Blaenau Gwent County Borough Council
Cyngor Bwrdeisdref Sirol Blaenau Gwent
Local Development Plan Examination
Ymchwiliad Cynllun Datblygu Lleol

General Offices, Steel Works Road,
Ebbw Vale, Blaenau Gwent, NP23 6DN.
Telephone / Ffôn: 01495 355716
Mobile / Ffôn symudol: 07929463361
Email/E-bost:programmeofficer@blaenau-gwent.gov.uk

Matters Arising Changes

Explanatory Note

The Schedule of Matters Arising Changes to the Blaenau Gwent County Local Development Plan (LDP) provides a single reference point for all the following Matters Arising Changes that have been made since the LDP was first submitted for examination in February 2012. It incorporates:

- Changes arising from written queries raised by the Inspector
- Changes in response to the review of the Statement of Common Ground with Countryside Council for Wales
- Changes arising from consideration of the matters and issues discussed at the hearing sessions
- Changes suggested to correct grammatical or similar mistakes
- Changes to provide factual updates to information in the LDP

The Schedule is set out in Chapter order.

The changes are indicated in the form of ~~strikethrough~~ for deletions and **bold** text for additions.

At the request of the Inspector, the changes in the Schedule have been divided into three categories as follows (highlighted in the first column of the Schedule):

A – Those matters that go to soundness
Having regard to the representations, discussions at the EIP and Government publications submitted since the Submission of the LDP, the council suggests the following changes to ensure that the LDP sound.

B – Matters that clarify policy

The council suggests a number of changes that provide clarification to policies and text.

C – Minor textual changes e.g. updates and grammatical changes

The council proposes a number of minor factual and textual changes.

Local Development Plan - Changes for Reasons of Soundness

Reference	Page No. (Deposit Plan as amended by Focussed Changes)	Policy / paragraph	Changes (additions are in bold and ~~struck through~~)	Justification for change
MAC S01	34	SP6 (1.)	Increases connectivity through improving **cycle**, rail, bus and road links:	To ensure that the policy reflects all sustainable modes of travel.
MAC S02	36	SP7	The Council will seek to address climate change and reduce energy demand to improve the sustainability of the valley communities in Blaenau Gwent by: 1. Addressing the causes of climate change through: a. Encouraging more of the County Borough's electricity and heat requirements to be generated by renewable and low/zero carbon technologies; b. Supporting development proposals that incorporate decentralised heating, cooling and power networks powered by renewable energy sources, or that connect to existing communal/district heating networks **such as that proposed on MU1 and MU2**; ~~c. Implementing the energy hierarchy as set out in national planning policy; and~~ ~~d~~**c**. Promoting efficient use of land through giving preference to brownfield land and development at higher densities on sites located close to transport corridors or town centres and **mixed use allocations**. 2. Adapting to direct and indirect impacts of climate change through: a. Ensuring that developments accord with objectives of sustainability and good design; ~~as set out in national planning policy;~~ b. Directing new development away from those areas which are at high risk of flooding ~~in line with Technical Advice Note (TAN) 15~~; and c. Managing flood risk through incorporating measures in design and construction to reduce the effects of flooding.	To ensure the policy is locally distinctive and does not repeat national planning guidance.
MAC S03	37	Paragraph 6.50	With the availability of developable land as a scarce commodity, it will be necessary to demonstrate that the most efficient use of land has been	To ensure the policy is locally distinctive and provides further

			achieved, favouring the re-use of previously developed land and buildings over the development of greenfield sites. New development should be located to make use of existing infrastructure, services and amenities, with increased densities on **mixed use** sites **and sites** with good access to local facilities and public transport.	clarity.
MAC S04	42	SP10	Blaenau Gwent's unique, natural environment and designated landscape will be protected, and, where appropriate, enhanced. This will be achieved through: **a. Protecting** ~~national, European and international nature conservation sites in line with national planning policy as well as other species and habitats identified as priorities for nature conservation~~**, enhancing and managing Cwm Merddog Woodlands/Coed Ty'n y Gelli and Brynmawr Sections and Mynydd Llangynidr SSSIs;** **b. Ensuring that development does not have a significant effect on the neighbouring Usk Bat Site, Cwm Clydach Woodlands, Aberbargoed Grasslands, Sugar Loaf Woodlands or the River Usk SAC's;** **c. Ensuring that the locally identified SINC's and LBAP species are protected and enhanced;** ~~**B**~~**d.** Protecting those attributes and features which make a significant contribution to the character, quality and amenity of the landscape; ~~**d**~~**e.** Maintaining and enhancing the Green Infrastructure including creating a network of local wildlife sites and wildlife corridors, links and stepping stones; and ~~d Ensuring that development retains, protects and enhances features of ecological or geological interest, and provides for the appropriate management of these features~~ f. Ensuring development seeks to produce a net gain in biodiversity by designing in wildlife, and ensuring any avoidable impacts are appropriately mitigated for.	To ensure the policy is locally distinctive and does not repeat national guidance.
MAC S05	45	SP12 (a.)	Blaenau Gwent will contribute to local, regional and national aggregate supplies by: a. Maintaining a **minimum** 10-year land bank of permitted aggregate reserves in line with national planning policy and addressing the 3Mt apportionment identified in the Regional Technical Statement;	To ensure the policy accords with national guidance.

			b. Safeguarding existing mineral reserves and potential resources from development that would preclude their future extraction**;** **c.** ~~or~~ eEncouraging the pre-working of mineral resources, where appropriate; ~~c~~**d**.Ensuring that future mineral working accords with national planning policy in terms of protecting areas of importance of natural and built heritage and limiting the environmental impact of mineral extraction; ~~d~~**e**.Ensuring that high standards of restoration and aftercare measures are incorporated at sites; ~~e~~**f**. Ensuring that ~~impacts upon~~ **neighbouring communities and sensitive uses are not adversely impacted by** ~~residential areas from~~ mineral and coal operations ~~limited to an acceptable proven safe limit through identification of buffer zones and areas where coal working will not be acceptable~~; and ~~f~~**g**.Promoting the efficient use of minerals and use of alternatives to naturally occurring minerals including the re-use of secondary aggregates.	
MAC S06	45	Paragraph 6.73	In order to address sustainability concerns the Regional Technical Statement (RTS) on Aggregates identifies a new apportionment method which is based on the proximity principle and a focus on areas which have greater environmental capacity. As a result of this work Blaenau Gwent is being required to provide **at least** 3 million tonnes of new capacity. A recent planning permission for the deepening of Trefil quarry provides 2.24 million tonnes of this requirement leaving a shortfall of **at least** 0.76 million tonnes. The Council will need to grant planning permission for either the re-working of a reclaimed tip, an extension to an existing quarry or a new quarry before 2021.	To ensure the policy accords with national guidance.
MAC S07	49	DM1 (2.a.)	Amend Policy DM1 by adding the following criterion after criterion (2.a) as follows: **There would be no unacceptable adverse visual impact on townscape or landscape;**	To ensure development takes account of the visual impact it may have.
MAC S08	53	DM2 (a.) (b.) (e.) & (g.)	Development proposals will be permitted provided: - a. They are appropriate to the local context in terms of type, form, scale~~,~~ **and** mix, ~~and density~~; b. They are of good design which reinforces local character and	To ensure that the policy does not stifle innovative development and provides further clarity.

			distinctiveness of the area ~~or improves areas of poor design and layout;~~ **or they positively contribute to the area's transformation and raise density, where appropriate**; c. The development has regard to 'Secured by Design' principles; d. In the case of extensions to buildings, they reflect, complement or enhance the form, siting, materials, architectural details and character of the original building, its curtilage and the wider area; e. In the case of proposals for new and replacement shopfronts~~,~~ ~~roller shutters~~ and signage, they make a positive contribution to the street scene**.** ~~and~~ **Roller shutters should be sensitively designed and integrated into the overall design of the shopfront**; ~~conform to the Council's Supplementary Planning Guidance on Shopfront Design~~; f. In the case of the public realm and key locations such as town centres, major routes and junctions, the character and quality of the built form is to a high standard of design and, where appropriate, includes public art; and g. Landscaping and planting, where appropriate, ~~is integral to the scheme and enhances the sites and~~ **achieves a suitable visual setting for the scheme and integrates it into** the wider context.	
MAC S09	53	Paragraph 7.17	All new developments must enhance and respect their surroundings and contribute towards the local identity. Developments must be of an appropriate type, form, scale~~,~~ **and** mix, ~~and density~~ for their location **or positively contribute to the area's transformation and raise density** as the Council is committed to raising the standard of design on all new development. **Developers will be required to submit comprehensive masterplans for residential proposals of 50 dwellings and over which must have regard to the need to create high quality, sustainable and locally distinct places.**	To ensure that the policy does not stifle innovative development and provides further clarity.
MAC S10	56	DM4	Proposals for new development will be ~~required~~ **expected** to meet the infrastructure needs that it generates, including the improvement or provision of infrastructure, services and community facilities. Where on site provision cannot be achieved, off-site provision or a financial contribution will be ~~required~~ **expected**. Arrangements for the provision of infrastructure will be secured by the use of planning conditions attached to a planning permission or planning obligations in legal agreements or	To ensure that the policy accords with national policy.

			via the Community Infrastructure Levy. The Council will seek to ensure that, ~~where appropriate~~ **subject to viability**, the impact of new development is mitigated to ensure that it contributes the regeneration of local communities in Blaenau Gwent.	
MAC S11	57	Paragraph 7.32	Planning obligations generally apply to larger scale development where the provision of certain infrastructure ~~required~~ **generated** by the development is necessary to allow the development proposal to proceed. Infrastructure covers a range of services/facilities provided by public and private bodies. In certain cases improvements to or the provision of physical infrastructure may be required, such as: site access/egress and highway improvements beyond the site boundary~~, transport facilities and related infrastructure (footpaths, cycleways), water provision and treatment, sewerage, flood prevention and drainage, waste disposal, power generation and supply, including renewables, ICT and telecommunications~~. Where the development would place pressure on community facilities and services that are already near or at capacity, improvements to these services may be sought, such as: affordable housing~~,~~**;** schools~~,~~**;** recreation**,** ~~and sports facilities, and~~ public open space~~.~~**;** **and** transport**.** ~~(including public transport), allotments, healthcare, community buildings, recycling facilities, public realm improvements to town centres, provision of public art for the benefit of the community and sewerage infrastructure,~~ **Where development has an impact on natural infrastructure mitigation may be sought for the replacement and/or improvement of features of ecological or geological value. Regeneration may also be sought through the use of ~~L~~l**ocal labour market agreements ~~will be used~~ to enable local people to secure employment and skills development in the growing construction sector. This is currently in operation at 'The Works' and will ~~look to~~ be extended across the County Borough. ~~Where a development is related to green infrastructure, improvements might be sought for the replacement and/or improvement of features of ecological or geological value and increasing access to green spaces and corridors.~~ This is not an exhaustive list but typical of the type of infrastructure improvements that may be required.	To provide clarity with regard to the main S106 requirements requested by the Council.
MAC S12	59	DM5	~~Where planning permission is required, development proposals which~~	To accord with national guidance

			~~promote the provision of renewable and low/zero carbon energy such as schemes for~~ **The Council will encourage major development proposals to incorporate schemes which generate energy from renewable and low/zero carbon technologies. These technologies include** ~~energy from~~ onshore wind; landfill gas; energy crops; energy from waste; anaerobic digestion; sewage gas; hydropower; biomass; combined heat and power; and solar**.** ~~will be permitted where it can be demonstrated that there is no unacceptable effect upon the interests of nature conservation, character and appearance of the landscape, visual, biodiversity, cultural heritage, air quality, odour, noise and residential amenity.~~ ~~Development proposals should be designed to minimise resource use during construction, operation and maintenance.~~ **These technologies will be permitted provided that:** **a. Appropriate monitoring and investigation can demonstrate that the development will not have any unacceptable adverse impact on nature conservation and the character and appearance of the landscape;** **b. Appropriate arrangements have been made for the preservation and/or recording of features of local archaeological, architectural or historic interest;** **c. They can be safely accessed to permit regular maintenance without an unacceptable adverse impact to the environment or the public rights of way network;** **d. They will not have an unacceptable adverse impact on local amenity by reason of noise emission, visual dominance, shadow flicker, reflected light, the emission of smoke, fumes, harmful gases, dust, nor otherwise cause pollution to the local environment;** **e. They will not lead to electromagnetic disturbance to existing transmitting and receiving systems (which includes navigation and emergency services), thereby prejudicing public safety;** **f. Local receptor of heat and energy from the proposal are identified and, where appropriate, are connected to/benefit from the facility; and**	and provide further clarity. The change also seeks to provide a positive approach to renewable energy.

			g. Provision has been made for the removal of all infrastructure from, and reinstatement of the site following termination of the use.	
MAC S13	59 - 60	Paragraphs 7.38 – 7.44	Delete paragraphs 7.38 – 7.44 following the revision of Policy DM5 ~~In September 2009, changes were made to the permitted development rights to make provision for the installation of certain types of microgeneration by householders without the need for planning permission, namely solar photovoltaic and solar thermal panels, ground source heat pumps and flues for biomass heating. There are further proposals to extend the permitted development rights in relation to microgeneration to cover the installation of technologies on non-domestic and domestic premises.~~ ~~The Blaenau Renewable and Low Carbon Energy Study (2011) identifies that there is potential to generate electricity and heat from renewable and low/ zero carbon technologies. These technologies include: onshore wind; landfill gas; energy crops; energy from waste; anaerobic digestion; sewage gas; hydropower; biomass; and combined heat and power. Although not assessed in the study there may also be potential for solar photovoltaic technology. The need to harness energy from renewable sources will be carefully balanced, with the impact of nature conservation, character and appearance of the landscape, visual, biodiversity, cultural heritage, air quality, odour, noise and residential amenity. The Local Development Plan seeks to ensure that any adverse local effects are identified and mitigated for through the planning process.~~ ~~In determining proposals for the generation of hydropower, the issue of flooding and the effect of the scheme on fish will be important considerations. With regard to anaerobic digestion, in order to protect residential amenity and habitats, proposals will only be permitted on sites identified for waste through Policy W1 or employment sites that are allocated or identified as a primary or secondary site through Policies DM11, EMP1 and EMP2. Small-scale digesters, for example on farms utilising their own waste, may be exempt from this requirement.~~	To accord with national guidance and provide further clarity. The change also seeks to provide a positive approach to renewable energy.

			~~National planning policy categorises wind turbine proposals in terms of their scale i.e. large, medium and small.~~ ~~Technical Advice Note (TAN) 8 identifies areas in Wales which are considered to be the most appropriate locations for large scale wind farm development; these areas are referred to as Strategic Search Areas (SSAs). There are no identified SSAs in Blaenau Gwent.~~ ~~TAN 8 encourages Local Planning Authorities to define what is meant by small and medium sized wind turbine developments, community based and domestic. For the purpose of this Policy, Supplementary Planning Guidance on Renewable Energy will be produced to consider these concepts in detail.~~ ~~Further advice on renewable energy related development will also be contained in Supplementary Planning Guidance on Renewable Energy and the Renewable and Low/ Zero Carbon Energy Study.~~ Replace with the following paragraphs: In preparing the LDP, the Council has prepared a Renewable Energy Assessment (REA) to indicate the potential level of energy generation from renewable sources. This assessment followed a toolkit provided by the Welsh Government and examines a wide variety of renewable energy sources. The REA acknowledges that, in the generation of renewable heat sources in particular, the potential for heat energy generation in the County Borough falls below the national targets set out in the UK Renewable Energy Strategy. Therefore there is a case for requiring close scrutiny of proposals to assess their potential for the receipt or generation of renewable energy generation over the requirements set out in national policy on sustainable buildings. The Council will require energy statements to be prepared for all major development proposals (100 or more flats or homes and/or the provision of 1,000 sq m and over of floorspace) to set out how they can make a contribution towards providing increased levels of energy generation from renewable and low/zero carbon sources. It therefore will expect all major development proposals to examine the potential for renewable energy	

			generation and/or low/zero carbon technologies on-site and, where appropriate the sharing of renewable energy with the wider community. To this end, the Council will take a proactive, corporate role in not only seeking to make its own buildings more energy efficient and generators of renewable energy generation, but will produce an Energy Opportunities Plan as SPG to the LDP to assist the development industry by spatially identifying possible sources of renewable energy including suitable areas for smaller scale wind, hydropower generation and district heating networks.	
MAC S14	60	DM6	DM6 ~~Use Class Restrictions in~~ Principal and District Town Centre~~s~~ **Management** Development proposals incorporating a change of use of ground floor premises in Principal and District Town Centres will be subject to the following **management** ~~restrictions~~: a. **Primary Retail Areas are identified within which** ~~O~~only A1 uses will be permitted. ~~within the Primary Retail Area.~~ **b. A2, D1 and D2 uses will be encouraged outside the Primary Retail Area.** ~~b. Within the town centres, in order to minimise the impact on vitality and viability no more than 3 Hot Food Takeaways and/ or Public Houses should be located in close proximity. The number of Hot Food Takeaways, at street level, should be equal to or no greater than 7.0% and the number of public houses should be equal to or no greater than 4.0% of the total number of units in the town centre.~~ **c. A3 uses will not be permitted where they harm the vitality, and viability and retail mix of the area as a result of a proliferation of this type of use.** ~~c~~ **d**. Within the town centres, the change of use of the ground floor units to residential use will not be permitted.	To provide further clarity and to ensure that the policy accords with legislation and national planning policy.
MAC S15	61	Paragraphs 7.50 – 7.51	Amend paragraph 7.50 as follows: ~~However,~~ ~~t~~**T**he number and concentration of ~~hot food takeaways and public houses~~ food and drink establishments should not dominate the town centre and therefore detract from the overall character and function of the centres. **The Hot Food Takeaways and Public Houses**	To provide further clarity and to ensure that the policy accords with legislation and national planning policy.

			Supplementary Planning Guidance is to be updated to provide further guidance to support this Policy. Delete paragraph 7.51 as follows: ~~The significant increase in the number of hot food takeaways and public houses within the town centres has led to concern being expressed by local residents, local business and others in the area on the vitality of the shopping areas and residential amenity. This Policy aims to protect the character and function of the town centres through firstly controlling the percentage of hot food takeaways at ground floor level and public houses, and secondly the number of hot food takeaways and public houses located in close proximity within the town centres. The Retailing Background Paper sets out the reasoned justification to these approaches. Detailed guidance on Hot Food Takeaways and Public Houses in Town Centres is contained in the Supplementary Planning Guidance.~~	
MAC S16	62	DM7	Amend Policy DM7 (as amended by MC.17) as follows: DM7 ~~Use Class Restrictions~~ **Management** ~~in~~ **of** Blaina Local Town Centre Development proposals incorporating a change of use of ground floor premises in Blaina Local Town Centre will be subject to the following ~~restrictions~~ **management**: ~~a. In order to minimise the impact on vitality and viability no more than 3 Hot Food Takeaways and/ or Public Houses should be located in close proximity. The number of Hot Food Takeaways, at street level is equal to or no greater than 7.0% and the number of Public Houses is equal to or no greater than 4.0% of the total number of units.~~ **a. Retail, professional and financial services, entertainment and leisure and community uses will be supported.** **b. A3 uses will not be permitted where they harm the vitality, and viability and retail mix of the area as a result of a proliferation of this type of use.** ~~B~~**c**. In the case of a change of use to residential, the **retention of the retail site for retail / commercial purposes has been fully explored without success by way of marketing for appropriate retail /**	To provide further clarity and to ensure that the policy accords with legislation and national planning policy.

			commercial purposes at reasonable market rates for a minimum of 12 months. ~~Unit must have been vacant for a minimum of 12 months and/or genuine efforts have been made to market the premises for retail / commercial use~~.	
MAC S17	62	Paragraph 7.55	The significant increase in the number of hot food takeaways and public houses within Blaina Local Town Centre has led to concern being expressed by local residents, local businesses and others in the area on the vitality of the shopping areas and residential amenity. This Policy aims to protect the character and function of the town centres**.** ~~Through firstly controlling the percentage of hot food takeaways at ground floor level and public houses, and secondly the number of hot food takeaways and public houses located in close proximity within the town centres. The Retailing Background Paper sets out the reasoned justification to these approaches.~~ Detailed guidance on Hot Food Takeaway and Public Houses in Town Centres is contained in the **updated** Supplementary Planning Guidance.	To provide further clarity and to ensure that the policy accords with legislation and national planning policy.
MAC S18	63	DM8	**Subject to viability and** ~~W~~**w**here there is evidence of need the Council will seek ~~at least~~ 10% affordable housing on all residential proposals that: a. Contain 10 or more dwellings; or b. Exceeds 0.28ha in gross site area, or c. Exceed the threshold in (a) or (b) above for adjacent sites.	To provide certainty for developers and clarify that viability is taken into account.
MAC S19	63	Paragraph 7.61	To ensure the delivery of affordable housing in accordance with the identified need, the Council will seek the provision of ~~at least~~ 10% affordable housing on sites of 10 residential units and over or sites that exceed 0.28 hectares in size (gross site area). ~~The percentage is by definition a minimum threshold and a higher percentage of affordable housing provision will be sought where the development can support it.~~ When adjacent sites taken together exceed these thresholds affordable housing will be sought. **The percentage target included in the above policy recognises that development viability in the County Borough is a major consideration, and negotiation will be necessary on the exact type and amount of affordable housing to be delivered on a site-by-site basis.**	To provide certainty for developers and clarify that viability is taken into account.
MAC S20	67	Paragraph 7.70	Examples of commercial services which might be considered acceptable on a site allocated or identified as a secondary site would include indoor	To accord with national guidance in that health and fitness, training

			health and fitness, training facilities, day nurseries **(where no other alternative sites are available in a town centre location)**, vehicle repair and maintenance businesses and other uses that are not considered appropriate in a town centre location.	facilities and day nurseries should be encouraged in a town centre location in the first instance, and to provide further clarity.
MAC S21	69	DM14	Development proposals which affect existing Open Space will only be permitted where it can be demonstrated that:- a. **The site has no significant amenity, nature conservation or recreational value and;** ~~a~~**b**. There is a surplus of such facilities in the locality, or: ~~b~~**c**. The loss can be replaced with an equivalent or greater provision in the immediate locality; or ~~c~~**d**. The development enhances an existing facility.	To provide further clarity and to ensure that the policy accords with national planning policy.
MAC S22	69	Paragraph 7.79	Open Space includes all land that is available for use by the public for informal and formal recreational and leisure use. Open Space provision in Blaenau Gwent includes a range of urban and country parks, common land, community sport and recreation grounds and facilities and children's play areas. It is recognised that all these spaces play a key role, given the largely urban population, (having the 4th highest population density in Wales) offering the opportunity to improve the health and well being of residents. Open Space in Blaenau Gwent lies both within and outside of the settlement boundaries and as such has the potential to come under significant pressure for development. **Development of open space will be permitted where it is an appropriate use, which relates to the function of the space and improves the facility.**	To provide clarity for developers as to when development on open space will be permitted.
MAC S23	73	DM18	Development proposals affecting buildings or structures which make an important contribution to the character and/or interest of the local area will only be permitted where**:-** **a.** The building's distinctive appearance, architectural integrity and its setting would not be significantly adversely affected and**/or;** **b. The benefits of the proposal would outweigh any adverse effects.**	To provide clarity for developers and to ensure the policy accords with national policy.
MAC S24	73	Paragraph 7.91	There are a number of buildings **and structures** within Blaenau Gwent that, although not statutorily listed by CADW, are considered to be of significant local importance by virtue of their historic, cultural or architectural merit. **The Guardian at Six Bells is an example of a structure of cultural importance**. Such buildings **and structures** are at	To provide clarity and to ensure that the policy accords with national guidance.

			risk of being altered or even demolished with no regards for their local importance, since this has not been recognised. ~~These buildings should be retained, and appropriate uses sought to maintain their essential character. A local list of such buildings will be complied from visual surveys and consultation with local interest groups. SPG will set out methodology for such a list.~~ **The retention of such buildings or structures should be encouraged and appropriate uses sought to maintain their essential character. A local list of such buildings will be compiled from visual surveys and consultation with local interest groups. Supplementary Planning Guidance will set out the methodology for such a list.** Add an additional paragraph: **In assessing development proposals concerning the building or structure, the Council will assess the degree to which it remains in its original condition, quality of the individual building's architecture and position and influence on the townscape or landscape. Consideration will also be given to the effect of other development proposals on the setting and character of the building or structure of local importance. Importantly however, the Council will give due regard to the difference between buildings of local importance and those that are statutorily listed and hence the level of protection they attract.**	
MAC S25	74	DM19 (e.) (f.) (j) (k.) and (m.)	Proposals for mineral extraction **pre-extraction** and associated development, including the tipping of mineral waste and the reworking of tips, will be permitted where: a. For non-energy minerals a proven need has been established for the material involved, either in a local, regional or national context; b. Where appropriate, an assessment has been made that demonstrates that it would not be feasible to supply the mineral from secondary sources;: c. Benefits to the local economy will result; d. The impact of operations and associated works and activities together with the duration of development upon neighbouring communities and land uses can be mitigated to acceptable levels, including the effects of	To accord with national guidance.

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<td>noise, light, dust and vibration;
e. There is no unacceptable adverse impacts ~~The effects~~ on surface water, groundwater resources and water supplies ~~are acceptable~~
f. There is no unacceptable a~~A~~dverse impact~~s~~ on sensitive landscapes ~~can be minimised~~;
g. Measures can be taken to ensure that ecological and wildlife interests do not suffer significant adverse effects, particularly where designated and proposed areas of nature conservation interests or protected species may be affected;
h. Proposals are acceptable in terms of highway and transportation considerations, particularly the consequences of traffic movements and volume of traffic, with transportation by rail being favoured, where appropriate;
i. The proposal is unlikely to create or exacerbate problems associated with ground stability in the surrounding area;
j. Impacts on health and society are considered and found to be within acceptable limits;
k. There is no unacceptable a~~A~~dverse impact on important features of the built environment and archaeologically sensitive areas, including ~~conservation areas,~~ listed buildings and scheduled ancient monuments;
l. There is no adverse impact on nationally protected geological and gemorphological features;
m. There is no unacceptable adverse visual impact ~~of the proposal can be mitigated by landscaping~~; and
n. Appropriate, acceptable proposals for restoration, after-use and after care are provided.</td>
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<td>MAC S26</td>
<td>87</td>
<td>H1.20</td>
<td>Delete policy H1.20 Land at Farm Road, Swffryd from Policy H1 and the proposals map; and amend urban boundary to exclude the site as shown at Appendix 1.

This change will result in amendments to the housing figures and percentages throughout the Plan.

<table>
<tr><th>Policy Number</th><th>Site Name</th><th>Area (Ha)</th><th>Units</th></tr>
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<td>To ensure that all housing allocations have been identified following a robust and sustainable methodical process so that the Plan is sound.
This has an impact on housing numbers and percentages throughout the Plan. These changes are identified in the next</td>
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			~~H1.20~~ ~~Land at Farm Road Swffryd~~ ~~3.72~~ ~~130~~	section: Changes that clarify policy.
MAC S27	91	T2.3	Land will be safeguarded for the following rail network improvements: 1. Extension of rail link from Ebbw Vale Parkway to Ebbw Vale Town 2. Provision of new station and bus interchange at Ebbw Vale ~~3. Provision of new station at Cwm~~ ~~4~~**3**.Extension of rail link to Abertillery ~~5~~**4**.Provision of new station and Park and Ride at Abertillery ~~6~~**5**.Rail freight provision at Marine Colliery Delete T2.3 from the Plan and Proposals Map and amend policy numbering of other sites.	To reflect the fact that this scheme will not be delivered in the Plan period.
MAC S28	107	M2 (b.)	**b.** No new mineral extraction will be permitted **except in exceptional circumstances.**	To accord with national guidance.
MAC S29	107	Paragraph 8.83	Mineral Buffer zones are shown around all quarries and mineral operations, including dormant sites. The purpose of the buffer zone is to safeguard mineral reserves for future working, by ensuring they are not sterilised by alternative development, but also to ensure the environmental effects of quarrying/mining do not adversely affect sensitive development (including residential areas, hospitals and schools). However, development such as extensions to existing properties, small infill development within settlement boundaries would normally be permitted. Mineral Buffer Zones have been identified around the limestone quarry at Trefil, the open cast coal recovery operation at Six Bells and around Blaentillary Drift, which is located in Torfaen County Borough. **(See appendix 10 for maps of these areas). Extensions to existing mineral sites or new mineral applications in buffer zones need to take into account issues of cumulative and in combination effects. A piecemeal approach to extensions, whether lateral or to depth, can increase the uncertainty for local communities. Applications for new mineral workings in buffer zones are exceptional and will be considered in accordance with national policy** In the case of the buffer zone at Trefil the boundary is identified around the dormant part of the quarry in addition to the active part. Whilst	To accord with national guidance and to aid clarity of the Plan.

			dormant sites retain permission, full modern conditions would be applied to the extant permission in accordance with national guidance prior to any working recommencing on site. National guidance also recognises the importance of determining the future use of dormant sites to give certainty to local communities that may be affected by future mineral operations. Having regard to this, the Council will consider an appropriate strategy for the future use and restoration of the site which may include a Prohibition Order.	
MAC S30	139	Appendix 1	Replace Appendix 1 with the revised Monitoring Framework (attached as Appendix 2).	To ensure the Monitoring Framework is appropriate and fit for purpose.
MAC S31		Proposals Map	Include Jesmondene Stadium (former Housing Allocation H1.4) within the settlement boundary as shown at Appendix 3.	To recognise the development potential of the site if the land instability issues can be resolved.
MAC S32		Proposals Map	Amend the boundary of ED1.2 Lower Plateau Six Bells Colliery Site to exclude land to the north as shown at Appendix 6.	To recognise use of land to the north of the site for car parking.
MAC S33		Proposals Map	Amend settlement boundary at Tafarn Ty Uchaf, Trefil as shown at Appendix 7.	To recognise a recent planning permission.

Local Development Plan – Changes that Clarify Policy

Reference	Page No. (Deposit Plan as amended by Focussed Changes)	Policy / paragraph	Changes (additions are in bold and ~~struck through~~)	Justification for change
MAC C01	18	Objective 4	By 2021, the ~~use~~ **provision** of sustainable modes of transport, particularly public transport, walking and cycling, will have increased and the ~~quality and~~ frequency of the public transport system improved.	To clarify what the Plan can achieve.
MAC C02	18	Objective 7	By 2021 the regeneration plans for the 'The Works', Ebbw Vale Northern Corridor and other key regeneration sites will have been delivered benefiting the residents of the County Borough through the delivery of jobs, houses, community **and green** infrastructure.	To provide further clarity and ensure that plan logically flows.
MAC C03	19	Objective 12	The valuable landscape of Blaenau Gwent has been protected, enhanced and managed and together with **other elements of** the natural heritage, helped foster sustainable tourism and promoted community pride.	To provide further clarity and ensure that the pan logically flows
MAC C04	22	Paragraph 5.5	A key challenge for the area is to halt the declining population. A major part of this Strategy is to enable the growth in population from 68,914 to 70,849. To accommodate this growth 3,500 new houses will be required between 2006-2021. A major part of this growth is a result of the increase in one-person households. Over 80% of new housing will be provided in the Northern Strategy Area with 5~~2~~**6**% in Ebbw Vale, mainly at two strategic sites which are Ebbw Vale Northern Corridor and 'The Works'. Tredegar will accommodate 2~~2~~**3**% and Upper Ebbw Fach 14% of the housing.	To clarify changes as a result of the deletion of H1.20 and the amendment to MU1.
MAC C05	23	Paragraph 5.13	There is little opportunity to provide housing due to lack of suitable sites, thus only ~~12~~**7**% of new houses are allocated in this area. The Plan concentrates on regenerating the area through encouraging re-use of under-used and derelict properties.	To clarify changes as a result of the deletion of H1.20 and the amendment to MU1.
MAC C06	29	SP3	SP3 The Retail Hierarchy and Vitality and Viability of the Town Centres 1. In order to deliver thriving town centres and protect local shopping facilities a retail hierarchy is defined as follows: Principal Town Centre a. Ebbw Vale will perform a sub regional retail role.	To provide further clarity and ensure that the plan logically flows.

Reference	Page No. (Deposit Plan as amended by Focussed Changes)	Policy / paragraph	Changes (additions are in bold and ~~struck through~~)	Justification for change
			District Town Centres b. Abertillery, Tredegar and Brynmawr will act as district shopping centres principally to serve the needs of their districts'. Brynmawr District Town Centre will be linked to the new retail provision at Lakeside Retail Park. Local Town Centre c. Blaina will act as a local shopping centre that will be protected and enhanced to provide facilities for the local communities. Neighbourhood Centres d. Local shops in neighbourhood centres will be protected to meet every day local shopping needs. 2. In order to improve the vitality and viability of the town centres: a. Shops, offices and other commercial premises, where appropriate, will be upgraded by means of refurbishment and redevelopment; b. Opportunities to improve the retail offer will be explored; c. The provision of better vehicular access and circulation arrangements, improved public transport facilities and provision of additional car parking spaces will be provided where necessary; and d. Disabled access and facilities will be improved. **3. In order to address local retailing need, provision for 10,200 sq m of comparison and 2,445 sq m of convenience floorspace is required over the plan period.**	
MAC C07	31	SP3	Add an additional paragraph after paragraph 6.28 as supporting text to SP3 to supplement the above change: **The LDP provides a framework for retail development in Blaenau Gwent over the Plan period. In order to address local retailing need, the Plan identifies land for 10,200 sq m of comparison and 2,445 sq m of convenience floorspace over the this period. Land is allocated for retail development under Policy R1. Full details of these calculations are provided in the Retailing Background Paper.**	To provide further clarity and ensure that the plan logically flows.

<table>
<tr><th>Reference</th><th>Page No. (Deposit Plan as amended by Focussed Changes)</th><th>Policy / paragraph</th><th>Changes (additions are in bold and ~~struck through~~)</th><th>Justification for change</th></tr>
<tr><td>MAC C08</td><td>31</td><td>SP4 (1.a.)</td><td>Provision is made for the development of 3,~~932~~907 new dwellings in order to deliver the 3,500 new dwellings required to increase the population to 70,849 by 2021;</td><td>To clarify changes as a result of the deletion of H1.20 and the amendment to MU1.</td></tr>
<tr><td>MAC C09</td><td>31</td><td>SP4 (2.b.)</td><td>~~Provision~~ Land will be made ~~for 4 pitches for~~ available to accommodate unmet gypsy and traveller accommodation.</td><td>To enable the provision of more pitches if required.</td></tr>
<tr><td>MAC C10</td><td>31</td><td>Paragraph 6.30</td><td>The LDP provides a framework for the development of 3,500 new dwellings in Blaenau Gwent over the Plan period. The construction and distribution of this number of dwellings will assist in halting the process of depopulation and ensure a stable level of growth in the future. According to the WAG 2008 population projection the population is estimated to rise from 68,914 in 2006 to 70,849 in 2021. The corresponding WAG household projection identifies that 3,925 households will be required to meet this growth in population. The housing requirement figure has been translated to a dwelling requirement of 3,500 due to the need to reduce the vacancy rate from 5.7% to 4% over the Plan period. To provide sufficient land to accommodate the projected growth, the LDP makes provision for the construction of 3,~~932~~907 dwellings. This represents ~~432~~ 407(12%) units more than the requirement figure of 3,500, to allow for choice and flexibility. Full details of these calculations are provided in the Population and Housing Background Paper.</td><td>To clarify changes as a result of the deletion of H1.20 and the amendment to MU1.</td></tr>
<tr><td>MAC C11</td><td>33</td><td>SP5 (a.)</td><td>In order to create a network of sustainable linked hubs provision for new housing will be located in the following hub areas:
Ebbw Vale ~~1,614~~ 1719 dwellings
Tredegar 696 dwellings
Upper Ebbw Fach 438 dwellings
Lower Ebbw Fach ~~358~~ 228 dwellings</td><td>To clarify changes as a result of the deletion of H1.20 and the amendment to MU1.</td></tr>
<tr><td>MAC C12</td><td>33</td><td>SP5</td><td>d. Development will be managed over the plan period through the phasing of sites as follows:
<table>
<tr><th>Area</th><th>Phase 1</th><th>Phase 2</th><th>Phase 3</th></tr>
<tr><td>Ebbw Vale</td><td>45%</td><td>55%</td><td>60%</td></tr>
</table></td><td>To provide clarity on the phasing of housing across the hub areas.</td></tr>
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Reference	Page No. (Deposit Plan as amended by Focussed Changes)	Policy / paragraph	Changes (additions are in bold and ~~struck through~~)	Justification for change
			Tredegar | **25%** | **25%** | **20%** **Upper Ebbw Fach** | **25%** | **10%** | **15%** **Lower Ebbw Fach** | **5%** | **10%** | **5%**	
MAC C13	33	Paragraph 6.35	In order to create a network of sustainable hubs, land has been allocated in the four hub areas in accordance with the capacity of the areas. Over 80% of the growth is located in the Heads of the Valleys area with ~~52~~**56**% of the growth being centred within the principal hub of Ebbw Vale. This reflects the importance of Ebbw Vale, Brownfield opportunities and the limited number of suitable sites available in the South of the County Borough.	To clarify changes as a result of the deletion of H1.20 and the amendment to MU1.
MAC C14	33	Paragraph 6.36	In recognition of the step change required to increase the build rate from current low levels it is considered appropriate to increase the requirement figure over five year periods. This will in no way change the overall requirement for the Plan period but enables the transition from the lower UDP figure to the higher LDP requirement. The figures will be used in the Housing Land Availability Study to identify the 5-year requirement, they are not intended to restrict development. The phased delivery figures and the phasing of sites **identified above and** ~~included~~ in Chapter 9 are only indicative and if the situation alters, it is acceptable for developments to come forward early.	To acknowledge the change made above.
MAC C15	43	Paragraph 6.68	The natural environment also covers water. This policy promotes the protection and improvement of the quality and quantity of controlled waters within the County Borough, including the surface and groundwater resource. Development will not be allowed if it is demonstrated that there is likely to be adverse impact on the water resources~~, both locally and regionally~~. Policy DM~~3~~**1** provides more detail and should be referred to when considering development proposals affecting the water environment.	To add clarity.
MAC C16	44	Paragraph	A second conservation area has been designated in Tredegar, which	To add clarity for developers

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		6.70	provides the opportunity to encourage and promote the conservation of the architectural heritage of the designated area. **The Council's Tredegar Townscape Initiative Conservation Area Appraisal and Design Guide sets out detailed advice for developers when submitting planning applications, Listed Building Consent, Conservation Area Consent (including consent of advertisements and demolition works) within the proposed Tredegar Conservation Area.** The LDP considers the historic built environment as a valuable resource that should primarily be protected for its own sake in line with national planning policy but can be harnessed in a sustainable manner, for example, through promoting heritage tourism, for the purposes of regeneration. The Tourism Strategy intends to develop heritage sites as tourism attractions by developing tourism trails to heritage locations, providing on site interpretation and improving the marketing of the sites. Nantyglo Roundhouse Towers, the General Office building at Ebbw Vale and Bedwellty House and Park are three major projects, which could increase the visitor numbers to the area. The built heritage provides an important cultural and historical identity that if protected and enhanced could provide tourism opportunities. The LDP will ensure that sites are preserved and enhanced and that a framework is put in place to promote tourism opportunities.	
MAC C17	46	Paragraph 6.74	The strategy aims to balance the need for the safeguarding of nationally important mineral resources and ensuring their appropriate extraction against the potential impact of such development on residential occupiers, the landscape, and on sites of nature conservation interests. **Pre-working is encouraged in safeguarded areas where proposed development would sterilise the resource.** In accordance with national planning policy the proposals map identifies areas where coal working will not be acceptable, that is 500m from the urban boundary and within International and National designations of environmental and cultural importance. **Within the settlement boundary there may be deemed exceptions**	To provide clarity on where pre-working is encouraged and deemed exceptions apply.

Reference	Page No. (Deposit Plan as amended by Focussed Changes)	Policy / paragraph	Changes (additions are in bold and ~~struck through~~)	Justification for change
			where pre-working constitutes acceptable land reclamation works prior to development. This would need to be on large sites where there would be no demonstrable harm to amenity and the environment; there are clear and convincing benefits; and it would be in the public interest to allow development to proceed.	
MAC C18	49	DM1 (1.c.)	Construction waste and pollution is minimised **and the proposal incorporates facilities for the segregation, recovery and recycling of waste**;	To ensure the objective of increasing recycling is supported by policy.
MAC C19	49	DM1 (1.f.)	**f. The proposal does not result in a net loss of biodiversity and provides where necessary mitigation and/or compensation measures**	To provide clarity for developers
MAC C20	49 - 50	DM1 (2.)	2. Amenity a. The development would be compatible with other uses in the locality; b. There would be no unacceptable adverse visual impact on townscape or landscape; ~~b~~**c**. There would be no unacceptable impact upon the amenities of neighbouring occupiers; ~~c~~**d**. In the case of residential development including extensions and sub-division of dwellings, dwellings must be of appropriate size to provide satisfactory levels of amenity; **e. There would be no adverse impact upon the water environment or an unacceptable risk to the quality of controlled waters (including groundwater and surface water);** **f. The proposal contributes to improving water quality wherever practicable;** **g. The proposal does not result in airborne emissions which have an unacceptable effect on the health, amenity or natural environment of the surrounding area, taking into account cumulative effects of other proposed or existing sources of air pollution in the vicinity.** ~~d~~**h**.There would be no unacceptable risk of harm to health and/or local amenity from unacceptably high levels of noise, vibration, odour or light	Policy DM3 is merged into policy DM1 to reduce the number of policies in the Plan.

Reference	Page No. (Deposit Plan as amended by Focussed Changes)	Policy / paragraph	Changes (additions are in bold and ~~struck through~~)	Justification for change
			pollution; ~~e~~**i**.The land is made stable and capable of supporting the development without risk of damage to buildings on the site or adjoining land; and ~~f~~ **j**.Practicable and effective measures are taken to treat, contain or control any contamination.	
MAC C21	50	DM1 (3.b.)	The proposal ensures that ~~new access roads within~~ developments are designed to an appropriate standard that prioritises the interests of pedestrians, cyclists and public transport before that of the private car;	To clarify that new developments not only new access roads need to consider interests other than the car.
MAC C22	50	DM1 (3.d.)	Parking, appropriate servicing and operational space has been provided ~~in accordance with the Council's Supplementary Planning Guidance on Access, Car Parking and Design~~; and	To accord with national guidance.
MAC C23	51	Paragraph 7.7	The EU Water Framework Directive (2000/60/EC) establishes a strategic approach to water management and a common means of protecting and setting environmental objectives for all ground waters and surface waters. It aims to protect and restore clean water and ensure its long-term sustainable use. National planning policy emphasises that planning controls should be used to ensure incompatible uses of land are separated, in order to avoid potential conflict between different types of development. At present the County Borough's rivers and groundwater are failing to reach the 'Good Status' required by the Water Framework Directive due to sewer overflows, pollution from industrial estates and old mines and issues with fish migration. The Council is proactively working to help clean, protect and preserve Blaenau Gwent's rivers through a number of environmental projects. Development will only be allowed where adequate provision is made for the necessary infrastructure to secure the protection of water quality and quantity and, wherever practicable, improve water quality. Consideration will be given to the quality and quantity of the water resource and how this	Paragraphs 7.24-7.29 are moved from policy DM3 to follow paragraph 7.7 to reduce the number of policies. Paragraph 7.25 is amended for clarity.

Reference	Page No. (Deposit Plan as amended by Focussed Changes)	Policy / paragraph	Changes (additions are in bold and ~~struck through~~)	Justification for change
			impacts upon the wider environment in terms of improving fish migration through removal of obstructions, preventing further deterioration of aquatic ecosystems associated habitats, fisheries, promoting the sustainable use of water and controlling water abstractions. **Developers will be expected to explore opportunities for making improvements to water quality through the incorporation of measures to improve water quality within their designs, unless they can demonstrate it is not practicable to do so.** Planning permission may be granted subject to conditions to secure the necessary measures, or developers may be required to enter into Planning Obligations. Applications that cannot provide adequate protection of watercourses, ground and surface water will be refused. Air quality within Blaenau Gwent is influenced by the emission of pollutants from various sources within the County Borough and also by transboundary pollution emitted to air from sources within other Local Authority Areas. The UK's National Air Quality Strategy is aimed at improving and protecting ambient air quality in the UK and ensuring the protection of public health as a result of exposure to air pollution. The Strategy sets out objectives for a number of key pollutants and the Local Authority are required to periodically review the air quality within the County Borough against the objectives at locations where the public are regularly present and might be exposed to air pollution. The Local Authority's ongoing review and assessment of the air quality within the County Borough has concluded that, based on the information available at present, it is unlikely that any of the air quality objectives that the Council are required to have regard to, are, or are likely to be exceeded in the immediate future. The Council is committed to ensuring the protection of the standard of air quality within the Borough and also, where reasonably possible, the improvement of air quality.	

Reference	Page No. (Deposit Plan as amended by Focussed Changes)	Policy / paragraph	Changes (additions are in bold and ~~struck through~~)	Justification for change
			Development likely to result in emissions to air of any of the pollutants identified in the UK's National Air Quality Strategy and/or any other pollutant which may have an adverse impact upon the air quality within the Borough or has the potential to cause harm to human health and/or the environment should therefore provide a full and detailed assessment of the likely impact of these emissions. This should also demonstrate that there has been consideration of the cumulative effects of other proposed or existing sources of air pollution within the vicinity of the proposed development. Development will not be permitted where it is considered that the resultant emissions to air will have an unacceptable impact on the existing and/or future air quality within the Borough or where there will be an unacceptable adverse impact on public health and/or the environment, taking into account the cumulative effects of other proposed or existing sources of air pollution in the vicinity.	
MAC C24	55	DM3	Delete Policy DM3 and paragraphs 7.24-7.29 (these have been merged with policy DM1.	To reduce the number of policies.
MAC C25	57	Paragraph 7.31	The Community Infrastructure Levy (CIL) is a new charge which local authorities in England and Wales are empowered, but not required, to levy on most types of new development in their areas. The proceeds of the levy will provide new local and sub-regional infrastructure to support the development of an area in line with local authorities' development plans. Although no formal decision has yet been taken by Blaenau Gwent, it is anticipated that this issue may be finely balanced, due to the existing known barriers to regeneration~~,~~ **and changes to building regulations which** ~~and~~ may result in the ~~decision to~~ set**ting** of a nominal CIL rate o~~f~~**r** no CIL Rate.	To clarify the Council's position on CIL.

Reference	Page No. (Deposit Plan as amended by Focussed Changes)	Policy / paragraph	Changes (additions are in bold and ~~struck through~~)	Justification for change
MAC C26	62	Paragraph 7.57	Planning applications for the change of use to residential would need to be supported by evidence **that a 12 month marketing exercise has been undertaken for retail / commercial purposes at reasonable market rates.** ~~of a 12 month history of vacancy and/or a lack of response to genuine efforts to market the premises for retail / commercial use over a significant period~~. The Council will closely scrutinise the evidence put forward to demonstrate that the units are no longer required for retail**/ commercial** purposes.	To provide further clarity of what evidence would need to be provided for the change of use of residential in Blaina Local Town Centre.
MAC C27	64	DM9	Affordable housing development for local needs will be ~~supported~~ **permitted** as an exception to policy **adjoining rural settlements in the north of the County Borough and all settlements in the south** ~~provided the development is acceptable in terms of relevant development management policies and~~ provided that: a. Evidence exists in the form of a local housing needs survey that there is a genuine demonstrable local need in the settlement for such accommodation; b. There are no allocated sites coming forward within the ~~development~~ **settlement** boundary which could meet this need; c. Satisfactory arrangements can be made to ensure that the dwellings are retained as affordable housing for local needs in perpetuity; d. The proposal adjoins and forms a logical extension to the ~~development~~ **settlement** boundary whilst avoiding ribbon and fragmented patterns of development; **and** e. The proposal would not form an intrusive feature in the landscape; ~~and~~ **f.** ~~The siting, layout, scale, design, density and materials of the proposal are sympathetic and appropriate to the size and character of the settlement~~. In the interests of creating and maintaining sustainable mixed communities, proposals will only be considered for sites of 10 units or less.	To clarify where exception sites are permitted. To ensure the policy accords with policy SB1. Criterion (f.)is deleted as it repeats policy DM2.
MAC C28	65	Paragraph	**The 'rural settlements' to which this policy applies are Trefil,**	To clarify where exception sites are

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		7.64	**Bedwellty Pits, Pochin, and Cwm in the north of the Borough and all settlements in the south of the Borough (as identified in the Key Diagram within Chapter 5.0).** Strict criteria have been identified to ensure that unsuitable developments that would detrimentally affect the environment will not be approved.	permitted.
MAC C29	65	DM10 (e.)	In the case of a transit or touring site, it has good access to the primary highway network **(as identified in appendix 6).**	To provide clarity.
MAC C30	67	DM12	DM12 Protection of Community and Leisure Facilities Proposals that would result in the loss of a community and/or leisure facility will not be permitted unless: a. A ~~comparable~~ replacement facility is provided by the developer either on site or in an accessible location ~~which is served by public transport or by foot or cycling~~; or b. It can be demonstrated that the facility is surplus to requirements.	To provide clarity.
MAC C31	68	DM13	DM13 Provision of ~~Open Space, Recreation and Leisure~~ **Outdoor Sport and Play Facilities** Where there is a quantitative ~~or qualitative~~ deficiency in ~~open space, recreation and~~ **outdoor sport and play ~~leisure~~** facilities, provision will be sought in conjunction with all new residential developments of 10 or more units, based on a minimum of 2.4 hectares of recreational open space per 1000 projected population.	To provide clarity.
MAC C32	68	Paragraphs 7.73 & 7.74	This Policy is aimed at securing the provision of ~~recreational open space and other appropriate recreation and leisure~~ **outdoor sport and play** facilities in conjunction with all new residential developments of 10 or more units where the development would result in a level of demand that exceeds local capacity. This Policy will help enhance the existing network of green spaces and provide increased opportunities for healthy recreation and leisure activities. A recent assessment of open space provision highlights a deficiency of outdoor sports and play space across Blaenau Gwent. Further information is available in the Leisure Background Paper.	To provide clarity.

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			Obtaining ~~recreational open space and appropriate leisure~~ **outdoor sport and play** facilities through the development process is provided for in national planning policy. It explains that Local Planning Authorities may be justified in seeking Planning Obligations to contribute to the maintenance of safe and attractive facilities and open space, and to meet the needs of new communities.	
MAC C33	75	Paragraph 7.94	In accordance with national planning policy ~~a~~ Health **and Social** Impact Assessment**s** will be required, where appropriate. This is likely to form part of any Environmental Statement submitted with the proposal.	To clarify requirements.
MAC C34	78	DM21 (6.f.)	~~It will not result in an~~ **There will be no** unacceptable adverse environmental impact **from: dust and emissions; birds and vermin; odours; noise; and litter** that cannot be appropriately controlled by mitigating measures.	To clarify requirements.
MAC C35	80	MU1	MU1 Ebbw Vale Northern Corridor In accordance with Policy SP1 land is allocated north of Ebbw Vale Town Centre for the construction of approximately ~~700~~**805** dwellings, a commercial leisure hub, road side services, employment and a strategic mixed-use employment site. ~~Development of the site will be guided by the Ebbw Vale Sustainable Development Framework Supplementary Planning Guidance document.~~	To accord with national guidance and reflect the change in the number of homes expected to be delivered at the site.
MAC C36	80	Paragraph 8.9	**Development of the site will be guided by the Ebbw Vale Sustainable Development Framework Supplementary Planning Guidance document.** The ~~Ebbw Vale Sustainable Development~~ ~~F~~**f**ramework has assessed the development potential of the area and has identified the following elements: • Strategic mixed use employment site – on land at Rhyd y Blew (**29.8 ha of which** 13.2 ha **is the indicative developable area**) • Employment and road side services – at Bryn Serth (**22.8 ha of which**	To provide further clarity on the indicative developable areas of MU1. To accord with national guidance. To reflect the change in the number of homes expected to be delivered at the site.

Reference	Page No. (Deposit Plan as amended by Focussed Changes)	Policy / paragraph	Changes (additions are in bold and ~~struck through~~)	Justification for change
			10.5 ha **is the indicative developable area**) • Commercial leisure hub – commercial leisure and associated A3 uses (4 ha); and • Residential - ~~700~~**805** units including 10% affordable housing on three parcels of land (23 ha) *(It should be noted that not all of the existing facilities are required to relocate to enable the provision of ~~700~~**805** dwellings).*	
MAC C37	81	MU2	MU2 'The Works' In accordance with Policy SP1 land is allocated at the former steelworks site for mixed use including; the construction of a new hospital, learning zone, leisure centre, playing pitches, arts centre, approximately 520 houses, business hub, family history & genealogy visitor centre, environmental resource centre and wetland park. ~~Development of the site will be guided by the latest Masterplan and supporting documentation.~~	To accord with national guidance.
MAC C38	82	Paragraph 8.10	The former Steelworks 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. The site has the benefit of outline planning permission. The original Masterplan Design and Access Statement sets out a 10-year programme for development divided into 5 phases between 2008 and 2018. The revised masterplan incorporates an amended indicative framework with four phases allowed to run to a maximum of 4 years each to allow development flexibility although the 2018 date continues to be a broad indication of the time-scale envisaged for the delivery of the scheme. **Development of the site will be guided by the latest Masterplan and supporting documentation.**	To provide clarity.
MAC C39	87-89	H1 & HC1	H1 Housing Allocations **and HC1 Housing Commitments** In accordance with Policy SP5 land is allocated for residential development in the following locations:	To strengthen link between H1 and HC1 sites the two tables have been merged. To clarify the number of homes

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			Policy Number	Site Name	Area (Ha)	Units	available at MU1. To take account of the deletion of H1.20. Renumber housing allocations following deletion of H1.4 and H1.5. To delete reference to 100% affordable housing schemes. These changes will result in consequential amendments to the Proposals Map.
			Ebbw Vale				
			H1.1	Willowtown	0.63	22	
			MU1	*Ebbw Vale Northern Corridor*	*2~~8~~**3***	*~~700~~**805***	
					~~Total~~	~~722~~	
			HC1.1	North of Cwmyrdderch Court Flats, Cwm	1.18	16	
			HC1.2	Letchworth Road	0.93	16	
			HC1.3	Old 45 Yard, Steelworks Road	3.49	82	
			HC1.4	Adjacent Pant-y- Fforest	1.63	21	
			HC1.5	Heol Elan #	1.2	43	
			HC1.6	Land at College Road#	1.04	41	
			HC1.7	Adj Sports Ground, Gwaun Helyg	2.92	69	
			HC1.8	Higgs Yard	0.99	29	
			HC1.9	Mountain Road#	0.47	22	
			HC1.10	Briery Hill#	0.94	33	
			MU2	*'The Works'*		*520*	
					~~Total~~	~~892~~	
					Total	**1,719**	
			Tredegar				
			H1.2	Cartref Aneurin Bevan	0.38	13	

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				H1.3	Greenacres	0.50	18	
				H1.6**4**	Land adjacent to Chartist Way	2.89	101	
						~~Total~~	~~132~~	
				HC1.11	Derelict Bus Garage, Woodfield Road#	0.36	11	
				HC1.12	Former LCR Factory, Charles Street	0.25	14	
				HC1.13	Former Factory Site, Pochin	0.65	28	
				HC1.14	Land at Poultry Farm, Queen Victoria Street	0.84	3	
				HC1.15	Upper Ty Gwyn Farm, Nantybwch	1.44	38	
				HC1.16	Former LCR Factory, opposite Tredegar Comprehensive School#	0.62	47	
				HC1.17	Peacehaven	4.81	147	
				HC1.18	The Goldmine, Sirhowy	0.17	16	
				HC1.19	BKF Plastics, Ashvale	1.83	54	
				HC1.20	Sirhowy Infants School Site#	0.84	23	
				HC1.21	Corporation Yard	0.75	23	
				HC1.22	Park Hill	13.09	160	
						~~Total~~	~~564~~	
						Total	**696**	
				Upper Ebbw Fach				
				H1.~~7~~**5**	Garnfach School, Nantyglo	0.81	28	
				H1.~~8~~**6**	Crawshay House, Brynmawr	0.71	25	

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				H1.~~9~~**7**	Infants School and Old Griffin Yard, Brynmawr	1.04	36	
				H1.~~10~~**8**	Hafod Dawel Site, Nantyglo#	0.74	44	
				H1.~~11~~**9**	West of the Recreation Ground, Nantyglo	0.42	15	
				H1.~~12~~**0**	Land to the East of Blaina Road, Brynmawr	0.72	25	
				H1.1~~3~~**1**	Land to the North of Winchestown, Nantyglo	0.43	15	
				MU3	*NMC Factory and Bus Depot*		*60*	
						~~Total~~	~~248~~	
				HC1.23	Recticel and Gwalia Former Factory Site, Brynmawr#	0.96	45	
				HC1.24	Land at Clydach Street, Brynmawr	0.64	12	
				HC1.25	TSA Woodcraft, Noble Square Industrial Estate, Brynmawr	0.71	25	
				HC1.26	Roberto Neckwear, Limestone Road, Nantyglo	0.74	19	
				HC1.27	Cwm Farm, Blaina	9.01	78	
				HC1.28	Salem Chapel, Waun Ebbw Road and Pond Road Junction, Nantyglo	0.26	11	
						~~Total~~	~~190~~	
						Total	**438**	

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<tr><th>Reference</th><th>Page No. (Deposit Plan as amended by Focussed Changes)</th><th>Policy / paragraph</th><th>Changes (additions are in bold and ~~struck through~~)</th><th>Justification for change</th></tr>
<tr><td></td><td></td><td></td><td>
<table>
<tr><td colspan="4">Lower Ebbw Fach</td></tr>
<tr><td>H1.142</td><td>Six Bells Colliery Site, Six Bells</td><td>1.47</td><td>40</td></tr>
<tr><td>H1.153</td><td>Warm Turn, Six Bells</td><td>0.93</td><td>32</td></tr>
<tr><td>H1.164</td><td>Roseheyworth Comprehensive, Abertillery</td><td>0.95</td><td>33</td></tr>
<tr><td>H1.175</td><td>Former Mount Pleasant Court, Brynithel#</td><td>0.52</td><td>18</td></tr>
<tr><td>H1.186</td><td>Hillcrest View, Cwmtillery#</td><td>0.83</td><td>22</td></tr>
<tr><td>H1.197</td><td>Quarry Adjacent to Cwm Farm Road, Six Bells</td><td>0.64</td><td>22</td></tr>
<tr><td>~~H1.20~~</td><td>~~Land at Farm Road Swffryd~~</td><td>~~3.72~~</td><td>~~130~~</td></tr>
<tr><td></td><td></td><td>~~Total~~</td><td>~~297~~</td></tr>
<tr><td>HC1.29</td><td>At Cwm Farm Road</td><td>0.68</td><td>20</td></tr>
<tr><td>HC1.30</td><td>Former Swffryd Junior School#</td><td>0.41</td><td>18</td></tr>
<tr><td>HC1.31</td><td>Land at Penrhiw Estate, Brynithel</td><td>1.02</td><td>23</td></tr>
<tr><td></td><td></td><td>~~Total~~</td><td>~~61~~</td></tr>
<tr><td></td><td></td><td>Total</td><td>358</td></tr>
<tr><td colspan="2">Total New Sites (H)</td><td></td><td>1,399~~99~~74</td></tr>
<tr><td colspan="2">Total Housing Commitments (HC)</td><td></td><td>1,707</td></tr>
<tr><td colspan="2">TOTAL ALLOCATIONS</td><td></td><td>3,081</td></tr>
</table>
~~HC1 Housing Commitments~~</td><td></td></tr>
<tr><td>MAC C40</td><td>89</td><td>Paragraph 8.27</td><td>The allocation of sites for new homes is important in ensuring sufficient land is available to meet future population requirements. This will contribute to the diversification of the housing stock and</td><td>To strengthen the ink between H1 and HC1 sites.</td></tr>
</table>

Reference	Page No. (Deposit Plan as amended by Focussed Changes)	Policy / paragraph	Changes (additions are in bold and ~~struck through~~)	Justification for change
			secure viable, sustainable futures for the hub areas. Land allocated under this Policy includes: • **(H)** New sites that have been identified as suitable for residential development or for a mix of uses including housing as a result of a robust candidate site assessment process; and • **(HC)** Sites with planning consent for housing or for a mix of uses incorporating housing as of 1st April 2009 (in some cases subject to the signing of a Section 106 Agreement).	
MAC C41	89	Paragraph 8.28	In order to stimulate growth in the residential market, the LDP has allocated land for the construction of a further ~~1,399~~ **1,374** dwellings above that which already has planning permission (1,707). The number of units on these sites was identified through the use of an average density of 35 per hectare. These figures are, however, indicative and higher or lower densities may be acceptable where the proposed development addresses other policy considerations including design and sustainability (Policy DM1). The units have been allocated across a range of sites in order to offer choice and flexibility. This will contribute to the diversification of the housing stock and secure viable sustainable futures for settlements in the north of the County Borough. Settlements in the south of the County Borough will rely more heavily on small sites and windfall development.	To clarify changes as a result of the deletion of H1.20 and the amendment to MU1.
MAC C42	89	Paragraph 8.29	~~The 12 sites identified as likely to come forward for 100% affordable housing are as a result of planning permissions or the availability of social housing grant and land ownership. In addition all other sites will be expected to contribute towards addressing affordable housing need in accordance with Policy DM8.~~	To aid clarity of the Plan.
MAC C43	90	GT1	Land is allocated south of the Cwmcrachen Gypsy and Traveller Site ~~to~~ **which can** accommodate ~~4~~**6** pitches**.**	To enable the provision of more pitches if required.
MAC C44	105	New paragraph to follow	Detailed descriptions of the schemes can be found in the site descriptions document.	To provide clarity.

Reference	Page No. (Deposit Plan as amended by Focussed Changes)	Policy / paragraph	Changes (additions are in bold and ~~struck through~~)	Justification for change
		paragraph 8.78		
MAC C45	106	Paragraph 8.79	Blaenau Gwent County Borough Council currently manages seven cemeteries. The Council has undertaken a review of the current Cemeteries capacity within Blaenau Gwent. The **2009** review identifies that extensions to the existing cemeteries are required at three of the seven sites. The Plan allocates land for these extensions.	To clarify that the cemetery review was undertaken in 2009
MAC C46	107	Paragraph 8.81	The limestone resource is confined to the northern extremity of Blaenau Gwent north of Trefil whereas; the sandstone resource is generally located in the mid and southern parts **(See appendix 8 for an illustration of these areas)**.	To aid the clarity of the Plan.
MAC C47	107	Paragraph 8.82	The Proposals Map identifies the primary and secondary coal resource areas (as identified by the British Geological Survey) as one safeguarding area, as they benefit from the same safeguarding considerations. The primary resource includes the thicker closely-spaced coals, with the secondary resource area having thinner, more widely spaced coals. These areas are generally located in the north of the County Borough and along the valley floors **(See appendix 9 for an illustration of these areas)**.	To aid the clarity of the Plan.
MAC C48	108	Paragraph 8.85	In accordance with national planning policy, the LDP identifies areas where coal working will not be acceptable, these are 500m from the settlement boundary and within International and National designations of environmental and cultural importance **(See appendix 11 for an illustration of these areas)**. **Coal working proposed adjacent or close to the Brecon Beacons National Park, that might affect the setting of it should be assessed carefully to determine whether the environmental and amenity impact is acceptable or not, or whether suitable, satisfactory conditions can be imposed to mitigate the impact.**	To aid the clarity of the Plan. To clarify the position regarding coal working and the Brecon Beacons National Park.
MAC C49	109	Paragraph	Land adjacent to the existing Trefil Quarry has been identified as an area	To clarify a significant issue which

Reference	Page No. (Deposit Plan as amended by Focussed Changes)	Policy / paragraph	Changes (additions are in bold and ~~struck through~~)	Justification for change
		8.88	of known mineral resource with commercial potential. The resource may provide for a continuous supply for use as building stone and in making concrete. Development of the site is dependent on the ability to address a number of environmental concerns. **The most significant issue being the identification of the area as part of a nationally important geological SSSI at Mynydd Llangynidr which contains the finest array of collapse (caprock) dolines and subsidence basins seen anywhere in Britain.**	needs to be addressed.
MAC C50	109	Paragraph 8.89	The Tir Pentwys Tip lies east of Llanhilleth within the Pennant Sandstone outcrop. It is a westward extension of the Tir Pentwys spoil reclamation proposal in neighbouring Torfaen County Borough Council. No sampling or testing information for the western part of this area has been seen but it is likely that it will contain High Specification Aggregate and lower quality general fill material. **The site can only be accessed from Torfaen County Borough**. Development of the site is dependent on the Torfaen part of the site receiving planning permission.	To provide clarity.
MAC C51	111	Chapter 9.0	Amend Chapter 9.0 Delivery and Implementation to reflect changes to sites and update progress on sites. Indicate that Trefil Quarry requires a project level HRA. These changes are shown at Appendix 4.	To update and provide clarity
MAC C52	175	Appendix 5	Amend Appendix 5 and the Proposals Map which shows the Blaina town centre boundary change to include the Market Square project as shown at Appendix 5.	To include the market square project within the town centre boundary.
MAC C53	179	Appendix 8	Include the definition below in Appendix 8: Glossary of Terms **Gross Site Area** | **The whole of the site.**	To provide clarity.
MAC C54		Appendices	Insert new maps in relation to minerals as appendix 8, 9, 10 and 11 and amend following appendices numbering.	To provide clarity.

Local Development Plan – Minor Textual Changes

Reference	Page No. (Deposit Plan as amended by Focussed Changes)	Policy / paragraph	Changes (additions are in bold and ~~struck through~~)	Justification for change
MAC M01		Foreword	Update foreword in light of the change in Executive Member	To reflect the latest position.
MAC M02		Contents Page	The Contents page will be updated to reflect any page and policy numbering and appendix changes.	To reflect any changes made throughout the Plan.
MAC M03			Replace Welsh Assembly Government and WAG with Welsh Government or WG throughout the Plan	To reflect latest position.
MAC M04	5	Paragraph 2.6	Add additional paragraphs following paragraph 2.6 as follows: **European Structural Fund Programme 2014-2020** **The next European programme will be similar to the current European Convergence Operational programme and will aim to achieve the Commission's Europe 2020 goals of '*More Jobs and Better Lives – through Smart, Sustainable and Inclusive economic growth*'. Investment of approximately £2 billion will help to achieve and deliver the vision through a number of draft regulations that will focus in areas including:** **European Regional Development Fund (ERDF)** • **Research and Innovation** • **Energy efficiency and renewable energy** • **Small and Medium Size Enterprise (SME) competitiveness** **European Social Fund (ESF)** • **Promoting employment and supporting labour mobility** • **Investing in education, skills and life-long learning** • **Promoting social inclusion and combating poverty (minimum of 20% ESF)** • **Enhancing institutional capacity and efficient public administration**	To reflect latest position.

Reference	Page No. (Deposit Plan as amended by Focussed Changes)	Policy / paragraph	Changes (additions are in bold and ~~struck through~~)	Justification for change
			• **Greater emphasis on fighting youth unemployment** • **Strengthening provision for trans-national co-operation, social innovation, gender equality and equal opportunities** ~~2.7~~ **2.10** The LDP accords with the **current** strategy and priorities set out in the European Convergence Operational Programme Document for 2007-2013 **and will continue into future European funded programme, 2014-2020.**	
MAC M05	13	Section 3.0	Include a Plan to identify the location of towns in Blaenau Gwent	To assist users of the Plan.
MAC M06	24	Figure 2	Update figure 2 to reflect a change in housing numbers and the deletion of Cwm station from the Plan	To reflect changes made throughout the Plan.
MAC M07			Replace the term 'houses' to homes throughout the Plan.	To use the appropriate term.
MAC M08			All boxes that identify relevant objectives, policies, allocations and background papers under the Strategic Policies and Development Management policies need to be updated	To reflect any changes made throughout the Plan.
MAC M09	26	Paragraph 6.5	The former ~~Corus~~ **Steelworks** Site, now known as 'The Works', already has outline planning permission for housing, a hospital, Learning Zone, Leisure Centre, Arts Centre, Environmental Resource Centre, Employment, new rail station and open space including a Wetland Park.	To ensure there is consistency throughout the Plan when referring to the site.
MAC M10	32	Paragraph 6.33	**Updated** Supplementary Planning Guidance on Planning Obligations provides the detail of how this will be achieved.	To provide clarity.
MAC M11	46	SP13	SP13 Delivering Sustainable Waste Management To help deliver sustainable waste management across Blaenau Gwent the Council will ensure that: 1. Sufficient land is identified to enable an integrated network of waste management facilities to be developed across the County Borough through: a. Allocating land to meet the South East Wales Regional Waste Plan requirement of ~~0.~~**41**- 4 hectares (Policy W1); b. Encouraging the provision of in-building treatment facilities on Primary and Secondary Employment Sites (Policy DM11); and	To correct policy numbering typo and typo in policy.

Reference	Page No. (Deposit Plan as amended by Focussed Changes)	Policy / paragraph	Changes (additions are in bold and ~~struck through~~)	Justification for change
			c. Allocating land to meet local needs. ~~3.~~ **2.** Support is provided for treatment facilities, measures and strategies that represent the best practicable environmental option, having regard to the waste hierarchy and the proximity principle (Policy DM21); ~~4.~~ **3.** Provision is made for sustainable waste management storage and collection arrangements in all appropriate developments; and ~~5.~~ **4.** Waste minimisation is encouraged during construction.	
MAC M12	47	Paragraph 6.77	In line with the National Waste Strategy and the Regional Waste Plan (RWP), the Council will seek to promote the reduction, re-use and recycling of materials in order to reduce land take-up for waste facilities. The RWP estimates that the total land required in Blaenau Gwent for waste facilities by 2013 ranges between ~~0.4~~**1** and 4 hectares depending on the type of waste management /resource recover facility involved. The Plan allocates nearly 6 hectares of land for waste facilities which is above that required in the RWP.	To correct a typo error.
MAC M13	52	DM1 Box	Relevant Objectives, Strategic Policies and Allocations • Objectives: 4, 5 and 6 • Strategic Policies: SP1, SP2, SP4, SP6**,** ~~and~~ SP7 **and SP10** • Allocations: MU1, MU2, MU3, AA1, R1, H1, HC1, T1, T2, T3, T4, T5, T6, EMP1, ED1, CF1, TM1, **L1,** ENV2, ENV3**,** ~~and~~ ENV4**, M4 and W1**	To clarify new policies which apply due to the merger of DM3 into policy DM.
MAC M14		DM Policies	The Policy and paragraph numbering of the development management policies will change following the deletion of DM3 and its supporting text.	As a result of the deletion of a policy from the development management section.
MAC M15	58	Paragraph 7.37	~~The Council has prepared~~ Supplementary Planning Guidance on Planning Obligations **is to be updated** to support the relevant LDP polices, provide a robust evidence base in support of those polices and elaborate on specific procedural requirements. The SPG should therefore be consulted	To provide clarity.

Reference	Page No. (Deposit Plan as amended by Focussed Changes)	Policy / paragraph	Changes (additions are in bold and ~~struck through~~)	Justification for change
			in respect of all development proposals that are likely to trigger a requirement for the provision of new or improved infrastructure.	
MAC M16	64	Paragraph 7.62	Further advice on affordable housing requirements is contained in **updated** Supplementary Planning Guidance on Planning Obligations.	To provide clarity.
MAC M17	64	Paragraph 7.64	The purpose of the Affordable Housing Exception Policy is to release sites for affordable housing where there is a shortage of available sites to meet need. Exception sites for affordable housing will only be appropriate where there is a genuine local need for affordable housing within the settlement in question and where the need cannot be met on an alternative site. The Council will require a legal agreement restricting the occupancy of dwellings to local people in need of affordable housing. Further advice on this is contained in **updated** Supplementary Planning Guidance on Planning Obligations.	To provide clarity.
MAC M18	81	Figure 3	Update the indicative concept plan to reflect the widening of the green wedge and resultant allocation boundary amendments	As a result of Focussed Change 10.
MAC M19	85	Paragraph 8.18	The Ebbw Vale Sustainable Development Framework has assessed the development potential of the town centre and has identified the following action areas: • **Southern Gateway:** A new southern gateway to Ebbw Vale Principal Town Centre is proposed incorporating a commercial hub, direct, safe and convenient pedestrian connection between the town centre and 'The Works' (Policy MU2).The Town Centre would benefit from more visitors as a result of a proposed office development and a new food store. The development offers the opportunity to make a significant landmark statement at a key point where the ~~funicular~~ **mechanical link** will bring people up from 'The Works' site. In order to create this optimum link the A4046 needs to have a traffic calmed carriageway. There is also an opportunity to explore the development of land on the opposite side of the A4046 on the site of the current petrol filling station. This could provide a private sector developer with the chance to enhance the mix and quality of	To provide an update on the latest position.

Reference	Page No. (Deposit Plan as amended by Focussed Changes)	Policy / paragraph	Changes (additions are in bold and ~~struck through~~)	Justification for change
			retail and commercial floor space in the town.	
MAC M20	101	Paragraph 8.71	The need to define and maintain open spaces between and within urban areas and settlements to prevent coalescence is considered important for the County Borough to protect the integrity of the built and natural environment. ~~Rural Exception Sites will not be acceptable within Green Wedges.~~	To improve clarity.
MAC M21	110	Paragraph 8.91	The South East Regional Waste Plan indicates that between ~~0.4~~**1** and 4 hectares of land will be required for waste management facilities within Blaenau Gwent to serve more than one local authority. The above site provides over 5 hectares for the location of waste management facilities to serve more than one local authority.	To correct a policy numbering typo.
MAC M22	166	Appendix 3	Update the Background Papers list • Retailing Background Paper (BGCBC, 2011) • **Updated Retailing Background Paper (BGCBC, 2012)** • Population and Housing Background Paper (BGCBC, 2011) • **Updated Population and Housing Background Paper (BGCBC, 2012)** • Affordable Housing Background Paper (BGCBC, 2011) • **Updated Affordable Housing Background Paper (BGCBC, 2012)** • **Housing Delivery Paper (BGCBC, 2012)** • Transport Background Paper (BGCBC, 2011) • **Employment Background Paper (BGCBC, 2011)** • Community Facilities Background Paper (BGCBC, 2011) • Leisure Background Paper (BGCBC, 2011) • Tourism Background Paper (BGCBC, 2011) • Environment Background Paper (BGCBC, 2011) • **Updated Environment Background Paper (BGCBC, 2012)** • Minerals Background Paper (BGCBC, 2011) • **Updated Minerals Background Paper (BGCBC, 2012)** • Waste Background Paper (BGCBC, 2011)	To update the Plan.

Reference	Page No. (Deposit Plan as amended by Focussed Changes)	Policy / paragraph	Changes (additions are in bold and ~~struck through~~)	Justification for change
			• Candidate Site Methodology (BGCBC, 2011) • **Renewable Energy Assessment (BGCBC, 2011)**	
MAC M23	169	Appendix 4	Supplementary Planning Guidance • Residential Development - A Model Design Guide For Wales • Access, Car Parking and Design ~~Supplementary Planning Guidance~~ • A Design Guide for Householder Development • Shopfronts and Advertisements • **Updated** Hot Food Takeaways and Public Houses in Town Centres • Renewable and Low Carbon Energy • **Updated** Planning Obligations • Biodiversity and Geodiversity • Trees and Development: A Guide to Incorporating Trees, Woodlands & Hedgerows into Development Proposals • Buildings and Structures of Local Importance • Tredegar Heritage Initiative	To indicate that the Hot Food Takeaways and Public Houses and Planning Obligations Supplementary Planning Guidance document will be updated
MAC M24		Proposals Map	Amend the numbering of the Parc Bryn Bach Land Reclamation Scheme from ENV4.4 to ENV4.2	To correct a typographical error

Date : 20/07/2012 Scale : 1:1650	Appendix 1	Blaenau Gwent County Borough Council Regeneration Division
Site:	H1.20 Land at Farm Road Swffryd	
Change Proposed:	Delete Housing Site and amend Urban Boundary to exclude the site.	

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APPENDIX 2 – REVISED MONITORING FRAMEWORK

Monitoring is a fundamental part of the LDP process. It provides an opportunity for the implementation and effectiveness of planning policies to be assessed, and forms the basis for review of the Plan, where necessary. The LDP is subject to a 4-year review period.

WAG guidance requires that local authorities prepare an Annual Monitoring Report (AMR) to be submitted each year. The AMR assesses the effectiveness of policies in the LDP against various indicators and targets, identifies any significant contextual changes that have taken place, highlights any policies which are not functioning effectively and seeks to rectify any gaps in monitoring or data collection.

The AMR is the principal mechanism through which the implementation of policies in the LDP is measured and ensures that policies are based on up-to-date evidence.

The Monitoring Framework sets out the mechanism by which the implementation of the Policies and Plan Strategy will be assessed. However, the LDP Manual advises that it is not appropriate for every Policy to be monitored. The Monitoring Framework proposes to monitor the LDP Strategy. It makes sense to monitor the Policies that have been included in the Plan specifically for the purpose of realising the Strategy i.e. the Strategic Policies. These are also the point from which the Development Management Policies and Allocation Policies are derived. The successful implementation of the Development Management Policies and Allocation policies will assist in realising the Strategy and therefore the Strategy Policies provide a reasonable gauge of how other Policies are fairing and whether there are any Policies not being implemented.

The Monitoring Framework comprises the following items:

Monitoring Aim:
This sets the outcome the Strategic Policy is aiming to deliver.

Indicator:
An indicator is the measure used to monitor the performance of a particular policy.

Source Data:
This identifies the data set that will be used to provide the statistical input to the monitoring item.

Annual Monitoring Target:
Sets out the position, as it would be at the end of the Plan period to enable progress to be monitored. The monitoring target is in the form of a time factor and a level that is anticipated will be achieved.

Trigger level:
This, in essence is a level to which a Policy has diverged from the monitoring target to such an extent that it could identify that the Policy is failing to be implemented or needs to be amended. In identifying trigger levels consideration needs to be given to quantify what constitutes a significant variation from the base level. This will be different for each monitoring aim.

Outcomes
'Stepping stone' targets are identified for 2016 and the end of the Plan period to enable us to monitor progress.

TABLE 1: STRATEGIC POLICY (SP) 1: NORTHERN STRATEGY AREA – REGENERATION AND GROWTH

Relevant Policies and Objectives	Monitoring Indicator (Source Data)	Annual Monitoring Target	Outcome by end of 2016	Outcome by end of Plan
Monitoring Aim **To ensure sustainable growth and regeneration in the north of the Borough**				
Objective 1 & 7 SP1 DM1, DM2 DM3, DM4 DM6, DM7 H1, HC1, MU1, MU2 MU3 AA1, R1, T1 T2, T4, T6	Amount of new A1 development (BGCBC Planning Applications) Amount of new leisure development (BGCBC Planning Applications) Amount of land in B use class delivered (BGCBC Planning Applications) Amount of housing delivered (BGCBC Planning Applications) Transport projects delivered (BGCBC Planning Application)	Track planning status	9,100 sq m Contracts on Bryn Serth site – start of construction 22.3 ha 1,635 homes T1.2 Link from HoV to Rassau Industrial Estate T1.4 Cwm to Aberbeeg T2.2 Provision of new station and bus interchange at Ebbw Vale T4.1 Bus Priority Scheme along the Brynmawr to Newport Bus Corridor T4.2 Bus Interchange at Brynmawr T4.3 Bus Interchange at Ebbw Vale T5.1 Construction of a Peripheral Distributor Road (PDR) through 'The Works'	11,500 sq m Project at MU1 completed 48.5 ha 3,155 homes T1.5 Link from HoV to Trefil T1.6 Link from HoV to Tafarnaubach Industrial Estate T1.7 Bedwellty Pits, Tredegar to County Boundary T1.8 Hilltop to Ebbw Vale to Manmoel T2.6 Rail freight provision at Marine Colliery T6.2 Online improvements to the A4046 south of Cwm T6.3 Online improvements to the A4048 south of Tredegar

			T5.2 Online improvements between the PDR and the A465 T6.1 Dualling of the A465 Heads of the Valleys Road (Tredegar to Brynmawr)	

TABLE 2: STRATEGIC POLICY (SP) 2: SOUTHERN STRATEGY AREA – REGENERATION

Relevant Policies and Objectives	Monitoring Indicator (Source Data)	Annual Monitoring Target	Outcome by end of 2016	Outcome by end of Plan
Monitoring Aim **To ensure regeneration in the South of the Borough**				
Objectives 1, 6, 11 & 12 SP2 DM1, DM2 DM3, DM4 DM6, DM15 DM16, DM17 DM18 R1, H1, HC1 T1, T2, T4, T6 ENV2, ENV3 ENV4, TM1	Amount of land in B use class delivered (BGCBC Planning Applications) Amount of housing delivered (BGCBC Planning Applications) Tourism initiatives (BGCBC Planning Applications) Environmental reclamation projects (BGCBC Planning Applications) Transport projects (BGCBC Planning Applications)	Track Planning Status	1.5 ha 265 homes 1 initiative 1 project T1.12 Aberbeeg to Royal Oak T1.13 Royal Oak to Swfrydd	1.5 ha 345 homes T1.11 Link to Cwmtillery Lakes T2.4 Extension of rail link to Abertillery T2.5 Provision of new station and Park and Ride at Abertillery T6.4 Online improvements to the A467 south of Abertillery

TABLE 3: STRATEGIC POLICY (SP) 3: THE RETAIL HIERARCHY AND VITALITY AND VIABILITY OF THE TOWN CENTRES

Relevant Policies and Objectives	Monitoring Indicator (Source Data)	Annual Monitoring Target	Outcome by end of 2016	Outcome by end of Plan
Monitoring Aim **To ensure town centres thrive through the implementation of the retail hierarchy**				
Objective 1 SP3 DM2, DM3 DM6, DM7 AA1, R1	Number of A1 uses in primary retail areas as a percentage of all units in the primary retail area (Annual Town Centre Health Check)	Increase the % of A1 uses in Ebbw Vale's primary retail area from a base level of 61% (2009) *Trigger point: a decrease to 51%* Increase the % of A1 uses in Abertillery's primary retail area from a base level of 45% (2009) *Trigger point: a decrease to 25%* Increase the % of A1 uses in Brynmawr's primary retail area from a base level of 61% (2009) *Trigger Point: a decrease to 41%* Increase the % of A1 uses in Tredegar's primary retail area from a base level of 67% (2009) *Trigger Point: a decrease to 47%*		
Monitoring Aim **To ensure the improvement of viability in the town centres**				
Objective 1 SP3	Reduce vacancy rates from a 2009 base figure tracked against other valleys town centres	Ebbw Vale town centre - 11.5% vacancy rate(2009)		

DM2, DM3 DM6, DM7 AA1, R1	(Annual Town Centre Health Checks)	*Trigger Point: an increase to 16.5%* Abertillery town centre - 20% vacancy rate (2009) *Trigger Point: an increase to 25%* Brynmawr town centre -11% vacancy rate (2009) *Trigger Point: an increase to 16%* Tredegar town centre -12% vacancy rate (2009) *Trigger Point: an increase to 17%* Blaina town centre - 25% vacancy rate (2009) *Trigger Point: an increase to 30%*		

TABLE 4: STRATEGIC POLICY (SP) 4: DELIVERING QUALITY HOUSING

Relevant Policies and Objectives	Monitoring Indicator (Source Data)	Annual Monitoring Target	Outcome by end of 2016	Outcome by end of Plan
Monitoring Aim **To secure construction of 3,500 net additional dwellings by 2021 and halt population decline**				
Objectives 2&3 SP4 DM1, DM2 DM3, DM4 DM8, DM9 DM10, DM13 MU1, MU2 MU3, H1, HC1	Number of net additional affordable and general market dwellings built per annum (Joint Housing Land Availability Study) Population level of Blaenau Gwent (Mid year estimate population) Percentage of vacant residential properties (Census data 2011)		Completion of 1,900 homes *Trigger point: +/- 30%* Increase population to 69,968 *Trigger point: +/- 3%* Decrease vacancy rate to 4.5% *Trigger point: +/- 1%*	Completion of 3,500 homes *Trigger point: +/- 30%* Increase population to 70,849 *Trigger point: +/- 3%* Decrease vacancy rate to 4% *Trigger point: +/- 1%*
Monitoring Aim **To ensure the delivery of 1,000 affordable dwellings, 335 of which through planning obligations**				
Objectives 2&3 SP4 DM1, DM2 DM3, DM4 DM8, DM9 DM10, DM13 MU1, MU2 MU3, H1, HC1	Number of net additional affordable and general market dwellings built per annum (BGCBC Planning Applications) Change in viability (Annual Land Registry Data) (WG Direction)	Change in sales value per sq m *Trigger point: +/- 10%* Building Regulations and Code for Sustainable Homes *Trigger point: A change that would impact on viability of development*	224 affordable dwellings through S106 agreements *Trigger point: -20%*	335 affordable dwellings through S106 agreements *Trigger point: -20%*

TABLE 5: STRATEGIC POLICY (SP) 5: SPATIAL DISTRIBUTION OF HOUSING

Relevant Policies and Objectives	**Monitoring Indicator (Source Data)**	**Annual Monitoring Target**	**Outcome by end of 2016**	**Outcome by end of Plan**
Monitoring Aim **To ensure that housing is delivered in all areas in accordance with the strategy**				
Objective 3 SP5 MU1, MU2, MU3, H1, HC1	The housing land supply taken from the current Housing Land Availability Study (Joint Housing Land Availability Study) Land available for Gypsy and Traveller units (BGCBC Planning Applications)	Maintain 5 year supply *Trigger point: Less than a 5 year supply* Land available *Trigger point: Loss of land to other uses*		
Monitoring Aim **To ensure the delivery of housing in accordance with the strategy to increase build rates over the plan period**				
Objective 3 SP5 MU1, MU2 MU3, H1, HC1	Percentage of housing developments delivered in hub areas in accordance with the Plan's phasing (Joint Housing Land Availability Study)		Ebbw Vale – 55% Tredegar – 25% Upper Ebbw Fach – 10% Lower Ebbw Fach – 10%	Ebbw Vale – 60% Tredegar – 20% Upper Ebbw Fach – 15% Lower Ebbw Fach – 5%

TABLE 6: STRATEGIC POLICY (SP) 6: ENSURING ACCESSIBILITY

Relevant Policies and Objectives	Monitoring Indicator (Source Data)	Annual Monitoring Target	Outcome by end of 2016	Outcome by end of Plan
Monitoring Aim **To ensure improved connectivity within Blaenau Gwent and with the wider area**				
Objective 4 SP6 DM1, DM3 T1, T2, T3, T4 T5, T6	Number of highway and public transport schemes implemented (BGCBC – Transport Section and WG)	Track Planning Status	T1.2 Link from HoV to Rassau Industrial Estate T1.4 Cwm to Aberbeeg T1.12 Aberbeeg to Royal Oak T1.13 Royal Oak to Swfrydd T2.2 Provision of new station and bus interchange at Ebbw Vale T4.1 Bus Priority Scheme along the Brynmawr to Newport Bus Corridor T4.2 Bus Interchange at Brynmawr T4.3 Bus Interchange at Ebbw Vale T5.1 Construction of a Peripheral Distributor Road (PDR) through 'The Works' T5.2 Online improvements between the PDR and the A465 T6.1 Dualling of the A465 Heads of the Valleys Road (Tredegar to Brynmawr)	T1.5 Link from HoV to Trefil T1.6 Link from HoV to Tafarnaubach Industrial Estate T1.7 Bedwellty Pits, Tredegar to County Boundary T1.8 Hilltop to Ebbw Vale to Manmoel T1.11 Link to Cwmtillery Lakes T2.4 Extension of rail link to Abertillery T2.5 Provision of new station and Park and Ride at Abertillery T2.6 Rail freight provision at Marine Colliery T6.2 Online improvements to the A4046 south of Cwm T6.3 Online improvements to the A4048 south of Tredegar T6.4 Online improvements to the A467 south of Abertillery Completion of community network (cycling and walking routes)

TABLE 7: STRATEGIC POLICY (SP) 7: CLIMATE CHANGE

Relevant Policies and Objectives	Monitoring Indicator (Source Data)	Annual Monitoring Target	Outcome by end of 2016	Outcome by end of Plan
Monitoring Aim **To ensure that more of the County Borough's electricity and heat requirements are generated by renewable and low zero carbon energy**				
Objective 6 SP7 DM1, DM2 DM3, DM5	The capacity of renewable energy developments installed per annum (BGCBC Planning Applications)	All major applications provide evidence of consideration to the generation of renewable energy *Trigger point: 20% of major applications fail to provide evidence of consideration of the generation of renewable energy*		
	Progress on the adoption of an Energy Opportunities Plan		The Energy Opportunities Plan will be adopted by The Council	
Monitoring Aim **To ensure the efficient use of land**				
Objective 6 SP7 DM1, DM2 DM3, DM5	Average density of housing development permitted on allocated sites (BGCBC Planning Applications)	100% of mixed use sites to deliver 35 units and over per hectare		
	Amount of development, including housing, permitted on allocated sites in the development plan as a % of development plan allocations and as a % of total development permitted (ha and units) (BGCBC Planning Applications)	70% of all development to be on allocated sites *Trigger point: -10%*		
	Amount of new development permitted on previously developed land (brownfield redevelopment and conversions) expressed as a percentage of all development permitted (BGCBC Planning Applications)	80% of new development to be on brownfield land *Trigger point: -10% for 3 consecutive years*		

	The number of land reclamation schemes completed per annum (BGCBC Planning Applications)		Completion of Parc Bryn Bach and Llanhilleth Pit Head Baths land reclamations schemes	Completion of Pennant Street and Cwmcrachen land reclamation schemes
Monitoring Aim **To avoid development in areas at high risk of flooding**				
Objective 6 SP7 DM1, DM2 DM3, DM5	Amount of development (by TAN 15 paragraph 5.1 development category) permitted in C1 and C2 floodplain areas not meeting all TAN 15 tests (BGCBC Planning Applications)	No permissions for highly vulnerable or emergency services within flood zone C2 *Trigger point: 1 or more*		

TABLE 8: STRATEGIC POLICY (SP) 8: SUSTAINABLE ECONOMIC GROWTH

Relevant Policies and Objectives	Monitoring Indicator (Source Data)	Annual Monitoring Target	Outcome by end of 2016	Outcome by end of Plan
Monitoring Aim **To ensure sufficient employment land is provided to increase economic activity**				
Objective 8 & 9 SP8 DM1, DM2 DM3, DM4 DM11 MU1, MU2 EMP1, EMP2 ED1, TM1	Net employment land supply / development (Employment land database) Employment rate for Blaenau Gwent (Nomis – official labour market statistics) Percentage of economic inactive wanting a job (Nomis – official labour market statistics)		23.8 ha *Trigger point: +/- 20%* Increase employment rate from 61.7% (2009) to 65.6% (2016) tracked against the HoV average *Trigger point: 3% decrease against the HOV average* Reduce percentage of economic inactive wanting a job from 8.4% (2009) to 7.35% (2016) tracked against the HoV average *Trigger point: 1% increase against the HOV average*	26.2 ha *Trigger point: +/- 20%* Increase employment rate from 61.7% (2009) to 69.4% (2021) tracked against the HoV average *Trigger point: 3% decrease against the HOV average* Reduce percentage of economic inactive wanting a job from 8.4% (2009) to 6.3% (2021) tracked against the HoV average *Trigger point: 1% increase against the HOV average*
Monitoring Aim **To ensure the diversification of the economic base**				
Objective 8 & 9 SP8 DM1, DM2 DM3, DM4 DM11 MU1, MU2 EMP1, EMP2 ED1, TM1	Official labour market statistics for Blaenau Gwent identifying the number of employees in different sectors (Nomis – official labour market statistics)	Maintain the number of employee jobs in manufacturing at 5,300 (2008) tracked against the HoV average *Trigger point: 5% decrease against the HOV average* Increase the number of		

		employee jobs in construction industry from 800 (Blaenau Gwent, 2008) to 1,000 (Wales, 2008) tracked against the HoV average *Trigger point: 10% decrease against the HOV average* Increase the number of employee jobs in service industry from 12,700 (Blaenau Gwent, 2008) to 13,797 *Trigger point: 5% decrease against the HOV average* Increase the number of employee jobs in tourism related industry from 1,100 (Blaenau Gwent, 2008) to 1,625) *Trigger point 5% decrease against the HOV average*		
	Delivery of learning infrastructure (BGCBC Planning Applications) Delivery of health infrastructure (BGCBC Planning Applications)	Track planning status	Completion of the learning zone	Completion of the new primary school on the Six Bells Colliery Site Completion of primary care resource centres

TABLE 9: STRATEGIC POLICY (SP) 9: ACTIVE AND HEALTHY COMMUNITIES

Relevant Policies and Objectives	**Monitoring Indicator (Source Data)**	**Annual Monitoring Target**	**Outcome by end of 2016**	**Outcome by end of Plan**
Monitoring Aim **To increase opportunities for people to participate in active and healthy communities**				
Objectives 11 & 12 SP9 DM4, DM12 DM13, DM14 DM15, DM16 DM17 MU1, MU2 CF1, TM1, L1	Amount of greenfield and open space lost to development (ha) which is not allocated in the Plan (BGCBC planning applications)	No net loss *Trigger point: 1 development resulting in significant loss for 3 consecutive years or 3 developments resulting in significant loss for 1 year*		
	Hectares of recreational open space per 1000 population (FIT standard) (BGCBC – Open Space Assessment)	Working towards FIT standards of 2.4 hectares of recreational open space per 1000 projected population (current standard 1.11 hectares) *Trigger point: decrease*		
	Number of tourism/leisure facilities completed per annum (BGCBC planning applications)	Track planning status	Completion of Parc Bryn Bach, including a hotel, Eastern Valley Slopes, Garden Festival, Cwmtillery Lakes and Blue Lakes	Completion of Nantyglo Roundhouse and Towers and community cycle routes
	Number of people with access to natural greenspace within 400m of their home as a percentage of all people BGCBC – Access to Green Space Study		Increase the number of people with access to natural greenspace within 400m of their home from the current level of 65%	Increase the number of people with access to natural greenspace within 400m of their home from the current level of 65%

			(2007) to 77% (2016) *Trigger point: -5%*	(2007) to 80% (2021) *Trigger point: -5%*

TABLE 10: STRATEGIC POLICY (SP) 10: PROTECTION AND ENHANCEMENT OF THE NATURAL ENVIRONMENT

Relevant Policies and Objectives	Monitoring Indicator (Source Data)	Annual Monitoring Target	Outcome by end of 2016	Outcome by end of Plan
Monitoring Aim **To ensure the protection, preservation and enhancement of the natural environment**				
SP10 DM3, DM15, DM16, DM17 ENV1, ENV2, ENV3	The amount of SSSI, lost to development per annum (BGCBC Planning Applications)	No net loss of area of SSSI to development *Trigger point: 1 permission or more*		
Objective 13	The amount of SINCs and LNRs lost to development per annum (BGCBC Planning Applications)	No net loss of SINCs / LNRs lost to development without mitigation *Trigger point: 2 or more permission in any year*		
	Number of developments which have an adverse effect on European sites	Where required, all sites to have a project HRA		
	Provision of environmental enhancements (BGCBC Planning Applications)	Major applications produce a net gain in biodiversity and / or enhancements to the green infrastructure network		
	Percentage of groundwater of good status (Environment Agency)	No permissions granted where there is a known risk of deterioration in status		
		Permissions incorporate measures designed to improve water quality where appropriate		
	Background air pollution (BGCBC)	No decrease in air quality within the County Borough		

TABLE 11: STRATEGIC POLICY (SP) 11: PROTECTION AND ENHANCEMENT OF THE HISTORIC ENVIRONMENT

Relevant Policies and Objectives	**Monitoring Indicator (Source Data)**	**Annual Monitoring Target**	**Outcome by end of 2016**	**Outcome by end of Plan**
Monitoring Aim **To ensure that listed buildings and archaeological sites are protected, preserved and where appropriate enhanced**				
Objective 14 SP11 DM18, TM1	Number of listed buildings and historic sites (BGCBC planning applications)	No applications to result in the loss of listed buildings *Trigger point: More than 1 for 3 consecutive years*		
	Number of listed buildings or archaeological sites enhanced (BGCBC planning applications)	All applications to preserve or enhance a listed building or archaeological site		
	Number of listed or local buildings of historical value brought into use for tourism		Prepare a list of locally listed buildings of historic value	Adopt as Supplementary Planning Guidance

TABLE 12: STRATEGIC POLICY (SP) 12: SECURING AN ADEQUATE SUPPLY OF MINERALS

Relevant Policies and Objectives	**Monitoring Indicator (Source Data)**	**Annual Monitoring Target**	**Outcome by end of 2016**	**Outcome by end of Plan**
Monitoring Aim **To ensure a minimum 10 year land bank and provision of at least 3Mt of aggregates**				
Objective 15 SP12 DM4, DM19 DM20 M1, M2, M3, M4	Number of years land bank of permitted aggregate reserves (South Wales Regional Aggregates Working Party – Annual Survey)	100% provision of a 10 year landbank (measured annually) through the plan period *Trigger Point: Less than 10 year supply*		
	The extent of primary land-won aggregates permitted expressed as a percentage of the total capacity required, as identified in the regional waste Plan (BGCBC Planning Applications)		Planning application received by 2016	Consent granted for at least 3Mt

TABLE 13: STRATEGIC POLICY (SP) 13: DELIVERING SUSTAINABLE WASTE MANAGEMENT

Relevant Policies and Objectives	Monitoring Indicator (Source Data)	Annual Monitoring Target	Outcome by end of 2016	Outcome by end of Plan
Monitoring Aim **To ensure the delivery of sustainable waste management**				
Objective 16 SP13 DM1, DM2, DM3, DM4, DM21 W1	Amount of waste management capacity permitted expressed as a percentage of the total capacity required, as identified in the regional waste plan (Planning Application)		Organic project contracts awarded	
	Delivery of regional waste facility (BGCBC – Waste Section)		Residual project contact awarded Completion of regional waste facilities	
	Amount of waste arising, and managed by management type (BGCBC – Waste Section)		Meet Wise about Waste targets for re-use and recycling / composting for municipal waste to 58% *Trigger point: -10%*	Meet Wise about Waste targets for re-use and recycling / composting for municipal waste to 64% *Trigger point: -10%*

Date : 20/07/2012 Scale : 1:2000	Appendix 3	Cyngor Bwrdeistref Sirol Blaenau Gwent County Borough Council Regeneration Division
Change Proposed:	**Include in Settlement Boundary.**	

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9.0 DELIVERY AND IMPLEMENTATION

9.1 This Chapter concentrates on the allocated sites in Chapter 8 of the Local Development Plan. The designation policies are not addressed within this Chapter.

Infrastructure Needs

9.2 The private sector is expected to make a contribution towards infrastructure, including transport improvements, leisure, educational and community facilities. These are identified in the infrastructure needs column, where known.

Phasing of Development

9.3 The detail in the phasing of development column estimates the completion of the development, in terms of 3 phases:

- Phase 1 2006 - 2011: sites are included in this phase if planning permission has been granted;
- Phase 2 2011 - 2016: sites are included in this phase where funding is likely to be available in the timeframe; and
- Phase 3 2016 - 2021: reflects longer-term commitments.

9.4 The phasing of development provided in this Chapter is indicative only. If the situation alters, it is acceptable for the development to come forward early.

Funding Sources and Responsibility for Delivery

9.5 In general, the retail and housing allocations are expected to be delivered by the private sector, including Housing Associations (Registered Social Landlords (RSLs)). Employment allocations may require a kick start from the public sector.

9.6 It must be appreciated that the ability of the private sector to deliver the above will be heavily influenced by external economic circumstances, including the UK and World economic cycles. For this reason it is highly likely that delivery of housing completions in particular will vary over the 15 year period of the Plan.

9.0 DELIVERY AND IMPLEMENTATION

9.7 Public sector budgets will also vary over time due to future funding reductions. Most public sector capital programmes have relatively short, three or five year time horizons, so it is impossible to be precise about the implementation of much of the infrastructure over a 15-year time period.

Policy Number	Site Name	Infrastructure Needs	Phasing of Development	Funding Sources	Responsibility for Delivery
MU Mixed Use Allocations					
MU1	Ebbw Vale Northern Corridor Rhyd-y-blew Strategic mixed-use Employment Site	Refer to the Ebbw Vale Sustainable Regeneration Framework	Phase 2 and 3	European Convergence £2m WAG Match funding £3m	WAG, DE&T
	700 houses		Phase 2 and 3	Private Sector	Private Sector
	Bryn Serth - Employment and Road side services		Phase 2 and 3	Private Sector	Private Sector
	Leisure Hub		Phase 2 and 3	Private Sector	Private Sector
MU2	'The Works', Ebbw Vale Learning Zone	Refer to 'The Works' Masterplan Design and Access Statement Update	Phase 1 – Currently under construction with completion anticipated Jul 2012	WAG £23.5m; Convergence Funding £8m; Coleg Gwent £1m; BGCBC £1m	BGCBC
	3-16 School Provision SEN & ICC (Hotmill site) & 3-16 School Provision (Coldmill)		Phase 2 – Construction to start April 2011 completion	WAG £47m; BGCBC Capital/Prudential borrowing £7m;	BGCBC

Policy Number	Site Name	Infrastructure Needs	Phasing of Development	Funding Sources	Responsibility for Delivery
			anticipated 2012	Other £1m	
	Aneurin Bevan Hospital		Complete	N/a	NHS
	Leisure Centre		Phase 2 Construction to start Jan 2011; completion anticipated 2012	WAG £4m; Education £4m; BGCBC Capital/Prudential Borrowing £7m.	BGCBC
	520 Houses		Phase 2 and 3	Private Sector	Private Sector
	Family History and Genealogy Visitor Centre		Phase 1 ~~Project under construction with a view to completion in Jun 2011~~ **complete**	Convergence £2.65m; HOV £3.74m; BGCBC Capital/Prudential borrowing £4.9m; Other £0.1m	BGCBC
	Environmental Resource Centre		Complete	N/a	BGCBC
	Central Valley Wetland Park		Complete	N/a	BGCBC
	Employment		Phase 2	European Convergence £4m; Match Funding £4m	Private

Policy Number	Site Name	Infrastructure Needs	Phasing of Development	Funding Sources	Responsibility for Delivery
	Infrastructure including Energy Centre & Car Park		Phase 2 & 3 Phase 1 **and 2** – Project due to start in 2010 ~~anticipated completion 2011~~	Private WAG £6m; DE&T £4m	BGCBC BGCBC
MU3	NMC Factory and Bus Depot, Brynmawr 60 Houses Commercial/Leisure/ Community Facility	Access: The access will need to be upgraded to facilitate the proposal and appropriate links to the town centre will need to be established Education: Secondary School Contribution	Phase 3	HOV & Private Sector	BGCBC & Private Sector
AA1 Action Area					
AA1.1	Southern Gateway, Ebbw Vale	Refer to the Ebbw Vale Sustainable Regeneration Framework	Phase 2	Private Sector	Private Sector BGCBC
AA1.2	Market Square, Ebbw Vale	Refer to the Ebbw Vale Sustainable Regeneration Framework	Phase 2 and 3	Private Sector	Private Sector BGCBC
R1 Retail Allocations					
R1.1	Rhyd y Blew Retail Park, Ebbw Vale	N/a	Phase ~~1~~**2**– Planning permission granted in 2006	Private Sector	Private Sector
R1.2	Extension to Festival Shopping Outlet Centre, Ebbw Vale	N/a	Phase ~~1~~**2** - Planning permission granted in 2007	Private Sector	Private Sector
R1.3	Extension to Tesco Stores,	N/a	Phase ~~1~~**2** -	Private Sector	Private Sector

Policy Number	Site Name	Infrastructure Needs	Phasing of Development	Funding Sources	Responsibility for Delivery
	North West Approach, Ebbw Vale		Planning permission granted in 2008		
R1.4	Market Street, Ebbw Vale	N/a	Phase ~~2~~**3**	Private Sector	Private Sector
H1 Housing Allocations					
H1.1	Willowtown School, Ebbw Vale	Water Supply: require off-site mainlaying from a point of adequacy on larger diameter/pressure watermains Leisure: Improve existing facilities at Letchworth Road Play Area. Affordable Housing: 10% provision	Phase 2	Private Sector	Public Sector for Sale and Private sector for Implementation
H1.2	Cartref Aneurin Bevan, Tredegar	Water Supply: require off-site mainlaying from a point of adequacy on larger diameter/pressure watermains Access: The existing access road needs widening. Leisure: Improve existing Recreational facilities for young people at Parc Bryn Bach. Affordable Housing: 10% provision	Phase 3	Private	Public Sector for Sale and Private Sector for implementation
H1.3	Greenacres, Tredegar	Water Supply: require off-site mainlaying from a point of adequacy on larger diameter/pressure watermains Access: The existing access road needs widening. Leisure: Improve existing Recreational facilities for young people at Ty Newydd Affordable Housing: 10% provision	Phase 3	Private Sector	Public Sector for Sale and Private Sector for implementation
H1.~~6~~**4**	Land adjacent to Chartist Way, Tredegar	Highways: A Section 278 agreement is required to enable highway improvements. Leisure: Provision of a MUGA and	Phase 2 and 3	Private Sector	Public Sector for Sale and Private Sector for

Policy Number	Site Name	Infrastructure Needs	Phasing of Development	Funding Sources	Responsibility for Delivery
		Wheeled Sports Area. Affordable Housing: 10% provision			implementation
H1.~~7~~**5**	Garnfach School, Nantyglo	Water Supply: require off-site mainlaying from a point of adequacy on larger diameter/pressure watermains Access: Access road needs widening. Leisure: Develop new fixed wheeled sports area in the Nantyglo Ward. Education: Secondary School Contribution Affordable Housing: 10% provision	Phase 2	Private Sector	Public Sector for Sale and Private Sector for Implementation
H1.~~8~~**6**	Crawshay House, Brynmawr	Water Supply: This site would require off-site mainlaying from a point of adequacy on larger diameter/pressure watermains. Access: Access road needs upgrading. Leisure: Develop a new MUGA in the Brynmawr Ward. Education: Secondary School Contribution Affordable Housing: 10% provision	Phase 3	Private Sector	Public Sector for Sale and Private Sector for Implementation
H1.~~9~~**7**	Infants School & Old Griffin Yard, Brynmawr	Water Supply: This site would require off-site mainlaying from a point of adequacy on larger diameter/pressure watermains. Access: A Section 278 will be required to provide a new access road. Leisure: Develop a new MUGA in the Brynmawr Ward. Education: Secondary School Contribution Affordable Housing: 10% provision	Phase 3	Private Sector	Public and Private Sector for Sale and Private Sector for implementation
H1.~~10~~**8**	Hafod Dawel Site, Nantyglo	Water Supply: require off-site mainlaying from a point of adequacy on larger	Phase 2	Public Sector – Social Housing	Registered Social Landlord

Policy Number	Site Name	Infrastructure Needs	Phasing of Development	Funding Sources	Responsibility for Delivery
		diameter/pressure watermains Leisure: Develop new fixed wheeled sports area in the Nantyglo Ward. Education: Secondary School Contribution		Grant (SHG)	
H1.~~11~~**9**	West of the Recreation Ground, Nantyglo	Water Supply: require off-site mainlaying from a point of adequacy on larger diameter/pressure watermains Leisure: Develop new fixed wheeled sports area in the Nantyglo Ward. Education: Secondary School Contribution Affordable Housing: 10% provision	Phase 2	Private Sector	Private Sector
H1.1~~2~~**0**	Land to the East of Blaina Road, Brynmawr	Leisure:Develop a new MUGA in the Brynmawr Ward. Education: Secondary School Contribution Affordable Housing: 10% provision	Phase 3	Private Sector	Private Sector
H1.1~~3~~**1**	Land to the North of Winchestown, Nantyglo	Water Supply: require off-site mainlaying from a point of adequacy on larger diameter/pressure watermains. Improvements required to road fronting the site. Leisure: Develop new fixed wheeled sports area in the Nantyglo Ward. Education: Secondary School Contribution Affordable Housing: 10% provision	Phase 3	Private sector	Private sector
H1.14**2**	Six Bells Colliery Site, Six Bells	Water Supply: require off-site mainlaying from a point of adequacy on larger diameter/pressure watermains. The existing access to the site will need	Phase 2	Private Sector	Public Sector for Sale and Private Sector for

Policy Number	Site Name	Infrastructure Needs	Phasing of Development	Funding Sources	Responsibility for Delivery
		to be upgraded. Leisure: Develop existing facilities in Parc Arrael Griifin Education: Primary and Secondary School Contribution Affordable Housing: 10% provision			implementation
H1.1~~5~~**3**	Warm Turn, Six Bells	Water Supply: This site would require off-site mainlaying from a point of adequacy on larger diameter/pressure watermains. Where off-site watermains are required, these can be provided under a water requisition scheme, the costs borne by potential developers. Leisure: Improve facilities at the existing Play Area in "Warm Turn". Education: Secondary School Contribution Affordable Housing: 10% provision	Phase 2	Private Sector	Private Sector
H1.1~~6~~**4**	Roseheyworth Comprehensive, Abertillery	Water Supply: require off-site mainlaying from a point of adequacy on larger diameter/pressure watermains Leisure: Improve existing facilities on Roseheywoth Playing Fields Education: Secondary School Contribution Affordable Housing: 10% provision	Phase 2	Private Sector	Public Sector for Sale and Private Sector for implementation
H1.1~~7~~**5**	Former Mount Pleasant Court, Brynithel	Water Supply: require off-site mainlaying from a point of adequacy on larger diameter/pressure watermains Leisure: Improve existing facilities on Brynithel Recreation Ground Education: Secondary School	Phase 2	Public Sector	Registered Social Landlord

Policy Number	Site Name	Infrastructure Needs	Phasing of Development	Funding Sources	Responsibility for Delivery
		Contribution Affordable Housing: 10% provision			
H1.1~~8~~**6**	Hillcrest View, Cwmtillery	Water Supply: This site would require off-site mainlaying from a point of adequacy on larger diameter/pressure watermains. Where off-site watermains are required, these can be provided under a water requisition scheme, the costs borne by potential developers. Leisure: Improve existing facilities on Jim Owen Recreation Ground. Education: Secondary School Contribution	Phase 2	Public Sector - Social Housing Grant	Registered Social Landlord
H1.1~~9~~**7**	Quarry Adj to Cwm Farm Road, Six Bells	Water Supply: This site would require off-site mainlaying from a point of adequacy on larger diameter/pressure watermains. Where off-site watermains are required, these can be provided under a water requisition scheme, the costs borne by potential developers. Access: A new access is required to the site. Leisure: Improve existing facilities in Six Bells Park. Education: Secondary and Primary School Contribution Affordable Housing: 10% provision	Phase 3	Private Sector	Private Sector
~~H1.20~~	~~Land at Farm Road, Swffryd~~	~~Water Supply: This site would require off-site mainlaying from a point of adequacy on larger diameter/pressure watermains. Where off-site watermains are required, these can be provided under a water~~	~~Phase 3~~	~~Private Sector~~	~~Private Sector~~

Policy Number	Site Name	Infrastructure Needs	Phasing of Development	Funding Sources	Responsibility for Delivery
		~~requisition scheme, the costs borne by potential developers.~~ ~~Access: Will only be permitted via Gordon Avenue subject to local highway improvements. Secondary emergency vehicular access will also be required via Farm Road.~~ ~~Leisure: On site provision~~ ~~Education: Secondary School Contribution~~ ~~Affordable Housing: 10% provision~~			
HC1 Housing Commitments					
HC1.1	North of Cwmyrdderch Court Flats, Ebbw Vale	N/a	Phase 1 **and 2**- Planning Permission Granted	Private Sector	Private Sector
HC1.2	Letchworth Road, Ebbw Vale	N/a	Phase 1 **and 2**- Planning Permission Granted	Private Sector	Private Sector
HC1.3	Old 45 Yard, Steelworks Road, Ebbw Vale	N/a	Phase 1~~ and 2 – Planning Permission Granted~~ **complete**	Private Sector	Private Sector
HC1.4	Adjacent Pant-y-Fforest, Ebbw Vale	N/a	Phase 2 - Planning Permission Granted	Private Sector	Private Sector
HC1.5	Heol Elan, Ebbw Vale	N/a	Phase 1~~– Planning Permission~~	Social Housing Grant	Registered Social Landlord

Policy Number	Site Name	Infrastructure Needs	Phasing of Development	Funding Sources	Responsibility for Delivery
			~~Granted~~ **complete**		
HC1.6	Land at College Road, Ebbw Vale	N/a	Phase 1— ~~Planning Permission Granted~~ **complete**	Social Housing Grant	Registered Social Landlord
HC1.7	Adj Sports Ground, Gwaun Helyg, Ebbw Vale	S106 Requirements: Education requirement	Phase 2 - Planning Permission Granted Subject to signing of S106	Public Sector	Registered Social Landlord
HC1.8	Higgs Yard, Ebbw Vale	S106 Requirements: Education and Leisure Contributions	Phase 2 - Planning Permission Granted ~~Subject to signing of S106~~	Private Sector	Private Sector
HC1.9	Mountain Road, Ebbw Vale	S106 Requirements: Leisure and Education Contributions	Phase 1 **and 2** – Planning Permission Granted	Social Housing Grant	Registered Social Landlord
HC1.10	Briery Hill, Ebbw Vale	N/a	Phase 2 Planning Permission Granted Subject to Signing of S106	Social Housing Grant	Registered Social Landlord
HC1.11	Derelict Bus Garage, Woodfield Road, Tredegar	N/a	Phase 1— ~~Planning Permission~~	Private Sector	Registered Social Landlord

Policy Number	Site Name	Infrastructure Needs	Phasing of Development	Funding Sources	Responsibility for Delivery
			~~Granted~~ **complete**		
HC1.12	Former LCR Factory, Charles Street, Tredegar	N/a	Phase 1 – Planning Permission Granted	Private Sector	Private Sector
HC1.13	Former Factory Site, Pochin, Tredegar	N/a	Phase 2 – Planning Permission Granted	Private Sector	Private Sector
HC1.14	Land at Poultry Farm, Queen Victoria Street, Tredegar	N/a	Phase 1 **and 2** – Planning Permission Granted	Private Sector	Private Sector
HC1.15	Upper Ty Gwyn Farm, Nantybwch, Tredegar	N/a	Phase 1 and 2 – Planning Permission Granted	Private Sector	Private Sector
HC1.16	Former LCR Factory, opposite Tredegar Comprehensive School, Tredegar	N/a	Phase 1 – ~~Planning Permission Granted~~ **complete**	Social Housing Grant	Registered Social Landlord
HC1.17	Peacehaven, Tredegar	S106 Requirements: 8 units of affordable housing. Education, Leisure and Landscaping Contribution Off site highway improvements	Phase 2 and 3 – Planning Permission Granted ~~Subject to Signing of S106~~	Private Sector	Private Sector
HC1.18	The Goldmine, Sirhowy, Tredegar	N/a	Phase 1 **and 2** – Planning Permission	Private Sector	Private Sector

Policy Number	Site Name	Infrastructure Needs	Phasing of Development	Funding Sources	Responsibility for Delivery
			Granted		
HC1.19	BKF Plastics, Ashvale, Tredegar	S106 Requirements: Affordable Housing 20% Education Contribution Leisure Contribution New footway. Traffic Calming Measures New lighting Street Signage	Phase 2 – Planning Permission Granted ~~Subject to the signing of a S106 Agreement~~	Private Sector	Private Sector
HC1.20	Sirhowy Infants School Site, Tredegar	S106 Requirement: Education Contribution	Phase 2 – Planning Permission Granted ~~Subject to signing of S106 Agreement~~	Social Housing Grant	Registered Social Landlord
HC1.21	Corporation Yard, Tredegar	N/a	Phase 2 – Planning Permission Granted	Private Sector	Private Sector
HC1.22	Park Hill, Tredegar	S016 Requirement: Under negotiation on RM application 20% Affordable Housing Contribution for Leisure & Ecology Mitigations	Phase 2 and 3 Planning Permission Granted	Private Sector	Private Sector
HC1.23	Recticel and Gwalia Former Factory Site, Brynmawr	N/a	Phase 2 – Planning Permission Granted ~~Subject to Signing of S106~~	SCIF Funding	Registered Social Landlord
HC1.24	Land at Clydach Street,	N/a	Phase 1 **and 2**	Private Sector	Private Sector

Policy Number	Site Name	Infrastructure Needs	Phasing of Development	Funding Sources	Responsibility for Delivery
	Brynmawr		– Planning Permission Granted Site under construction		
HC1.25	TSA Woodcraft, Noble Square Industrial Estate, Brynmawr	N/a	Phase 1 **and 2** – Planning Permission Granted Site under construction	Private Sector	Private Sector
HC1.26	Roberto Neckwear, Limestone Road, Nantyglo	N/a	Phase 2 – Planning Permission Granted	Private Sector	Private Sector
HC1.27	Cwm Farm, Blaina	N/a	Phase 1 **and 2** – Planning Permission Granted Site under Construction	Private Sector	Private Sector
HC1.28	Salem Chapel, Waun Ebbw Road and Pond Road Junction, Nantyglo	N/a	Phase 2 – Planning Permission Granted	Private Sector	Private Sector
HC1.29	At Cwm Farm Road, Abertillery	N/a	Phase 2 – Planning Permission Granted	Private Sector	Private Sector
HC1.30	Former Swffryd Junior School, Swffryd	S106 Requirement Education Contribution	Phase 1 – ~~Planning Permission~~	Public Sector - SHG	Registered Social Landlord

Policy Number	Site Name	Infrastructure Needs	Phasing of Development	Funding Sources	Responsibility for Delivery
			~~Granted Subject to signing of S106~~ **complete**		
HC1.31	Land at Penrhiw Estate, Brynithel	N/a	Phase 2 – Planning Permission Granted	Private Sector	Private Sector
GT1 Gypsy and Traveller Accommodation					
GT1	Land South of Cwmcrachen Gypsy Site, Nantyglo		Phase 3	WAG	BGCBC
T1 Cycle Routes					
T1.1	HoV Route linking Nine Arches Tredegar to Brynmawr		Phase 1~~-2 - This route is identified in the Regional Transport Plan (RTP) as part of the existing programme~~ **complete**	£750,000 Convergence and WAG funding	BGCBC
T1.2	Link from HoV to Rassau Industrial Estate	~~Link from HoV to Rassau Industrial Estate~~	Phase ~~1-~~2 - This route is identified in the RTP as part of the existing programme	~~Transport Grant (TG) RTP (Regional Transport Plan S106/CIL~~ **Convergence and WAG funding**	~~BGCBC~~**WG**
T1.3	HoV to Ebbw Vale and Cwm	~~HoV to Ebbw Vale and Cwm~~	Phase 1~~-2 - This route is identified in the RTP as part of~~	TG RTP ~~S106/CIL~~	BGCBC

Policy Number	Site Name	Infrastructure Needs	Phasing of Development	Funding Sources	Responsibility for Delivery
			~~the existing programme~~ **complete**		
T1.4	Cwm to Aberbeeg	~~Cwm to Aberbeeg~~	Phase 1-2 - This route is identified in the RTP as part of the existing programme	~~TG~~ RTP ~~S106/CIL~~	BGCBC
T1.5		Link from HoV to Trefil	Phase 2-3	TG RTP S106/CIL	BGCBC
T1.6	Links from HoV to Tafarnaubach Industrial Estate	~~Links from HoV to Tafarnaubach Industrial Estate~~	Phase ~~1-~~2 - This route is identified in the RTP as part of the existing programme	TG RTP ~~S106/CIL~~	BGCBC
T1.7	Bedwellty Pits, Tredegar to County Boundary		Phase ~~1-~~2	£500,000 WAG & Convergence funding	BGCBC
T1.8	Hilltop to Ebbw Vale to Manmoel	~~Hilltop to Ebbw Vale to Manmoel~~	Phase 2-3	TG RTP ~~S106/CIL~~	BGCBC
T1.9	Brynmawr to Blaenavon		Phase 1~~-2 - This route is identified in the RTP as part of the existing programme~~ **complete**	£750,000 WAG and Convergence funding	BGCBC
T1.10	Extension of Ebbw Fach		~~Phase 1-2 -~~	£400,000 WAG and	BGCBC

Policy Number	Site Name	Infrastructure Needs	Phasing of Development	Funding Sources	Responsibility for Delivery
	Trail from Abertillery to Aberbeeg and completion of missing section through Blaina		~~This route is identified in the RTP as part of the existing programme~~ **complete**	Convergence funding	
T1.11		Link to Cwmtillery Lakes	Phase 2-3	TG TP ~~S106/CIL~~	BGCBC
T1.12		Aberbeeg to Royal Oak	Phase ~~1~~-2 - This route is identified in the RTP as part of the existing programme	~~TG~~ RTP **Convergence** ~~S106/CIL~~	BGCBC
T1.13	Royal Oak to Swffryd		Phase ~~1~~-2 - This route is identified in the RTP as part of the existing programme	£560,000 WAG and Convergence funding (Crumlin to Pontypool)	BGCBC
T2 Rail Networks and Station Improvements					
T2.1	Extension of rail link from Parkway to Ebbw Vale Town	~~Extension of rail link from Parkway to Ebbw Vale Town~~	~~to be confirmed (tbc)~~ **Phase 3**	tbc ~~S106/CIL~~	WAG
T2.2	Provision of new station and public transport interchange at Ebbw Vale	~~Provision of new station and public transport interchange at Ebbw Vale~~	~~Tbc~~ **Phase 3**	tbc ~~S106/CIL~~	WAG
~~T2.3~~		~~Provision of new station at Cwm~~	~~tbc~~	~~tbc~~ ~~S106/CIL~~	~~WAG~~
T2.~~4~~**3**	Extension of rail link to Abertillery	~~Extension of rail link to Abertillery~~	~~to be determined~~	tb~~d~~**c** ~~S106/CIL~~	WAG

Policy Number	Site Name	Infrastructure Needs	Phasing of Development	Funding Sources	Responsibility for Delivery
			~~(tbd)~~ **Phase 3**		
T2.~~5~~**4**	Provision of new station and Park and Ride at Abertillery	~~Provision of new station and Park and Ride at Abertillery~~	~~to be determined (tbd)~~ **Phase 3**	tbd**c** ~~S106/CIL~~	WAG
T2.~~6~~**5**	Rail freight provision at Marine Colliery	~~Rail freight provision at Marine Colliery~~	Phase 2-3	Private Sector	Private Sector
T4 Improvements to Bus Services					
T4.1	Bus Priority Scheme along the Brynmawr to Newport Bus Corridor	~~Bus Priority Scheme along the Brynmawr to Newport Bus Corridor~~	Phase 2	RTP ~~S106/CIL~~	BGCBC
T4.2	Bus Interchange improvement at Brynmawr	~~Bus Interchange improvement at Brynmawr~~	Phase 2	RTP and Convergence funding ~~S106/CIL~~	BGCBC
T4.3	Bus Interchange improvement at Ebbw Vale		Phase 2	£2m WEFO 26% TMF 38% BGCBC 6% WAG/HOV 20% Other 8%	BGCBC
T5 New Roads to Facilitate Development					
T5.1	Construction of a Peripheral Distributor Road through 'The Works'	~~Construction of a Peripheral Distributor Road through 'The Works'~~	Phase 2	RTP ~~S106/CIL~~	BGCBC
T5.2	Online improvements between the Peripheral Distributor Road and the A465	~~Online improvements between the Peripheral Distributor Road and the A465~~	Phase 2	RTP ~~S106/CIL~~	BGCBC
T6 Regeneration led Highway Improvements					
T6.1	Dualling of the A465		Phase 2 - April	WAG	WAG

9.0 DELIVERY AND IMPLEMENTATION

Policy Number	Site Name	Infrastructure Needs	Phasing of Development	Funding Sources	Responsibility for Delivery
	Heads of the Valleys Road (Tredegar to Brynmawr)		2011 to 2014		
T6.2	Online improvements to the A4046 south of Cwm		Phase 2-3	BGCBC	BGCBC
T6.3	Online improvements to the A4048 south of Tredegar		Phase 2-3	BGCBC	BGCBC
T6.4	Online improvements to the A467 south of Abertillery		Phase 2-3	BGCBC	BGCBC
EMP1 Employment Allocations					
EMP 1.1	Land at Festival Park, Ebbw Vale	Access: an access point will need to be constructed from the existing access roadway serving the adjoining plateau. Water Supply: An assessment should be made to understand the extent of off site watermains, the costs will be borne by potential developers.	Phase 2	Private Sector	Public Sector for sale and Private Sector for implementation
EMP1.2	Land at Tredegar Business Park, Tredegar	Sewerage: Parts of the public sewerage network suffer form hydraulic overloading.	Phase 2 Phase 2	European Convergence - £2million Match Funding £2 million BGCBC Private Sector	Public Sector BGCBC Public Sector for sale and Private Sector for implementation
EMP1.3	Land at Rising Sun Industrial Estate, Nantyglo	Access: Access is obtainable through the school to the north. Access should be	Phase 2	European Convergence	Public Sector

Policy Number	Site Name	Infrastructure Needs	Phasing of Development	Funding Sources	Responsibility for Delivery
		improved in design and construction.	Phase 2	BGCBC Private Sector	BGCBC Public Sector for sale and Private Sector for implementation
EMP 1.4	Rassau Platform A, Ebbw Vale	Access: the site benefits from existing highway infrastructure although access roadways will need to be upgraded.	Phase 2	Private Sector	Private Sector
EMP 1.5	Rassau Platform B, Ebbw Vale	Access: an access road to the site will need to be constructed through the extension of the existing access road serving the employment site to the west.	Phase 3	Private Sector	Private Sector
EMP 1.6	Land at Waun-y-Pound, Tredegar	Sewerage: there is no public sewerage system in the area. Any new development will require the provision of satisfactory alternative facilities for sewerage disposal.	Phase 2	WAG HOV Private Sector	Public Sector for lease of site and Private Sector for implementation
EMP 1.7	Marine Colliery, Ebbw Vale	Sewerage: Parts of the public sewerage network suffer from hydraulic overloading.	Phase 2	Private Sector	Public Sector for sale and Private Sector for implementation
EMP 1.8	Crown Business Park Platform A, Tredegar	Access: an access point will need to be constructed from the existing highway infrastructure serving the adjacent employment sites to the north.	Phase 2	Private Sector	Public Sector for sale and Private Sector for implementation
EMP1.9	Crown Business Park	Water Supply: This site would require off-	Phase 2	Private Sector	Public Sector

Policy Number	Site Name	Infrastructure Needs	Phasing of Development	Funding Sources	Responsibility for Delivery
	Platform B, Tredegar	site mainlaying from a point of adequacy on larger diameter/pressure watermains.			for sale and Private sector for implementation
EMP1.10	Land at Roseheyworth Business Park, Cwmtillery	Access: an access road to the site will need to be constructed through the extension of the existing access road serving the Roseheyworth Business Park. Water Supply: An assessment should be made to understand the extent of off site watermains, the costs will be borne by potential developers.	Phase 2	Private Sector	Public Sector for sale and Private Sector for implementation
ED1 Education Provision					
ED1.1	Ysgol Gymraeg, Brynmawr	N/A	Phase 1 – complete	N/A	Public Sector
ED1.2	Lower Plateau Six Bells Colliery Site	Access: The junction serving the site at Six Bells Road has poor visibility splays, which need to be improved.	Phase 3	Public Sector WAG	Public Sector
CF1 Community Centre					
CF1.1	Sirhowy Infants School, Tredegar	N/a	Phase ~~1~~ **2**- Planning Permission Granted ~~Subject to signing of S106 Agreement Build scheduled in 2010/11~~	HARPS BIG Lottery	Tredegar Communities First Sirhowy Tenants and Residents Association United Welsh Housing Association
TM1 Tourism and Leisure					

Policy Number	Site Name	Infrastructure Needs	Phasing of Development	Funding Sources	Responsibility for Delivery
TM1.1	Eastern Valley Slopes, Ebbw Vale	N/a	Phase 1 - 2	HOV Bid will be drawn up on completion of Phase 1	BGCBC
TM1.2	Garden Festival, Ebbw Vale	N/a	Phase 1 - 2	Private Sector	Private Sector
TM1.3	Blue Lakes, Tredegar	N/a	Phase 2	HOV £350,000 Valleys Regional Park £200,000 Other grants (Section 16) £50,000	EVAD
TM1.4	Bedwellty House and Park, Tredegar	N/a	Phase 1~~ – 2~~ **complete**	HLF £3.6m HOV £1.0m CADW £125,000 Convergence £500,000 HARPS £900,000	BGCBC
TM1.5	Parc Bryn Bach (including a hotel), Tredegar	N/a	Phase 1 - 2	HARPS £550,000 BGCBC £91,000 Private Sector	BGCBC Private Sector
TM1.6	Nantyglo Roundhouse Towers, Nantyglo	N/a	Phase 1 – 2	BGCBC CADW HLF	BGCBC
TM1.7	Cwmtillery Lakes, Cwmtillery	N/a	Phase 2	HOV Convergence WAG HLF Coalfields Regeneration Trust	Communities First
L1 Formal Leisure Facilities					

9.0 DELIVERY AND IMPLEMENTATION

Policy Number	Site Name	Infrastructure Needs	Phasing of Development	Funding Sources	Responsibility for Delivery
L1.1	Chartist Way, Tredegar	N/a	Phase 2	BGCBC S106/CIL	BGCBC
ENV4 Land Reclamation Schemes					
ENV4.1	Pennant Street phase 2, Ebbw Vale	N/a	Phase 3	WAG	BGCBC
ENV4.2	Parc Bryn Bach, Tredegar	N/a	Phase 2	WAG	BGCBC
ENV4.3	Cwmcrachen, Brynmawr	N/a	Phase 3	WAG.	BGCBC
ENV4.4	Llanhilleth Pithead Baths, Llanhilleth	N/a	Phase 2	WAG	BGCBC
ENV5 Cemeteries					
ENV5.1	Cefn Golau Cemetery, Tredegar	N/a	Phase 1 – complete	BGCBC – Council's Capital Budget	BGCBC
ENV5.2	Dukestown Cemetery, Tredegar	N/a	Phase 3	BGCBC – Council's Capital Budget	BGCBC
ENV5.3	Blaina Cemetery, Blaina	N/a	Phase 1 - complete	BGCBC – Council's Capital Budget	BGCBC
W1 Land for Waste Management					
W1.1	Land south of Waun-y-Pound, Tredegar	Sewerage: there is no public sewerage system in the area. Any new development will require the provision of satisfactory alternative facilities for sewerage disposal.	Phase 2	WAG £7m	HOV
W1.2	Silent Valley, Ebbw Vale	Sewerage: there is no public sewerage system in the area. Any new development will require the provision of satisfactory alternative facilities for sewerage disposal.	Phase 2-3	BGCBC –Council's Capital Budget	BGCBC

SURVEY REQUIREMENTS FOR ALL ALLOCATIONS

The table below indicates the surveys that have been highlighted through the candidate site assessment process. These should be undertaken on a site by site basis and submitted to the Local Planning Authority as part of any future planning application. It should be noted that the surveys listed with the Appendix are in addition to any other surveys that may arise from polices contained in the Plan such as design and access statements.

Where sites already have the benefit of planning consent, the information necessary to determine the application will already have been submitted to the Local Authority. However, in the event of any future applications or renewals of planning consent, it may be necessary for additional survey information to be submitted to reflect changing circumstances and planning guidance. Developers are therefore advised to enter into pre-application discussions with the Local Authority to determine whether additional surveys will be required.

Policy Number	Site Name	Planning Consent	Transport Assessment	TAN 11 Noise Assessment	BS4142 Noise Assessment	Noise Assessment	BS5387 Tree Survey	Full ecological survey including trees and significant vegetation	Biodiversity Constraints and Enhancement Plan	Flood Consequences Assessment	Preliminary Risk Assessment	Project Level Habitat Regulation Assessment	Archaeological Desk Based Assessment
MU1 Mixed Use Allocations													
MU1	Ebbw Vale Northern Corridor	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	
MU2	The Works	✓											
MU3	NMC Factory and Bus Depot		✓					✓	✓				
R1 Retail Allocations													
R1.4	Market Street, Ebbw Vale				✓		✓				✓		
H1 Housing Allocations													
H1.1	Willowtown School, Ebbw Vale							✓	✓		✓		

9.0 DELIVERY AND IMPLEMENTATION

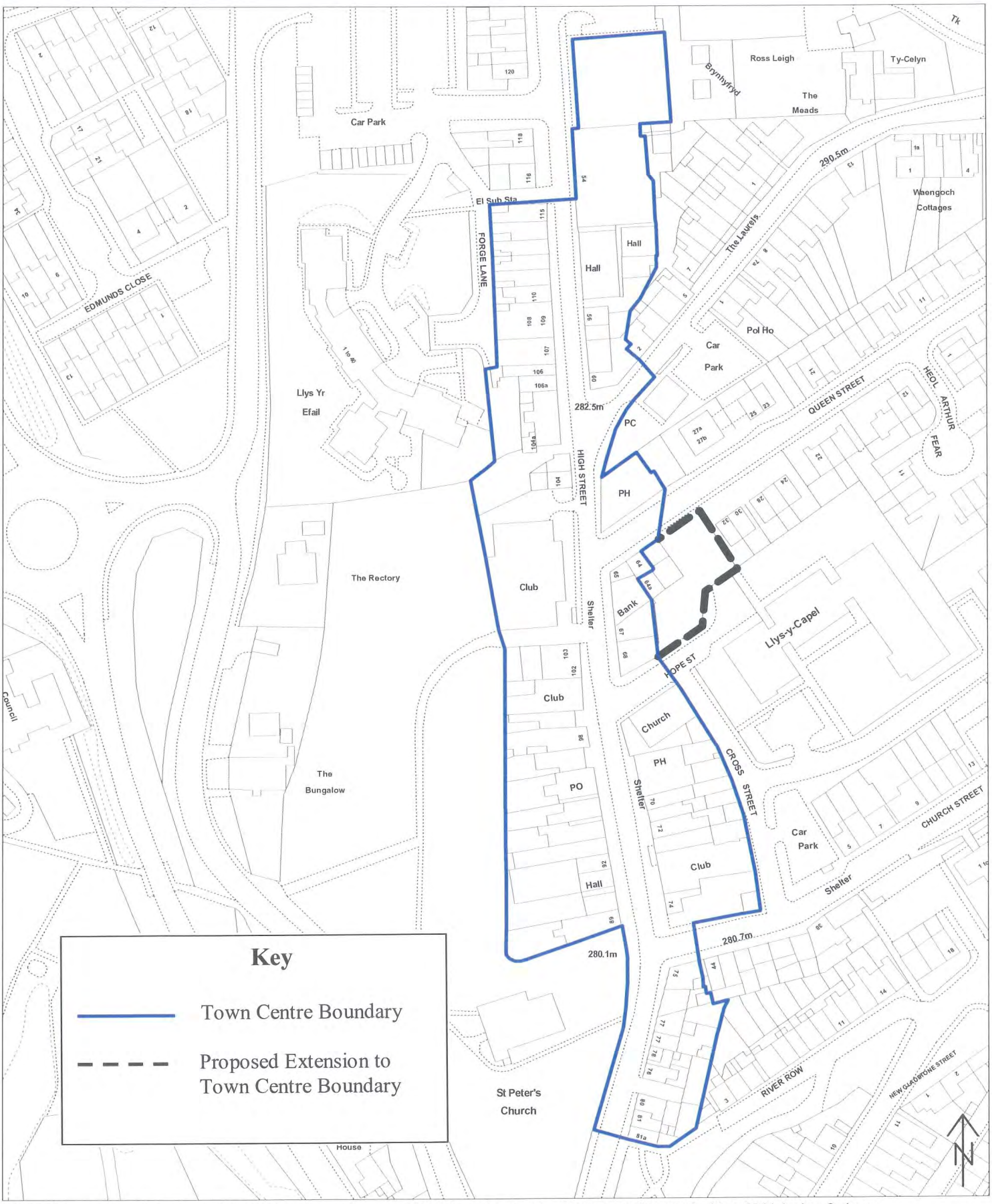
Policy Number	Site Name	Planning Consent	Transport Assessment	TAN 11 Noise Assessment	BS4142 Noise Assessment	Noise Assessment	BS5387 Tree Survey	Full ecological survey including trees and significant vegetation	Biodiversity Constraints and Enhancement Plan	Flood Consequences Assessment	Preliminary Risk Assessment	Project Level Habitat Regulation Assessment	Archaeological Desk Based Assessment
H1.2	Cartref Aneurin Bevan, Tredegar						✓	✓	✓				
H1.3	Greenacres, Tredegar						✓	✓	✓		✓		
H1.~~6~~**4**	Adj Chartist Way, Tredegar		✓				✓	✓	✓		✓		✓
H1.~~7~~**5**	Garnfach School, Nantyglo						✓		✓				
H1.~~8~~**6**	Crawshay House, Brynmawr						✓	✓	✓				✓
H1.~~9~~**7**	Infants School & Old Griffin Yard, Brynmawr						✓	✓	✓		✓		
H1.~~10~~**8**	Hafod Dawel Site, Nantyglo	✓											
H1.~~11~~**9**	West of the Recreation Ground, Nantyglo							✓	✓		✓		
H1.1~~2~~**0**	Land to the East of Blaina Road, Brynmawr						✓				✓		
H1.1~~3~~**1**	Land to the North of Winchestown, Nantyglo							✓	✓		✓		
H1.1~~4~~**2**	Six Bells Colliery Site, Six Bells						✓	✓	✓		✓		
H1.1~~5~~**3**	Warm Turn, Six Bells			✓		✓	✓	✓	✓		✓		
H1.1~~6~~**4**	Roseheyworth Comprehensive, Abertillery						✓	✓	✓				
H1.1~~7~~**5**	Former Mount Pleasant Court, Brynithel#						✓	✓	✓		✓		
H1.1~~8~~**6**	Hillcrest View, Cwmtillery#	✓											
H1.1~~9~~**7**	Quarry Adj to Cwm Farm Road, Six						✓	✓	✓		✓		

Policy Number	Site Name	Planning Consent	Transport Assessment	TAN 11 Noise Assessment	BS4142 Noise Assessment	Noise Assessment	BS5387 Tree Survey	Full ecological survey including trees and significant vegetation	Biodiversity Constraints and Enhancement Plan	Flood Consequences Assessment	Preliminary Risk Assessment	Project Level Habitat Regulation Assessment	Archaeological Desk Based Assessment
	Bells												
~~H1.20~~	~~Land at Farm Road, Swffryd~~		~~✓~~					~~✓~~	~~✓~~				
GT1 Gypsy and Traveller Accommodation													
GT1	Cwmcrachen Gypsy and Traveller Site					✓	✓				✓		
EMP1 Employment Allocation													
EMP 1.1	Land at Festival Park					✓		✓	✓		✓		
EMP 1.2	Land at Tredegar Business Park				✓			✓	✓		✓		✓
EMP 1.3	Land at Rising Sun Industrial Estate				✓			✓	✓	✓	✓		
EMP 1.4	Rassau Platform A					✓		✓	✓		✓		
EMP 1.5	Rassau Platform B					✓		✓	✓		✓	✓	
EMP 1.6	Land at Waun-y-Pound					✓		✓	✓	✓	✓		
EMP 1.7	Marine Colliery					✓		✓	✓	✓	✓		
EMP1.8	Crown Business Park Platform A				✓			✓	✓		✓	✓	
EMP 1.9	Crown Business Park Platform B							✓	✓		✓		
EMP 1.10	Land at Roseheyworth Business Park					✓	✓	✓	✓	✓	✓		
ED1 Education Facility Allocation													
ED1.2	Lower Plateau Six Bells Colliery Site					✓		✓	✓	✓	✓		
CF1 Community Centre Allocation													
CF1	Former Sirhowy Infants School	✓											

9.0 DELIVERY AND IMPLEMENTATION

Policy Number	Site Name	Planning Consent	Transport Assessment	TAN 11 Noise Assessment	BS4142 Noise Assessment	Noise Assessment	BS5387 Tree Survey	Full ecological survey including trees and significant vegetation	Biodiversity Constraints and Enhancement Plan	Flood Consequences Assessment	Preliminary Risk Assessment	Project Level Habitat Regulation Assessment	Archaeological Desk Based Assessment
TM1 Tourism and Leisure Allocation													
TM1.1	Eastern Valley Slopes					✓	✓	✓	✓				
TM1.2	Garden Festival					✓	✓	✓	✓		✓		
TM1.3	Blue Lakes					✓	✓	✓	✓				
TM1.4	Bedwellty House and Park	✓											
TM1.5	Parc Bryn Bach (including a hotel)					✓	✓	✓	✓				
TM1.6	Nantyglo Roundhouse and Towers					✓	✓	✓	✓				
TM1.7	Cwmtillery Lakes						✓	✓	✓		✓		
M4 Preferred Areas													
M4.1	Trefil Quarry			✓	✓		✓	✓	✓			✓	✓
M4.2	Tir Pentwys Tip			✓	✓		✓	✓	✓				✓
M4.3	Land South East of Cwm			✓	✓		✓	✓	✓				
W1 Land for Waste Management													
W1.1	Land south of Waun y Pound					✓		✓	✓	✓	✓		
W1.2	Silent Valley							✓	✓				

Date : 20/07/2012 Scale : 1:1500	Appendix 5	Blaenau Gwent County Borough Council Regeneration Division
Site:	Blaina Local Town Centre	
Change Proposed:	Include in Town Centre Boundary	



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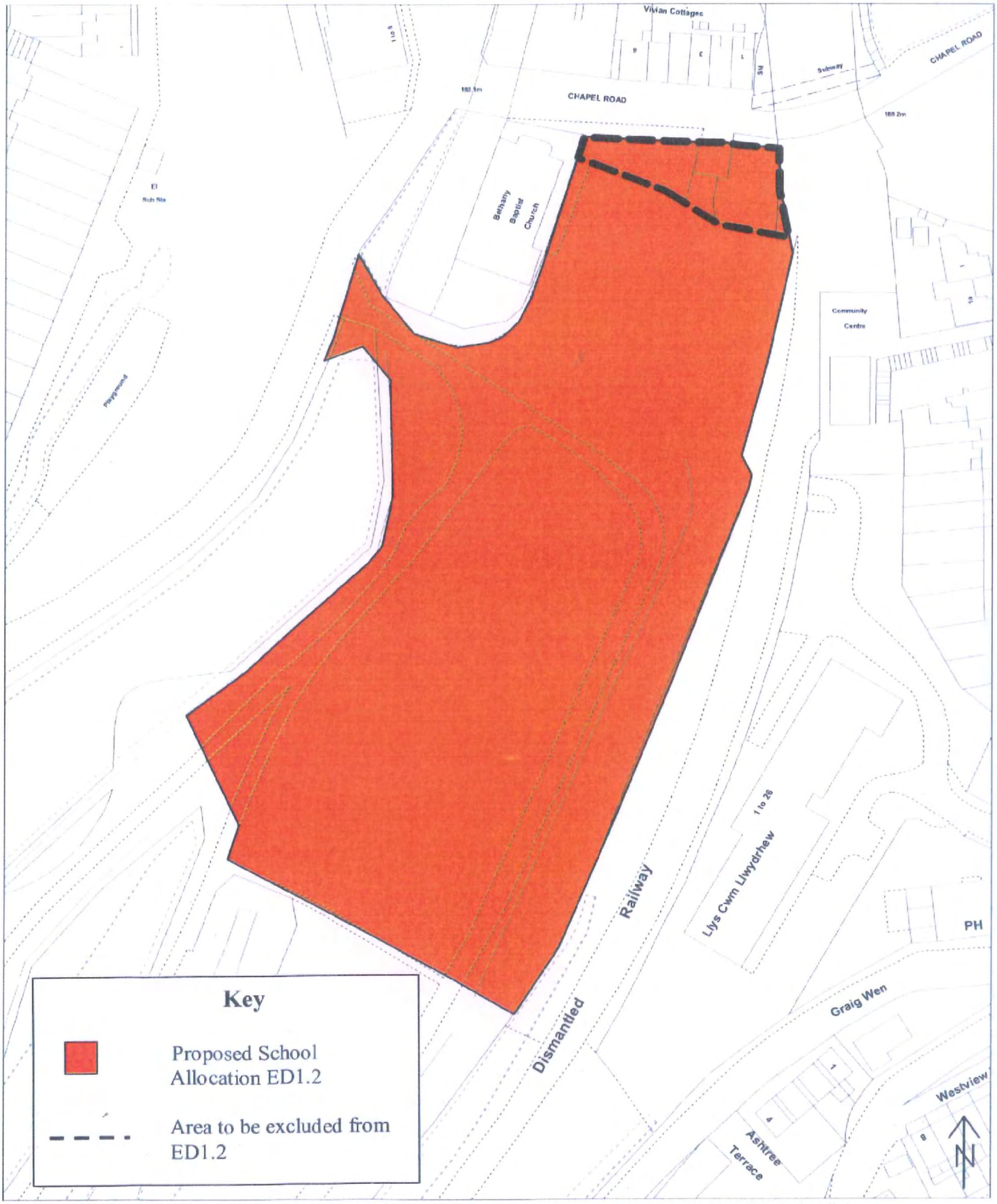
Date : 13/07/2012 Scale : 1:1000	Appendix 6	Blaenau Gwent County Borough Council Regeneration Division
Site:	Six Bells Colliery Site	
Change Proposed:	Exclude Area from Proposed School Allocation	



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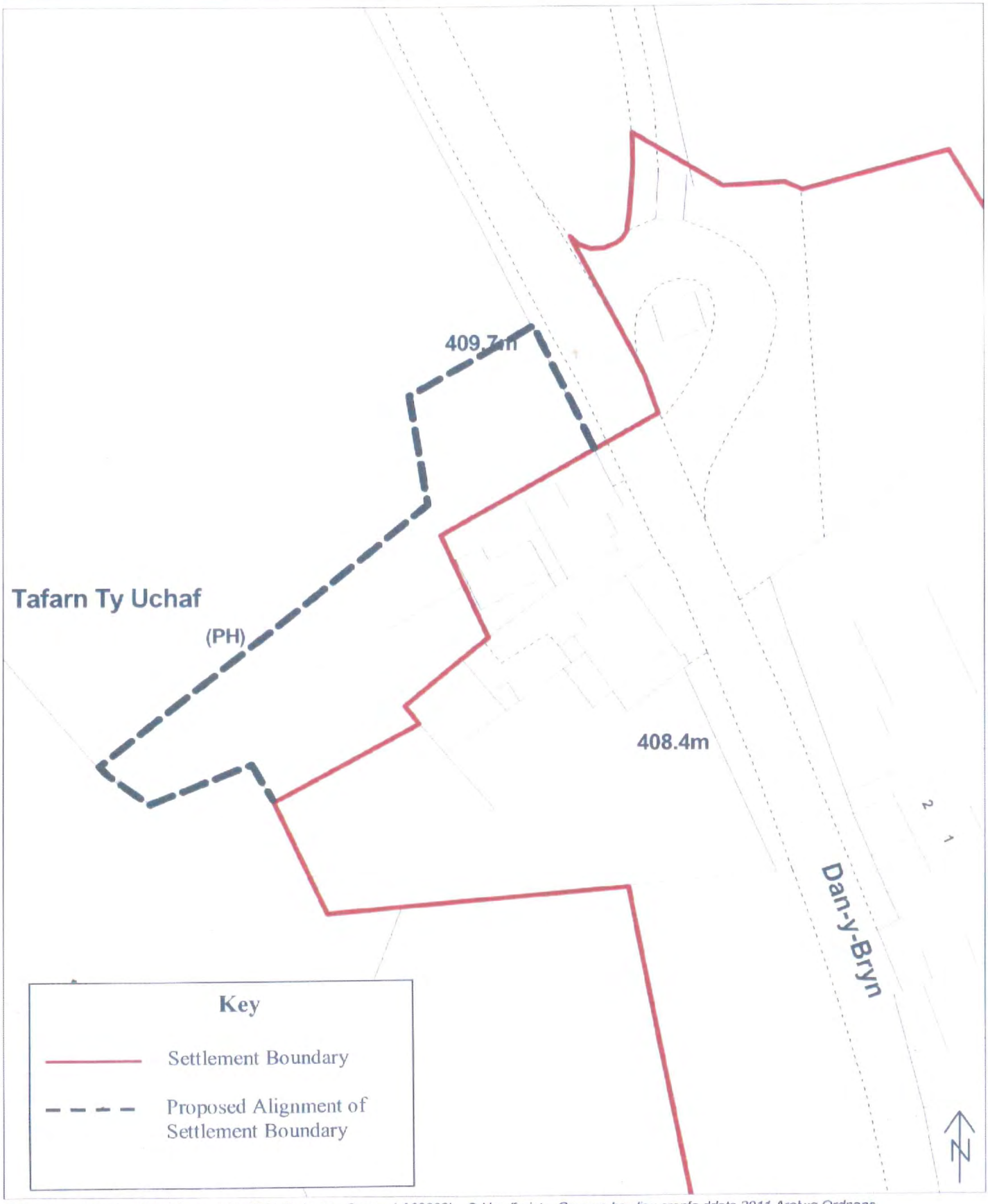
Date : 12/07/2012 Scale : 1:600	Appendix 7	Blaenau Gwent Regeneration Division
Site:	Tafarn Ty Uchaf, Trefil	
Change Proposed:	Include in Settlement Boundary	



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