Blaenau Gwent County Borough Council

Local Development Plan

Hearing Session 7: Employment and Mixed Use Sites

Thursday 28 June 2012

Examination 2012

Blaenau Gwent County Borough Council Submission

Examination Statement Reference No:	ES7.1
Submission date:	15th June 2012

In the case of Bryn Serth, this is a privately owned site and is not dependent on public sector funding. The site benefits from outline planning permission and relies on the private sector for implementation. The site is included in the proposed enterprise zone and can benefit from th

3. Is it necessary to amend the site designation of MU1 including on the Proposals Map to identify green links? Are the boundaries of this site appropriately drawn?

Is it necessary to amend the site designation of MU1 including on the proposals Map to identify green links?

It would not be appropriate to include this level of detail on the proposals map. The Ebbw Vale Sustainab

Tredegar

Proposed Sites for LDP Deposit Plan					
A21	Corporation Yard	20	57	77	12

The table above identifies the best performing housing sites in the Tredegar Area. The sites in yellow performed well against the assessment but have issues which mean they are not being taken forward. The sites in orange have been taken forward into the LDP but may not be allocated at the higher density figure or may now be listed as a housing commitment rather than an allocation.

A21 – Corporation Yard: This site now has planning permission and so is allocated as a housing commitment in the LDP.

A45 – Jesmondene Stadium: Part of the site, the brownfield area of land has been allocated for housing only.

A19 – Waundeg Housing Site: This site is subject to stock transfer and therefore there is uncertainty as to what will happen with the site.

A22 – Land at Sirhowy: There are instability problems and mine shafts that make the site unviable.

A4 – Former Gas Holder Station: Although it was agreed that this was a good site, it does have contamination issues and has not come forward in a good economic climate it is considered appropriate for the site to be not taken forward.

A23 – Land adjacent to Bryn Rhosyn: There are ground instability problems with this site that makes the site unviable.

A11 – Tredegar Ambulance Station: There is uncertainty as to whether the ambulance service will be closing this building – at present cannot confirm either way.

A28 – Land at Cripps Avenue: This site is subject to stock transfer and therefore there is uncertainty as to what will happen with the site.

A12 – North side of Merthyr Road: outline planning permission pending

A13 – Land to the North of Bryn Rhosyn: There are ground instability problems with this site

A46 - Land South of Bevans Avenue: It is difficult to envisage how access can be achieved at this site. There are 2 possible means of access to the site – Ashvale Football Club and the end of the cul-de-sac of Bevan Avenue. Ashvale Football Club – applicant has not

A36 - Adj Chartist Way:

Upper Ebbw Fach Area

Sites taken out at stage 2 assessment	
C1	Land at Upper Coed Cae, Nantyglo
C2	Land east of Pant View Houses, Coed Cae
C4	Croesyceiliog Farm
C9	Land adjacent to Gwaelodd-y-Gelli
C10	Former Bus Depot, Land west of A467, Blaina
C11	Ffoesmaen Road, Upper Coed Cae
C31	Land adjacent to Station Terrace, Nantyglo
C36	BEWA (UK) Ltd, Noble Square Industrial Estate
C37	Land at Twyn Blaenant, Blaenavon Road, Brynmawr
C38	Brynawelon, Nantyglo

The table above identifies the best performing housing sites in the Upper Ebbw Fach Area. The site in yellow performed well against the assessment but has issues which mean it is not being taken forward.

C26 – Land at Pant View, Coed Cae: This site is subject to stock transfer and therefore there is uncertainty as to what will happen with the site.

Lower Ebbw Fach Area

Proposed Sites for Deposit LDP					
D13a	Six Bells Colliery Site	23	49	72	60
D23	Warm Turn	16	49	65	32
D25	Roseheyworth Comprehensive	16	45	61	33
D21	Former Mount Pleasant Court, Brynithel	16	45	61	18
D30	Quarry Adj to Cwm Farm Road	16	45	61	22
					165
D20	Hillcrest View	16	41	57	22
AS (N) 21	Ty Pwdr	8	39	47	
Sites taken out at stage 2 assessment					
D1	Ty Dan-y-Wal Road, West Bank, Cwmtillery				
D2	Former NCB Housing, Hafod-y-Coed				
D6	Land to the west of Lewis Street, Swffryd				
D7	South of Lewis Street, Swffryd				
D8	Argoed Farm, Aberbeeg				
D9	Quarry at the Gilfach Wen Farm, Six Bells				
D16	Brynhydryd Junior School				
D17	Former Tyr Graig Junior Mixed & Infants School				
D24	Rear of Farm Road				
D26	Greenmeadow Farm (UDP Allocation H2 (10))				
D27	Ty Pwdr / Greenmeadow Farm (UDP Allocation H2 (35))				
D29	Land to the east of Bournville Road, Blaina				

The table above identifies the best performing housing sites in Lower Ebbw Fach. The site highlighted in orange has been taken forward into the LDP because planning permission has been granted.

D20 – Hillcrest View: Planning permission has been granted.