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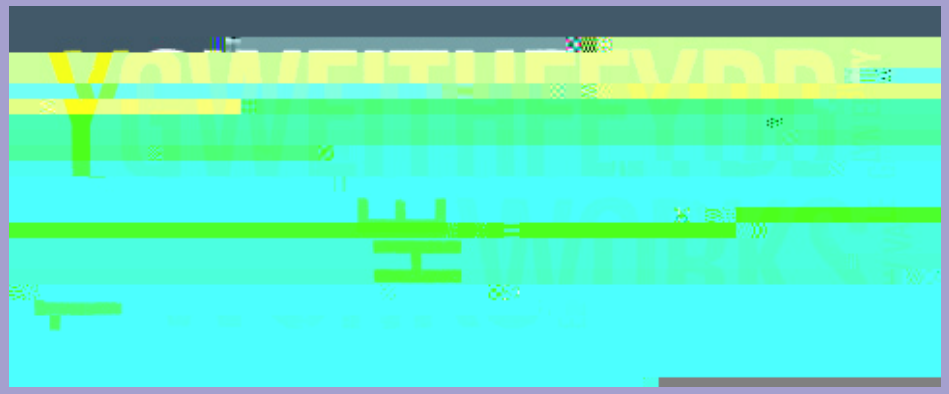
SUPPLEMENTAR PLANNING GUIDANCE - OCTOBER 2013



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framework for regenerating the area with a focus on 5 priority themes:

- An attractive and well-used natural, historic environment;
- A vibrant economic landscape offering new opportunities;
- A well-educated, skilled and healthier population;
- An appealing and coherent tourism and leisure experience; and
- Public confidence in a shared bright future.

2.7 The development of The Works site offers the opportunity to support the themes above for Ebbw Vale. The illustrations set out in this guidance note are aimed at delivering key components of the strategy. It builds on the principles of improving access to education, healthcare, amenities and employment for both the existing and new communities, for example, with the new Learning Zone, Local General Hospital, Central Valley Wetland Park, Arts Centre, Leisure Centre and business that form part of the scheme.

LOCAL CONTEXT

Blaenau Gwent Local Development Plan (LDP) (November 2012)

2.8 The Blaenau Gwent Local Development Plan was formally adopted on the 22nd November 2012. This Plan supersedes the Blaenau Gwent Unitary Development Plan.

2.13 Under principle 5, the aim is to:
Drive the transformational project forward and promote the changes and opportunities widely to maximise the benefits for the entire Borough.

3.0 SITE CONTEXT

3.1 ‘The Works’ runs along the bottom of the Ebbw Valley to the South East of Ebbw Vale town centre. It is about 3 kilometres from north to south and half a kilometre from east to west. To the north, the site is bounded by residential developments with a mixture of traditional and more modern properties. The B4486 Steelworks Road bounds the site to the east and separates the site from the largely undeveloped hillside with the exception of Ty Llwyn Village and Cwm Draw employment area.

3.2 The site tapers at its southern end and terminates just north of the A4046. Victoria Business Park bounds the south-western border of the site. The A4046 Ebbw Vale bypass runs at a high level along the majority of the western boundary of the site.

Topography

3.3 There are distinct level changes between the site and its surroundings on all sides either resulting frot69 -2.4alhangw [()2(s)4(t)2(e)10(d(T)-583MC CS1 l)4(hang)a2w [()2(s)4(te19 Tw

Terminus Rail Station

4.19 The Terminus Station is located to the south of the General Offices. This will maximise the proximity of the station to the town centre and the Learning Campus.

4.20 The detailed design of the Terminus Rail Station will need to respond to the setting of the General Offices (a listed building) and Central Valley Wetland Park.

4.21 Appendix 4 sets out the extent of land developed and land remaining including details of site area and where possible the estimate number of houses.

DESIGN REQUIREMENTS

5.1 The 2007 and 2010 Masterplan Design and Access Statement and parent documents provided detailed guidance on the design concepts and principles of development at The Works site. This section draws on this detail and identifies the key design requirements relative to the further development of the site.

5.2 The key design principles are formulated under the following headings:

- Character
- Movement & Access
- Community Safety
- Environment Sustainability

The key urban design principle s include:

- Creating a permeable network of streets and reflecT.96 Tm -4(reet)-15(s an)(n)-1s( )]TJ ET551 Tf -

Table 1: Description, Land Use and Development Requirements of each of the Character Areas

Views and Vista

5.6 A key aim of the

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6.8 Further advice on affordable housing requirements is contained in the Authority's adopted Supplementary Planning Guidance on Planning Obligations.

Biodiversity and Landscape

6.9 The ecological assessment prepared for the 2010 Masterplan update concluded that there are no sites designated for their nature conservation importance within the site or immediate surrounds, although there are a number of habitats and species significant to the scheme.

6.10 Development proposals should have regard to the approved Strategic Landscape and Biodiversity Management Plan. Proposals will need to demonstrate that they contribute to biodiversity enhancement through the use of tree and shrub planting, use of grassland and wetland features as appropriate. Clear linkages need to be made with the surrounding identified habitats along with the creation of niches for birds, bats etc.

Contamination

6.11 The reclamation phase of the Regeneration of The Works Site comprised the removal of hard obstructions to a depth of 1.5m below finished ground level. Materials excavated were graded and/or crushed to an appropriate engineering specification and re-engineered in controlled layers. Areas of hydrocarbon contamination identified across site were removed and treated where possible using a bio-remediation process. Where materials were deemed untreatable, they were removed off-site and disposed of at a suitable licensed facility. Following the remediation w T* [(dep2(or)8(t1(y)14(.)2m)-3(u)6e)16(er)73 0 Td [(hed)14(o)10(1nt)2

Site Environmental Management Plan

Energy Efficiency / Carbon Reduction

6.14 An Energy Strategy has been prepared for the Design and Access Statement Masterplan (2010) approach to energy.

6.15 As demonstrated in policy SP1 and MU2 of the LDP, the overall aspiration for the site is to incorporate high standards of design and for development to be built to higher than nationally required standards.

6.16 Planning Policy Wales Edition 5 requires residential development to meet the Code for Sustainable Homes Level 3 and obtain the 1 credit under issue Ene1 - Dwelling Emission Rate.

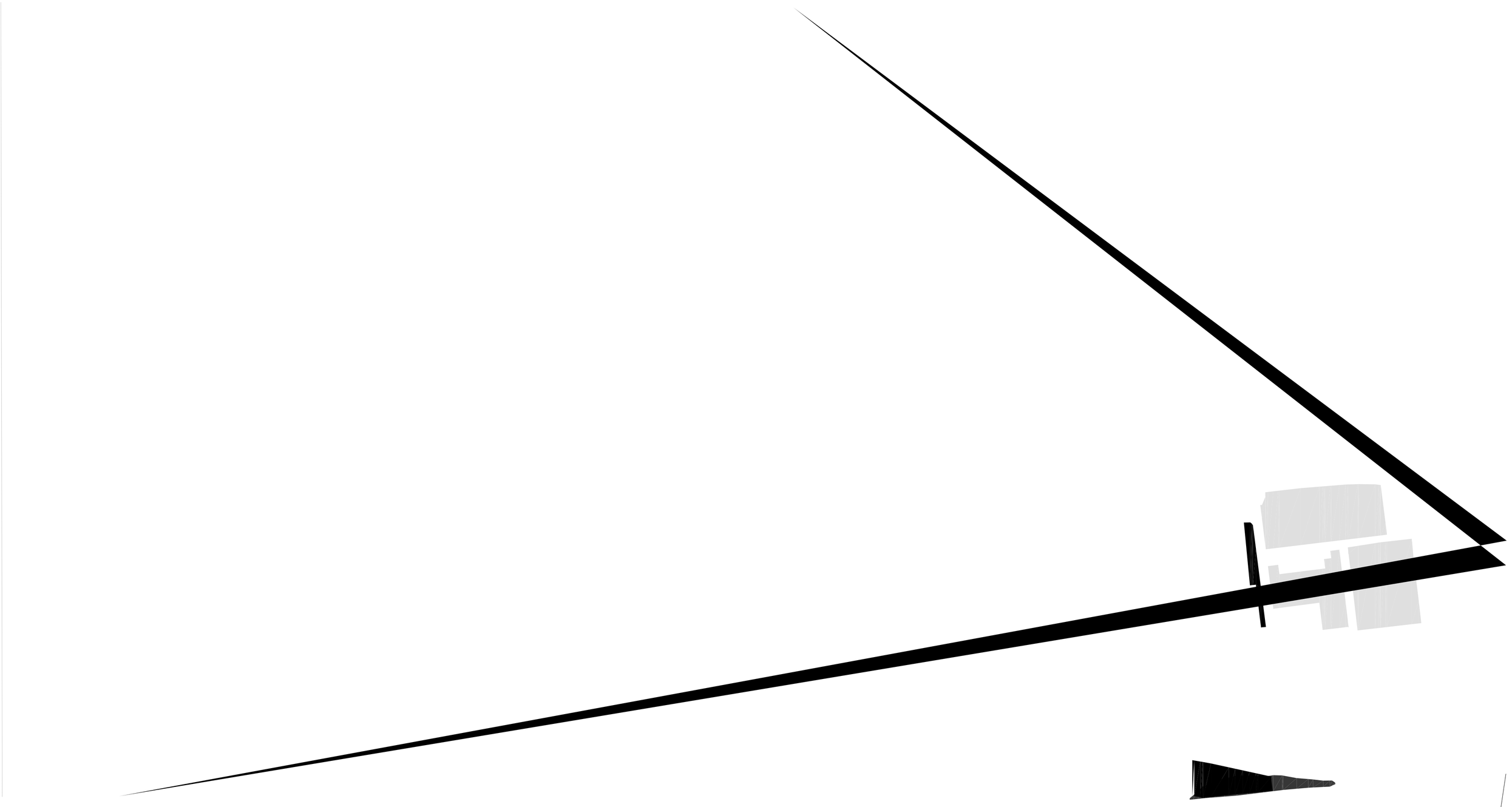
CREATE A NETWORK OF SUSTAINABLE VIBRANT
VALLEY COMMUNITIES

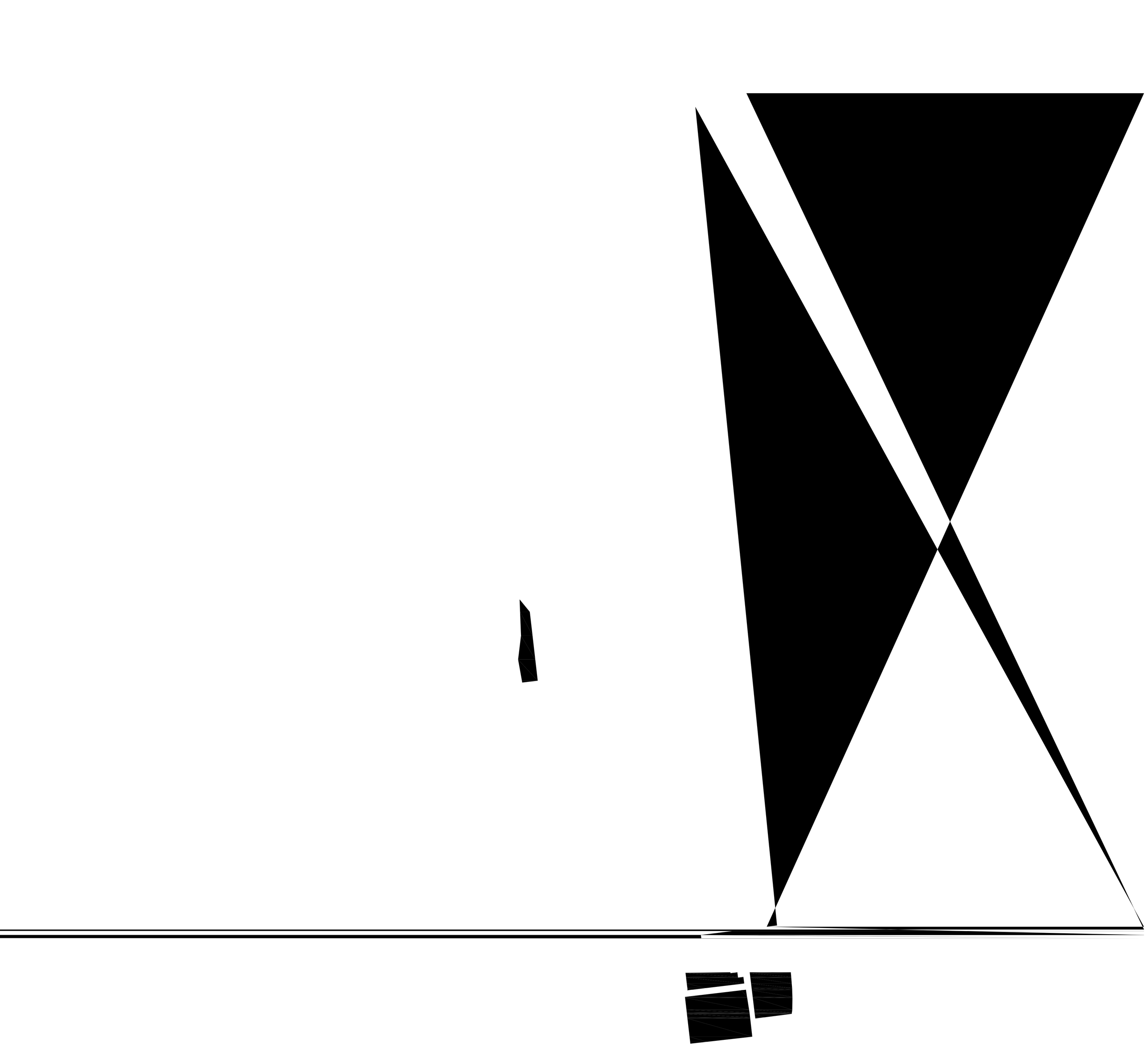
the importance of Ebbw Vale and identifies it as the

Appendix 1

community to explore the heritage and ecology of the site;

- Employment ±5 ha of commercial and business





Appendix 4 : Table showing

Appendix 5: A List of Relevant Approved Documents

- Masterplan Design and Access Statement (September 2010)
- The Design Codes (September 2010)
- Sustainable Energy Strategy
- Strategic Code of Construction Practice
- Strategic Landscape and Biodiversity Management Plan
- Strategic Travel Plan
- Flood Consequences Assessment (Halcrow, 2005)
- Supplementary Planning Guidance on Planning Obligations