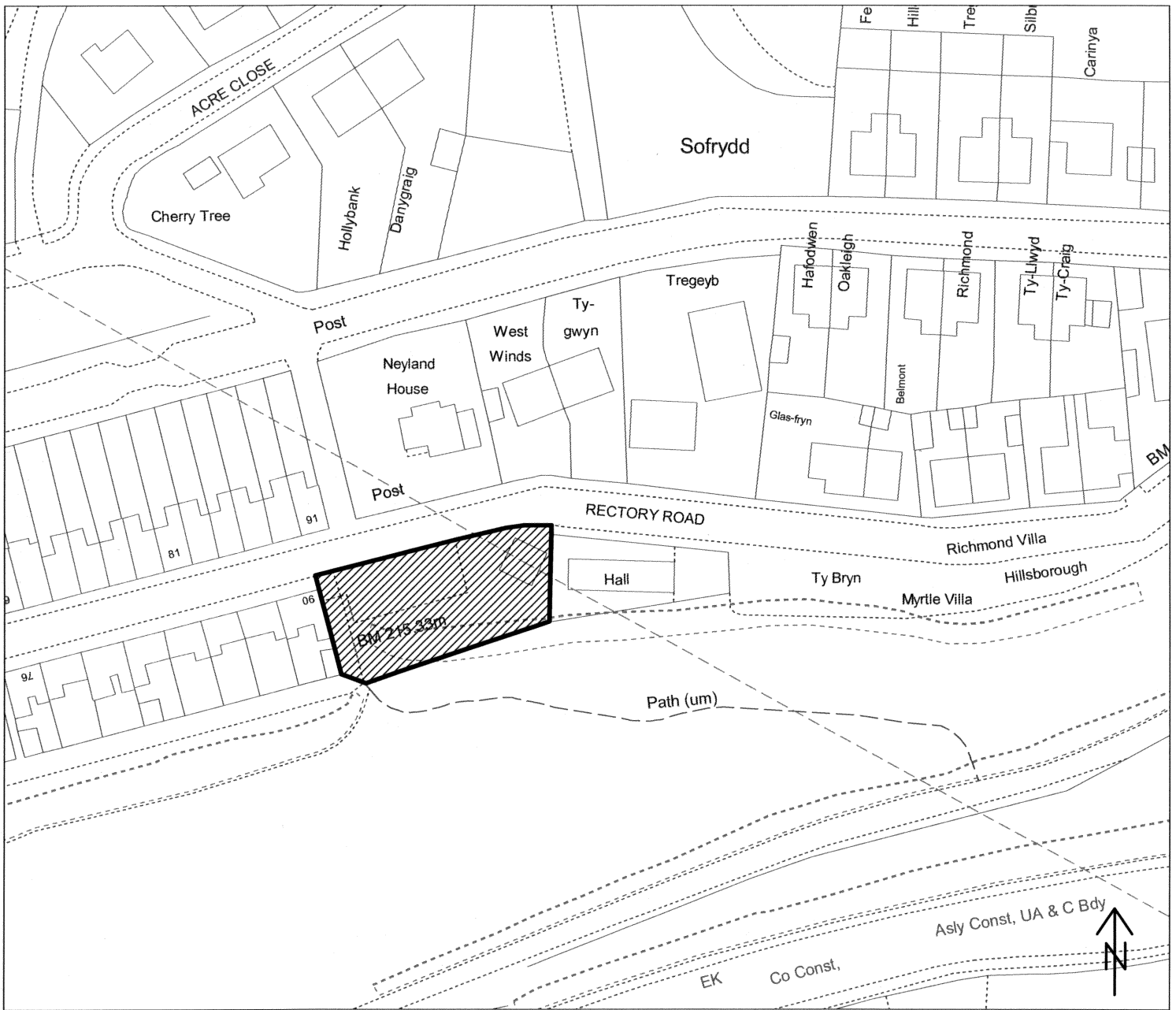


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Site Number: 246

Site Name: Land opposite 91 Rectory Road, Swffryd

Proposed Use: Residential

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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