

Islwyn West



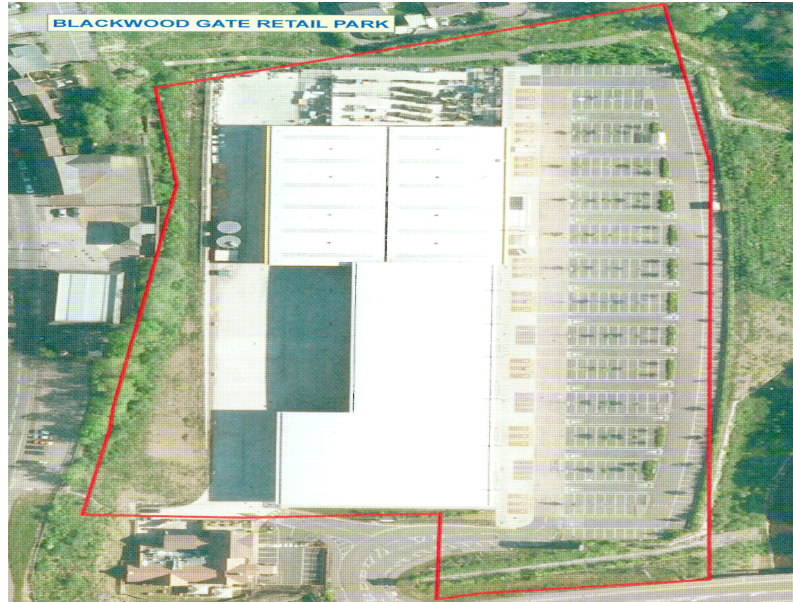
Site Option 1 : Glanbrynar Farm, Pontllanfraith

- Site Size** : circa 5Ha
- Catchment Area** : Pontllanfraith Primary/Oakdale Comprehensive
- Comments** : All weather on-site playing facilities would suffice.
- Advantages** : Purpose built vehicular access exists.
Close proximity to Oakdale and Pontllanfraith schools with both main sites between 1.0 and 1.3 miles from new site.
Represents the only undeveloped site of significant scale between Oakdale and Pontllanfraith.
Brownfield site
Flat
Good access to highway network (part of SEW work)
- Disadvantages** : No pedestrian access to site at present and is in private ownership and would require acquisition.
Close proximity to Pentwynmawr Primary (Newbridge catchment) – probably require catchment area change between Pentwynmawr and Trinant to compensate numbers.
Land in private ownership
Site survey required re potential contamination
- LDP Status** : Site lies outside the settlement boundary.
- Conclusion** : Location and size broadly acceptable.
Requires review of LDP.



Site Option 2 : Ty Pontllanfraith

- Site Size** : circa 1.4Ha (offices and car park)
- Catchment Area** : Libanus Primary/Pontllanfraith Comprehensive
- Comments** : The site is substantially undersized so would require off site play facilities.
- Advantages** : Site lies within the settlement boundary and is unallocated.
Land is within CCBC ownership.
- Disadvantages** : Would require identification of site for staff relocation.
Limited capital receipt re Pontllanfraith site given large off-site play provision required.
Close proximity to Pontllanfraith Comprehensive site.
Listed war memorial opposite the offices would need to be protected.
Possible covenanted site (to be checked with Legal).
- LDP Status** : Development of adjoining open space land would be contrary to policy.
NW corner of site is designated a site of special scientific interest (SSSI) which precludes development.
Playground area protected under policy unless a comparable replacement provided.
- Conclusion** : Accords with current LDP so could be a short term option.
Usable site is small and in very close proximity to Pontllanfraith Comprehensive.



Site Option 3 : Blackwood Gate Retail Park

- Site Size** : circa 3.5Ha
- Catchment Area** : Libanus Primary/Pontllanfraith Comprehensive
- Comments** : The site has recently received planning permission for a food and non-food retail development, subject to the signing of a S106 agreement.
- Advantages** :
 Development of the site for a school would be acceptable, subject to a policy change.
 Potentially most central location option.
 Highly accessible via the existing highway network
 Accessible by public transport
 Relatively flat
 Brings vacant site back into beneficial community use
- Disadvantages** :
 The 'Bumble Bee' pub borders the site, so potential conflict of interest.
 The land is within private ownership.
 Size of site could limit suitability
 No opportunity for expansion
 Costs of demolition of existing building
 Site surveys required
- LDP Status** : Site is presently restricted to retail development, so would be contrary to policy as a school site development.
- Conclusion** : Requires review of LDP.



Site Option 4 : Oakdale Business Park

- Site Size** : Plateau 3 circa 4 Ha.
- Catchment Area** : Rhiw Syr Dafydd Primary/Oakdale Comprehensive
- Comments** : Plateau 3 most suitable. Plateaus 1 and 4 available.
- Advantages** : Land in Council ownership.
Highly accessible via the existing highway network
Accessible by public transport
Brings brownfield site back into beneficial community use
- Disadvantages** : Funding subject to WG clawback.
Not centrally located for Pontllanfraith.
Increased school transport costs.
Funding secured on back of employment provision.
Costs associated with remediation of site.
- LDP Status** : All plateaus lie within settlement boundary.
Does not comply with policy but remains a medium term option with change of status.
Potential covenant issues re employment (Legal to check).
- Conclusion** : Plateau 3 represents a viable option.
Preferred (only) option of Member working group for Islwyn West region