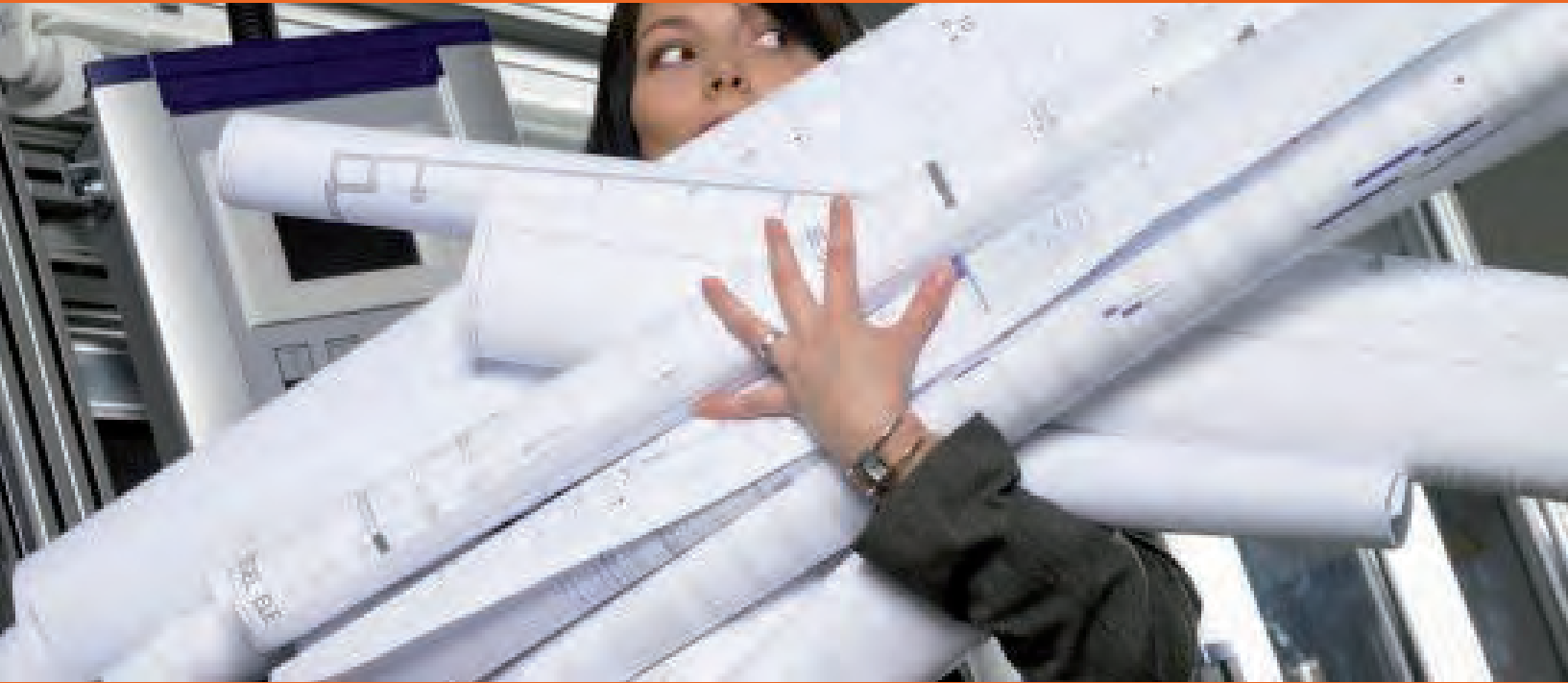


Blaenau Gwent County Borough Council
Cyngor Bwrdeisdref Sirol Blaenau Gwent



Findings of the Candidate Site Assessment Process

Canfyddiadau'r broses Aesu safle Ymgeisydd

Deposit Local Development Plan

Cynllun Adeneuo Datblygu Lleol

FINDINGS OF THE CANDIDATE SITE ASSESSMENT PROCESS

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FINDINGS OF THE CANDIDATE SITE ASSESSMENT PROCESS

FINDINGS OF THE CANDIDATE SITE ASSESSMENT PROCESS

1.0 INTRODUCTION

- 1.1 The purpose of this document is to outline the findings of the Blaenau Gwent candidate site process. This document should be read in conjunction with the Candidate Site Methodology Paper.

2.0 THE CANDIDATE SITE ASSESSMENT PROCESS

- 2.1 The Local Development Plan Manual advises that early consideration should be given to engagement with developers and landowners on potential sites to be included within the new LDP system, in order to avoid substantial numbers of additional sites coming forward at the examination stage.
- 2.2 In April 2007, the Council formally invited developers, landowners, agents, Council departments and others with an interest in land to submit sites they wished to be considered for development or reuse through the LDP, for a range of uses, including housing, employment, retail, leisure, waste, transport, open space and other community uses. The deadline for the submission of sites for inclusion in the LDP process was 19th December 2008.
- 2.3 In total 187 candidate sites ranging in size were submitted for consideration. These sites fall into the following categories:
- Sites promoted by private landowners and external agencies
 - Undeveloped existing Unitary Development Plan allocations
 - Sites identified by the Council

3.0 THE RESULTS OF THE CANDIDATE SITE ASSESSMENT PROCESS

- 3.1 The Council undertook a rigorous assessment of each of the candidate sites during 2008-2009. The assessment process reviewed 187 sites of 0.3 hectares or more. The candidate site assessment process is set out in the Candidate Site Methodology Paper. The results of the candidate site assessment process are outlined in Tables 1 and 2. The results of the assessment process for each site are contained in Appendix 1-4.
- 3.2 Table 3 lists the candidate sites that were not assessed. Table 3 sets out the reasons why the sites were not suitable for assessment through the candidate site assessment process.
- 3.3 The Council also undertook a settlement boundary review which reviewed 16 sites of less than 0.3 hectares. Table 4 outlines the results of the settlement boundary review. The results of the settlement boundary review process is set out in Appendix 5.

FINDINGS OF THE CANDIDATE SITE ASSESSMENT PROCESS

Table 1: Candidate Sites Approved

Site No.	Site Name	Proposed Allocation
A8	Trefil Quarry Extension	Minerals Extraction - Preferred Area of Search
A14	Tredegar Workshops (Business Park)	Employment
A15 (b)	Crown Business Park	Employment
A18	Sirhowy Infants School	Housing Commitment / Community Facility
A21	Corporation Yard	Housing Commitment
A25	Cartref Aneurin Bevan	Housing Allocation
A26	Greenacres	Housing Allocation
A30	Crown Business Park (G)	Employment
A36	Land adjacent to Chartist Way	Housing Allocation
A37	Peacehaven	Housing Commitment
A39	Parc Bryn Bach	Tourism Land Reclamation
A45	Jesmondene Stadium, Cefn Golau	Housing Allocation
A43	Business Resource Centre, Tafarnaubach	Housing Allocation
A47	Park Hill	Housing Commitment
A51	Chartist Way	Leisure
B5	Land at Rhyd-y-Blew	Mixed Use (Housing)
B7	Bryn Serth	Mixed Use (Employment)
B8	Blue Lake, Waun-y-Pound	Mixed Use (Housing)
B13	Rhyd y Blew	Mixed Use (Employment)
B26	Rassau Extension East	Employment
B27	Rassau	Employment
B31	Waun-y-Pound	Waste / Employment
B32	Garden Festival Site A	Employment
B34	Marine Colliery	Employment
B44	Willowtown Junior and Infants School	Residential
B47	Silent Valley	Waste
B48	Market Street, Ebbw Vale	Retail
B51	Pennant Street (Phase 2)	Land Reclamation
B53	Eastern Valley Slopes	Leisure and Tourism
B54	Garden Festival	Leisure and Tourism
B55	Blue Lakes	Leisure and Tourism
C6	Former Garnfach School Site	Housing Allocation
C8	Hafod Dawel Site, Hospital Road	Housing Allocation
C12	Land to the North of Winchestown	Housing Allocation
C14	Land to the west of Recreation Ground, Chapel Road	Housing Allocation
C17	Factory Road	Housing Commitment
C19	North of Rising Sun Industrial Estate	Employment
C20	Cycle Track – Clydach Gorge & Blaina/Beaufort Track	Cycle Route
C22	Acquisition of NMC Factory	Mixed Use
C23	Crawshay House, Greenland Road	Housing Allocation
C25	Brynmaur Infants School and Old Griffin Yard	Housing Allocation
C27	Railway trackbed between Waunavon & Brynmaur	Safeguarding of Railway Infrastructure
C29	Cwmcraehen Lower	Land Reclamation
C32	NMC Factory, Blaina Road	Mixed Use

FINDINGS OF THE CANDIDATE SITE ASSESSMENT PROCESS

Site No.	Site Name	Proposed Allocation
C39	Land to the East of Blaina Road	Housing Allocation
C40	Extension to Cwmcraehen Site	Gypsy & Traveller Accommodation
C49	Nantyglo and Roundhouse Towers	Leisure and Tourism
D10	Tirpentwys Cut	Minerals Extraction - Preferred Area of Search
D11	Six Bells Former Colliery Site – Lower Plateau	Education
D13 a	Six Bells Colliery Site Upper Plateau	Housing Allocation
D18	Llanhilleth Pit Head Baths	Land Reclamation
D20	Hillcrest View, Cwmtillery	Housing Allocation
D21	Former Mount Pleasant Court, Brynithel	Housing Allocation
D22	Roseheyworth Business Park	Employment
D23	Warm Turn	Housing Allocation
D24	Rear of Farm Road, Soffryd	Housing Allocation
D25	Roseheyworth Comprehensive	Housing Allocation
D30	The Quarry adjacent to Cwm Farm Road	Housing Allocation
D32	Cwmtillery Lakes	Leisure and Tourism

FINDINGS OF THE CANDIDATE SITE ASSESSMENT PROCESS

Table 2: Candidate Sites Rejected

Site No.	Site Name	Proposal	Principle Reason for Refusal
A4	Former Gas Holder Station, Vale Terrace	(1) Residential (2) Mixed Use	Questions remain over whether the site is developable due to the cost of remediation works
A5	Northern Boundary to Bryn Pica Housing Estate	Residential	The site is partly included in the settlement boundary
A6	Land opposite Hunts Lodge	Residential	The site is not acceptable due to biodiversity, countryside and landscape constraints
A7	Rear of Factories and Pochin House	Residential	The site is not acceptable due to highways, biodiversity, countryside and landscape constraints
A10	The Rhyd, Peacehaven	Residential	The site is not acceptable due to highways, biodiversity, countryside and landscape constraints
A11	Tredegar Ambulance Station	Residential	The site is not deliverable and viable
A12	North Side of Merthyr Road	Residential	The site is a small site and can only accommodate less than 10 dwellings
A13	Land to the North of Bryn Rhosyn	Residential	The site has ground stability problems which makes the site unviable. The site is a small site and can only accommodate less than 10 dwellings
A16	Tyr Morgan Hywel Farm, Nantybwich	Residential	The site is not acceptable due to highways, biodiversity, countryside and landscape constraints
A19	Waundeg Housing Site	(1) Residential (2) Community Facility	The site is subject to housing stock transfer and therefore there is uncertainty about the future of the site
A20	Lower Mount Pleasant, Georgetown	Residential	The site is not acceptable due to highways and biodiversity constraints
A22	Land at Sirhowy	Residential	There are ground instability problems and mine shafts that make the site unviable
A23	Land adjacent to Bryn Rhosyn	Residential	There are ground instability issues. The site is a small site and can only accommodate 3 or 4 dwellings
A24	Land at Golwg-y-Mynydd	Residential	The site is not acceptable due to biodiversity, countryside and landscape constraints
A27	Mile End Field, Georgetown	Residential	The site is not acceptable due to highways, biodiversity, countryside and landscape constraints
A28	Land at Rear of Cripps Avenue, Cefn Golau	Residential	The site is subject to housing stock transfer and therefore there is uncertainty about the future of the site
A29	Crown Business Park (B)	Employment	The site is wholly located within flood zone C2 and is of ecological value
A31	Tafarnbach West	Employment	This site is protected under the Employment Protection Area policy

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Site No.	Site Name	Proposal	Principle Reason for Refusal
A32	Tafarnaubach Central	Employment	This site is protected under the Employment Protection Area policy
A33	Tafarnaubach North	Employment	This site is protected under the Employment Protection Area policy
A34	Tafarnaubach East	Employment	This site is protected under the Employment Protection Area policy
A35	Tafarnaubach South	Employment	This site is protected under the Employment Protection Area policy
A38	Crown Avenue East	Employment	The site is currently operation as an industrial business
A40	Land adjacent to Bevans Avenue	Community Facility	No need has been identified for a community facility in this area
A41	Land adjacent to Dukestown Cemetery	Residential	The site is not acceptable due to highways, biodiversity, countryside and landscape constraints
A44	Fairview Field, Nantybwhch	Residential	The site is not acceptable due to highways, biodiversity, countryside and landscape constraints
A46	Land to the South of Bevans Avenue	Residential	The site is not acceptable due to highways constraints
A48	Hill's Bus Depot	Residential	The site has been considered in conjunction with candidate site A28 - the site is subject to housing stock transfer and therefore there is uncertainty about the future of the site
A49	Commercial Street	Retail	The retail need identified will be met through the vacant properties in the town centre
B1	Adjacent to Wrekin Site, Aberbeeg	Residential	The site is not acceptable due to highways, biodiversity, countryside and landscape constraints. The site is also partly located in flood zone C2 – residential development is not acceptable in this flood zone
B2	Rear of New Cwm Terrace, Cwm	Residential	The site is not acceptable due to biodiversity and countryside and landscape constraints
B3	Rear of New Cwm Terrace, Cwm	Residential	The site is not acceptable due to biodiversity and countryside and landscape constraints
B6	Land adjoining Rassau Ind. Est., Carno	Residential	The site is not acceptable due to highways, biodiversity, countryside and landscape constraints.
B9	Land at Bryn-y-Gwynt	Residential	The site is not acceptable due to biodiversity and countryside and landscape constraints
B10	Drysiog Farm	Residential	The site is not acceptable due to highways, biodiversity, countryside and landscape constraints.
B11	Land off Parkhill Crescent	Residential	The site is not acceptable due to biodiversity and countryside and landscape constraints
B12	Land off Pant-y-Fforest	Residential	The site is not acceptable due to biodiversity and countryside and landscape constraints
B15	Land Surrounding Wetlands	Residential &	The site is not acceptable due to

FINDINGS OF THE CANDIDATE SITE ASSESSMENT PROCESS

Site No.	Site Name	Proposal	Principle Reason for Refusal
	Building, Festival Park	Parkland	biodiversity and countryside and landscape constraints
B16	Lakeside Car Park, Festival Park	Residential	The site is not acceptable due to biodiversity and countryside and landscape constraints. The site is also located in flood zone C2 – residential development is not acceptable in this flood zone
B17	Former site of Tropical Plant House, Festival Park	Residential	The site is not acceptable due to highways constraints
B18	Cwm Slopes, Festival Park	Residential	The site is not acceptable due to highways, biodiversity, countryside and landscape constraints. The site is also predominantly located in flood zone C2 – residential development is not acceptable in this flood zone
B19	Vacant site adjacent to Respite Care Centre, Festival Park	Residential	The site is not acceptable due to countryside and landscape constraints. The site is also predominantly located in flood zone C2 – residential development is not acceptable in this flood zone
B20	Highlands Road, Beaufort	(1) Residential (2) Local Nature Reserve	The site is not acceptable for residential development due to biodiversity constraints. The site has been left as open space outside the settlement boundary
B21	Waunlwyd School	Residential	The site is a small site and can only accommodate 6 or 8 dwellings
B23	Land at Park View, Beaufort	Residential	The site is not acceptable due to highways, biodiversity, countryside and landscape constraints.
B24	Land adjacent to the Castle, Rassau	Residential	The site is not acceptable due to biodiversity, countryside and landscape constraints.
B25	Rassau Extension West	Employment	The site is not acceptable due to highways, biodiversity, countryside and landscape constraints.
B28	Rassau Platform H	Employment	The site is not acceptable due to highways and biodiversity constraints.
B29	Waun-y-Pound North	Employment	This site is protected under the Employment Protection Area policy
B30	Waun-y-Pound Central	Employment	This site is protected under the Employment Protection Area policy
B33	Garden Festival Site C	Employment	This site is protected under the Employment Protection Area policy
B35	Nant-y-Croft, Rassau	Housing	The site is not acceptable due to biodiversity, countryside and landscape constraints.
B37	Froes-y-Barcl, Llangynidr Road	Residential	The remaining land equates to 0.2 ha and is classed as a small site. The owner of the land also confirmed that she did not want the land included in the Deposit LDP

FINDINGS OF THE CANDIDATE SITE ASSESSMENT PROCESS

Site No.	Site Name	Proposal	Principle Reason for Refusal
B39	Gas Holder Site	Retail	The retail need identified will be met through the vacant properties in the town centre
B40	Rassau Estate Road	Retail	The site is not acceptable due to biodiversity, countryside and landscape constraints.
B41	Land to Rear of Glyndwr Road, Rassau	Residential	The site is not acceptable due to highways, biodiversity, countryside and landscape constraints.
B49	Land at Rhyd-y-Blew	Retail	The retail need identified will be met through the vacant properties in the town centre
C1	Land at Upper Coed Cae, Nantyglo	Residential	Part of the site has been considered in the settlement boundary review
C2	Land East of Pant View Houses, Coed Cae	Residential	The site is not acceptable due to highways and biodiversity constraints
C3	South of Rising Sun Ind. Est	Residential	The site is not acceptable due to biodiversity, countryside and landscape constraints. The viability of this site is also questionable due to the high costs associated with resolving the ground conditions at this site
C4	Croesyceiliog Farm	Residential	The site is not acceptable due to biodiversity, countryside and landscape constraints.
C5	Southlands, Blaina	Residential	The site is not acceptable due to biodiversity, countryside and landscape constraints.
C9	Land adjacent to Gwaelodd-y-Gelli Farm	Residential	The site is not acceptable due to highways and biodiversity constraints. There is also a geophysical problem with the site.
C10	Former Gas Depot, Land west of A467	Residential	The site is not acceptable due to biodiversity constraints and the site is located predominantly within flood zone C2 where residential development is not acceptable
C11	Ffoesmaen Road, Upper Coed Cae	Residential	The site is not acceptable due to biodiversity constraints and countryside and landscape constraints
C13	Land to the South West of Waun Ebbw Road	Residential	The site is not acceptable due to highways, biodiversity, countryside and landscape constraints.
C15	Land North of Winches Row	Residential	The uncertainty with housing stock transfer, the requirements of Tai Calon and the questions over the site's viability.
C16	Rising Sun Upper	Employment	This site is protected under the Employment Protection Area policy
C18	Ben Ward's Field	(1) Residential (2) Tourism	(1)The site is not acceptable for residential use due to highways, biodiversity, countryside and landscape constraints. (2) The Regeneration department

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Site No.	Site Name	Proposal	Principle Reason for Refusal
			confirmed that the site is no longer required for tourism use
C24	Land to the Rear of Waunheulog, Winchestown	Residential	The uncertainty with housing stock transfer, the requirements of Tai Calon and highway constraints.
C26	Land at Pant View, Coed Cae	Residential	The uncertainty with housing stock transfer, the requirements of Tai Calon
C28	Adj to Blaen-y-Cwm School	(1) Employment (2) Leisure and Tourism	Questions over the site's deliverability
C29	Cwmcrachen Lower	Employment	This site is protected under the Employment Protection Area policy
C31	Land adjacent to Station Terrace, Nantyglo	Residential	The site is not acceptable due to highways, biodiversity, countryside and landscape constraints.
C36	BEWA Ltd, Noble Square Industrial Estate	Residential	The site is unacceptable due to its location on Noble Square Industrial Estate and its incompatibility with surrounding employment uses
C37	Land at Twyn Blaenant, Blaenavon Road	Residential	The site is not acceptable due to biodiversity constraints and the site is isolated from existing settlement
C38	Brynawelon, Nantyglo	Residential	The site is not acceptable due to highways, biodiversity constraints and the site is isolated from existing settlement
C41	Extension to Civic Amenity Site, Bourneville	Waste	The Waste department confirmed that the site is no longer required
D1	Ty Dan-y-Wal Road, West Bank, Cwmtillery	Residential	The site is not acceptable due to highways, biodiversity, countryside and landscape constraints.
D2	Former NCB Housing, Hafod-y-Coed	Residential	The site is not acceptable due to highways, biodiversity, countryside and landscape constraints.
D3	Below Regent Street & Adjacent to Oxford Place	Residential	The site is not acceptable due to highways, biodiversity, countryside and landscape constraints.
D4	Above Regent St & Continuation of Hyde Street	Residential	The site is not acceptable due to highways, biodiversity, countryside and landscape constraints.
D5	Llanhilleth Farm	Minerals Extraction	The site is not acceptable due to highways, biodiversity, countryside and landscape constraints.
D6	Land to the West of Lewis Street, Swffryd	Residential	The site is not acceptable due to highways, biodiversity, countryside and landscape constraints.
D7	South of Lewis Street, Swffryd	Residential	The site is not acceptable due to highways, biodiversity, countryside and landscape constraints.
D8	Argoed Farm, Aberbeeg	Residential	The site is not acceptable due to highways, biodiversity, countryside and landscape constraints.
D9	Quarry at the Gilfach Wen Farm, Six Bells	Residential	The site is not acceptable due to highways, biodiversity, countryside and landscape constraints.

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Site No.	Site Name	Proposal	Principle Reason for Refusal
D16	Brynhyfryd Junior School	Residential	Due to access constraints the site is only capable of accommodating 2 residential units on site
D17	Former Tyr Graig Junior Mixed & Infants School	Residential	The site is only capable of accommodating a few residential units on site
D18	Llanhilleth Pit Head Baths	Residential	The site is a small site and has planning permission for less than 10 units
D26	Greenmeadow Farm	Residential	The site is not acceptable due to highways, biodiversity, countryside and landscape constraints.
D27	Ty Pwdr / Greenmeadow Farm	Residential	The site is not acceptable due to biodiversity, countryside and landscape constraints.
D29	Land to the East of Bourneville Road	Residential	The site is not acceptable due to biodiversity, countryside and landscape constraints.
D32	Tesco Abertillery	Retail	The retail need identified will be met through the vacant properties in the town centre

Table 3 – Candidate Sites Not Assessed

Site No.	Site Name	Proposed Use	Reason not taken forward
A1	St. James Way	Open Space	It has not been necessary to designate any of the sites proposed for open space as they already fall into that category and will be protected under policy DM14 in the forthcoming LDP
A2	Southend Park	Open Space	It has not been necessary to designate any of the sites proposed for open space as they already fall into that category and will be protected under policy DM14 in the forthcoming LDP
A3	Ashvale Football Pitch	Open Space	It has not been necessary to designate any of the sites proposed for open space as they already fall into that category and will be protected under policy DM14 in the forthcoming LDP
A9	Trefil Quarry	Minerals Extraction	This is an existing quarry
A17	Sirhowy Woodlands	Community Woodland	It has not been necessary to designate any of the sites proposed for open space as they already fall into that category and will be protected under policy DM14 in the forthcoming LDP
A50	Vale Terrace	Land Reclamation	Detail is provided in the Environment Background Paper
B42	Frenchies Field, Badminton	Open Space	It has not been necessary to designate any of the sites proposed for open space as they already fall into that category and will be

FINDINGS OF THE CANDIDATE SITE ASSESSMENT PROCESS

Site No.	Site Name	Proposed Use	Reason not taken forward
			protected under policy DM14 in the forthcoming LDP
B43	Land to East of Prince Phillip Avenue, Beaufort	Open Space	It has not been necessary to designate any of the sites proposed for open space as they already fall into that category and will be protected under policy DM14 in the forthcoming LDP
B50	Ty Pwcca to Beaufort	Land Reclamation	Detail is provided in the Environment Background Paper
B52	Land west of Bryn Serth	Land Reclamation	Detail is provided in the Environment Background Paper
C7	Land north of Banna Park	Car Park	An existing need for local car parking is not a strategic issue to be addressed by the Local Development Plan. The issue of a need for car parking in this area has been passed to the highways division to address.
C20	Clydach Gorge & Blaina/Beaufort Trach	Cycle Track	This cycle route is identified as part of the strategic community cycle network. (T1.9)
C21	Second Access from Clydach Street / Aneurin Place	Access Road	This proposed highway link is not identified as a highway scheme in the Council's current highways programme nor is it identified in the Regional Transport Plan.
C30	Land adjacent to Farm Road, Nantyglo	Open Space	It has not been necessary to designate any of the sites proposed for open space as they already fall into that category and will be protected under policy DM14 in the forthcoming LDP
C33	Land adjacent to Warwick Road	Open Space	It has not been necessary to designate any of the sites proposed for open space as they already fall into that category and will be protected under policy DM14 in the forthcoming LDP
C42	Ty Pwcca, Beaufort	Land Reclamation	Detail is provided in the Environment Background Paper
C43	Caban Gwyn	Land Reclamation	Detail is provided in the Environment Background Paper
C44	Racehorse-Brynmawr-Clydach	Land Reclamation	Detail is provided in the Environment Background Paper
C45	Blaenavon Road	Land Reclamation	Detail is provided in the Environment Background Paper
C46	Blaenant Farm	Land Reclamation	Detail is provided in the Environment Background Paper
C47	West of Aneurin Crescent	Land Reclamation	Detail is provided in the Environment Background Paper
C48	Blaina Plastics Site	Land Reclamation	Detail is provided in the Environment Background Paper
D12	Warm Turn, off Aberbeeg Road, Six Bells	Open Space	It has not been necessary to designate any of the sites proposed for open space as they already fall

FINDINGS OF THE CANDIDATE SITE ASSESSMENT PROCESS

Site No.	Site Name	Proposed Use	Reason not taken forward
			into that category and will be protected under policy DM14 in the forthcoming LDP
D15	Turkey Trot	Pathway	The Local Development Plan only identifies the strategic community cycle route network and therefore does not identify this particular link.

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Table 4: Settlement Boundaries Approved

Site ID	Site Name	Proposal
83	Land off Highlands Road, Beaufort	Protection of site from development
245	Land at rear of Stonebridge Road, Rassau	Extension to garden areas
5	Land at 16 Club Row, Blaina	Residential
13	Land at Caddicks Row, Cwmcelyn, Blaina	Residential
14	Whimbery Row, Nantyglo	Residential
225	Land at rear of Dol-y-Garn Farm	Residential
246	Land opposite 91 Rectory Road, Swffryd	Residential

For further information please contact:

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