

SD19



Cyngor Bwrdeisdref Sirol

Blaenau Gwent

County Borough Council

Regeneration Division

Local Development Plan

Vision & Strategy Options Workshop - Members

19th October 2007

Draft Report of Consultation

March 2008

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Executive Summary

This consultation report outlines the views expressed at a Member workshop, which was held to discuss the Vision and the Strategic Options for the Blaenau Gwent Local Development Plan. The Workshop was held on Friday 19th October 2007, at the VITCC, Tredegar and involved 11 Members. **(Appendix B)**.

The purpose of the workshop was to:

- Share information on the Local Development Plan Vision and Strategy Options;
- Provide Members with the opportunity to share views on the Vision;
- Provide Members with the opportunity to influence the Council's preferred strategy and;
- Address any queries and questions

Vision Workshops

The first workshop task involved building consensus on where Blaenau Gwent wanted to be in 2021. This involved Members discussing the following draft Local Development Plan Vision for Blaenau Gwent.

Draft Vision

By 2021, Blaenau Gwent will become a network of sustainable vibrant valley communities; through: providing a range of good quality, affordable homes; diversifying and creating a dynamic and competitive economy; establishing safe and thriving town centres; generating a vibrant visitor destination. Its unique environment, cultural and historic identity will be protected, thereby creating a place where people want to live, work and visit.

As each group agreed the draft Vision required further work, each group attempted to re-write the Vision for the area.

Strategy Options Workshops

The second task involved engaging members' in initial discussions on the following LDP strategy Options:

Option 1: Regeneration

This option maintains the current strategy contained within the Blaenau Gwent Adopted Unitary Development Plan (1996-2011)

Option	Growth Level	Spatial Spread	Employment	Retail
Option 1:UDP	Population loss House build rate of 117	Borough wide (though more in Sirhowy and Ebbw Fawr Valleys)	Borough wide	5 centres No hierarchy Broad role

Option 2: Growth and Regeneration

Option	Growth Level	Spatial Spread	Employment	Retail
Option 2: Growth and Regeneration	Population increase House build rate of 200	Heads of Valleys emphasis	Heads of Valleys emphasis - broadening offer	4 centres Hierarchy Specific roles

Option 3: Balanced and Interconnected Communities

Option	Growth Level	Spatial Spread	Employment	Retail
Option 3: Balanced and inter-connected communities	Population stability House build rate of 157	Borough wide (equalising growth – new allocations in Ebbw Fach Valley)	Borough wide (equalising growth de-allocating sites in north)	4 centres Hierarchy Specific roles

The workshop discussions highlighted advantages and disadvantages of these options. Through these discussions, option 2 was deemed to be the most favourable strategy by the Members. Option 3 was considered viable, although Members considered that under this option there would be limited growth and had unrealistic employment goals. Although, currently in place, it was considered that option 1 would not effectively address future issues and problems facing Blaenau Gwent.

The Members were also asked to suggest alternative strategy options. No alternative option was identified as Members considered option 2 as being acceptable.

Way Forward

The Council will seek to ensure that the preferred strategy meets the expectations of relevant stakeholders and the sustainability objectives set out in the draft Sustainability Appraisal (SA) Scoping Report.

Members gave feedback on the workshop and all members (100%) felt that the session had been very useful in developing the Vision and Strategy Options.

The findings from the workshop will be used by the Council to develop the draft Vision and draft Preferred Strategy for the LDP, which will be formally consulted on in the autumn 2008.

1.0 Introduction

- 1.1 In November 2006, Blaenau Gwent County Borough Council made the decision to cease work on the Unitary Development Plan and start work on the Local Development Plan. The timetable for the various statutory stages of production of the Local Development Plan is set out in the Delivery Agreement (May 2007).
- 1.2 The first step in the process of preparing the Local Development Plan was to draft and formally consult on the Issues Paper. The Issues Paper was prepared as a discussion document intended to promote debate on the issues of strategic significance for the authority. Alongside this, an Issues and Vision Workshop was held on the 27th July 2007, at the ViTCC, Tredegar. A full record of the workshop is set out in the Issues and Vision Workshop Report of Consultation (August 2007) which is available from the Planning Policy Team or from the planning policy pages of the council's website www.blaenau-gwent.gov.uk.
- 1.3 Building on the opinions and views expressed at the Issues and Vision Workshop, a second set of workshops was held to discuss the Vision and the Strategic Options for the Blaenau Gwent Local Development Plan. This workshop was repeated on three dates, 19th October 2007 at the ViTCC, Tredegar and the 22nd and 30th November at the Learning Action Centre, Ebbw Vale.

Purpose of the report

- 1.4 The purpose of this report is to record and analyse the information gathered at the 19th October 2007 Vision and Strategy Options Workshop and to provide the Council with a clear indication of the views and wishes of those attending the workshop.

2.0 The Workshop

- 2.1 The purpose of the workshop was to:
 - share information on the Local Development Plan Vision and Strategy Options;
 - provide Members with the opportunity to share views on the Vision;
 - provide Members with the opportunity to influence the Council's Preferred Strategy; and
 - address any queries and questions.
- 2.2 Invitations were sent to all councillors (see **Appendix A** for a list of councillors invited to the workshop) of which 11 councillors attended. A list of attendees is provided in **Appendix B**. As an introduction to the workshop, Lynda Healy (Development Plans Manager) provided an update on progress of the Local Development Plan (LDP). This was followed by a presentation by Hayley Spender, Planning Policy Officer, who explained the process of the Sustainability Appraisal (SA) and Strategic Environmental Assessment on the Local Development Plan. Lynda Healy gave a further presentation outlining

the purpose of the workshop. **Appendix C** displays the slides used in the presentation. It should be noted that there was also opportunities for workshop attendees to clarify aspects of the LDP process and the workshop itself. The full agenda of the workshop is provided in **Appendix D**.



- 2.4 The morning was arranged around three workshop sessions. The workshop was arranged to form two groups (the yellow group and red group). See **Appendix E** for a list of the workshop groups. Each group had a facilitator who also acted as a scribe to ensure that discussions were focussed and comments accurately recorded. The first of which was to build consensus on the draft Local Development Plan Vision for Blaenau Gwent.
- 2.5 The second workshop was arranged around the same groups as the first workshop and discussions focussed on the advantages and disadvantages of each of the strategy options. Prior to the commencement of the discussion of each strategy option, Lynda Healy provided a summary of the strategy option. This exercise was repeated for each strategy option.
- 2.6 In the third workshop, attendees were also asked to provide an alternative option to those already proposed.
- 2.7 A summary of the discussions for workshops one and two are provided in sections 3 and 4, and the suggested alternative options are provided in section 5. This feedback will now be used to improve the Draft Vision and determine the preferred strategy for the Local Development Plan.

3.0 Draft Vision

- 3.1 The aim of workshop 1 was to build consensus on the draft Local Development Plan Vision for Blaenau Gwent. The draft Vision that had been prepared by planning policy officers, following views received on the Issues Paper and the Issues and Vision Workshop held in July 2007, were used to inform the discussion in this workshop session.

Draft Vision

By 2021, Blaenau Gwent will become a network of sustainable, vibrant valley communities; through: providing a range of good quality, affordable homes; diversifying and creating a dynamic and competitive economy; establishing safe and thriving town centres; generating a vibrant visitor destination. Its unique environment, cultural and historic identity will be protected, thereby creating a place where people want to live, work and visit.

- 3.2 Attendees were asked to judge if the draft Vision meets the requirements for a Vision. Guidance was provided on what a vision should be. The first requirement was that the Vision should be clear, realistic, and based on the objectives, and priorities of the Community Strategy.
- 3.3 The second set of requirements was based on advice received from the Welsh Assembly Government training workshop. It was advised that a Vision should be:
- a) A succinct statement of intent;
 - b) A point of reference for all parts of the plan and all participants;
 - c) Distinct to the area.
- 3.4 Both groups agreed that the draft vision was clear, realistic and based on the objectives and priorities of the community strategy (requirements as set out in LDP Wales for a Vision). It was also agreed that the Vision was a succinct statement of intent, a point of reference for all parts of the plan and participants and distinctive to the area.
- 3.5 The facilitator then outlined the second task which was to allow the attendees to suggest minor improvements to the draft Vision.
- 3.6 The red group identified that there were two issues missing from the vision, one relating to accessibility and sustainable transport, and the second relating to recreation and leisure.
- 3.7 They devised the following vision to incorporate these changes:

By 2021, Blaenau Gwent will become a network of sustainable, vibrant valley communities with a sustainable integrated transport system/links; through: providing a range of good quality, affordable homes; diversifying and creating a dynamic and competitive economy; establishing safe and thriving town centres; generating a vibrant visitor destination and developing recreation and leisure opportunities. Its unique environment, cultural and historic identity will be protected, thereby creating a place where people want to live, work and visit.

- 3.8 The yellow group also identified that the vision had not taken into account accessibility and transport. They also made amendments to the wording. The suggested changes are incorporated into the vision below:

By 2021, Blaenau Gwent will become a network of sustainable, accessible vibrant valley communities; through: providing a range of good quality,

affordable homes; diversifying and creating a dynamic and competitive economy; establishing safe and thriving town centres; generating a vibrant visitor destination, taking into account its unique environment, cultural and historic identity ~~will be protected~~, thereby creating a place where people want to live, work and visit.

4.0 The Strategy Options

4.1 The workshop 2 was to provide Members with the opportunity to influence the Council's Preferred Strategy. The Members were asked by the facilitators to identify any advantages or disadvantages of each of the three options (Regeneration, Growth and Regeneration and Balanced and Interconnected Communities) as an aid to arrive at an overall conclusion as to which of the options would be preferred.

4.2 Option 1: Regeneration (continuation of UDP Strategy)

This option maintains the current strategy contained within the Blaenau Gwent Adopted Unitary Development Plan (1996-2011), with the following features:

- Population decline from the 2006 figure.
- Continuation of the existing employment allocations and strategy, with no new housing allocations (urban containment) and a house build rate of 117 per annum.
- The main towns of Tredegar, Ebbw Vale, Brynmawr, Blaina and Abertillery would be the focus of shopping, commercial, cultural, social and leisure activity, with the main expansion of services in Ebbw Vale.

Advantages

The only advantage identified by the Members was that this option would result in less pressure on services than the alternative options whereby growth would be encouraged.

Disadvantages

A key issue raised was that there would be further decline in the area if this option were followed. For instance, there would be a lack of inward investment and town centres and communities would decline. There was also concern over the lack of job opportunities if this option was followed.

Some Members highlighted that there would be less affordable housing as there would be limited housing development, especially in comparison to the growth options. Others indicated that this option would produce an ageing housing stock and they felt that this would discourage people from moving in to the area, especially with no new housing allocations.

It was also pointed out that the population loss would continue and correspondingly less money would be received from the Welsh Assembly Government.

Also, funding would have to be spread between the five town centres and this would not necessarily be in line with market forces.

Conclusion

In general there was very little support for this option, with a limited number of advantages being highlighted. Overall it was felt that it would not be appropriate to plan for the next 15 years on the basis of the UDP, as it would not effectively address the future issues likely to be faced by communities in the area

4.3 Option 2: Growth and Regeneration

This is a growth strategy, which has the following aspects:

- stems out-migration leading to an increase in population to 71,000
- a house build rate of 200 per annum
- emphasis of growth would be in the Heads of Valleys and a regeneration focus in the south of the borough
- a new hierarchy of towns with Ebbw Vale becoming the regional centre, with Tredegar, Brynmawr and Abertillery becoming district shopping centres. Blaina would become a local shopping centre.
- Specific roles would be provided for town centres, which are currently in decline, in an attempt to encourage their growth.

This option would address concerns with the economy by broadening the economic base by being more flexible in allowing different uses on industrial estates to those traditionally permitted. This would take into account the decline of manufacturing industry in the area and provide new employment opportunities to those currently available on industrial estates.

Discussions regarding this option identified a number of advantages and disadvantages, which are outlined below.

Advantages

It was considered that this option promoted sustainable transport, as development would take place close to existing and planned transport infrastructure i.e. the Heads of the Valley Road and Ebbw Valley Railway.

Members were of the opinion that this option would ensure the provision of more affordable homes and more choice in type of houses – they emphasised that both were needed in the area.

Members recognised the benefit of encouraging growth in the Heads of the Valley Region as there is funding available (Heads of the Valleys) to be spent in this area. Some also insisted that other parts of the borough should continue to benefit from regeneration projects - this is in line with this option, which targets regeneration in the south.

Members welcomed the positive effect of this option on inward investment, public services and more flexible employment opportunities. As town centres would be given specific roles there would be an opportunity to incorporate tourism etc. into broadening the role of town centres and this option would stop their decline.

The anticipated population increase as a result of this option was welcomed in that it would result in more customers and more trade and schools would benefit.

Other advantages identified by the Members were that the roles of the areas would be complementary to each other and that there would be good quality of regeneration throughout the whole borough.



Disadvantages

There were concerns relating to the implications that this option would have for environmental areas as it encouraged further development, which could put pressure on developing Greenfield sites.

Some were concerned with the difficulty or challenge in adapting the retail centres for specific roles.

Conclusion

Both discussion groups recognised that this option had a considerable number of benefits, which outweighed any disadvantages associated with it.

4.4 Option 3: Balanced and Interconnected Communities

This option is trend based characterised by the following:

- stems out-migration and stabilises population at 2006 levels.
- the emphasis is to spread growth according to the share of population, which would mean de-allocating some employment sites in the north and relocating them borough wide.
- the house build rate would be 157 per annum.
- no retail hierarchy but the number of town centres in the borough would be reduced from five to four (Abertillery, Brynmawr, Ebbw Vale and Tredegar) by excluding Blaina.
- new roles for the town centres, for example, one town may specialise in tourism.

Advantages

Some Members felt that all communities would benefit from this option as it promotes an equal spread of development throughout the whole of the borough, especially in comparison to Option 2, where growth would be more concentrated.

It was also highlighted that this option would stop the decline in population and this would bring associated benefits to the area.

Disadvantages

Attendees pointed out that under this option there would be limited growth, especially in comparison to option 2.

Some felt that there would be unrealistic employment goals in that companies would continue to be attracted to locations with existing transport infrastructures such as in the north, around the Heads of the Valleys, instead of locating elsewhere in the borough.

Participants also highlighted that there might be a danger of overdevelopment in the south as there is currently a lack of available land for development in that area and referred to the challenge in finding a complementary role for the town centres.

Conclusion

Although the Members considered this a better alternative to the existing UDP strategy, they still favoured option 2.

5.0 The Alternative Option

- 5.1 The aim of workshop 3 was to give Members the opportunity to propose an alternative option to the 3 options already identified.
- 5.2 Participants considered Option 2 as being acceptable and did not suggest an alternative option to those presented for assessment.
- 5.3 A general issue raised during the workshop was the threat of Blaenau Gwent becoming a 'commuter borough' as it was considered that the proposed Ebbw Valley railway would result in a number of people living in the area but travelling outside to places like Newport and Cardiff for employment and shopping purposes. This issue has been recorded as part of this workshop although in reality the rail link will be developed regardless of any of the options discussed. The risk of becoming a 'commuter borough' is also linked to the new provision of employment facilities.

6.0 What Next?

- 6.1 The workshop was useful to improve the draft Vision and for discussing the perceived advantages and disadvantages of the strategy options proposed by the Council. These will be taken into account as the Council determines the

preferred strategy for the LDP, which will be formally consulted on in the autumn 2008.

Appendix A – Invitations sent to Members

Name
Councillor S Bard
Councillor K E Barnes
Councillor G Clark
Councillor B K Clements
Councillor M B Dally
Councillor N J Daniels
Councillor D Davies
Councillor W H Davies
Councillor D L Elias
Councillor D Hancock
Councillor K Hayden
Councillor D Hillman
Councillor M Holland
Councillor J J Hopkins
Councillor P Hopkins
Councillor G J Hughes
Councillor D Hughes
Councillor M J Lewis
Councillor Y Lewis
Councillor J E Mason
Councillor H McCarthy
Councillor J C McIlwee
Councillor C Meredith
Councillor E G L Moore
Councillor A S Morgan
Councillor J Morgan
Councillor C Morris
Councillor D I Morris
Councillor D J Owens
Councillor J Owen
Councillor J T Rogers
Councillor B J Scully
Councillor B M Sutton
Councillor B Thomas
Councillor S C Thomas
Councillor H L Trollope
Councillor W C Watkins
Councillor R Welch
Councillor D W White
Councillor D Wilcox
Councillor D H Wilkshire
Councillor W J Williams

Appendix B - Workshop Attendees

Name
Councillor K E Barnes
Councillor D L Elias
Councillor K Hayden
Councillor P Hopkins
Councillor D Hughes
Councillor J E Mason
Councillor E G L Moore
Councillor D J Owens
Councillor B M Sutton
Councillor D W White
Councillor D H Wilkshire
Lynda Healy – Development Plans Manager
Hayley Spender – Planning Policy Officer (Facilitator)
Brian Swain – Planning Policy Officer (Facilitator)
Marie Chislett – Administrator Officer

Appendix C: Presentation



Format

- Local Development Plan (Presentation)
- Sustainability Appraisal / Strategic Environmental Assessment (Presentation)
- LDP Process (Presentation)
- Workshop 1 - Vision
- **Tea/Coffee Break**
- Strategic Options (Presentation)
- Workshop 2 - Options
- Workshop 3 - Alternative Option

What is a Local Development Plan?

a Local Development Plan is....

A Plan and policy document that:

- Manages Change in Land Use over a period of time
- In a way that meets the needs of the area
- Whilst Protecting the Environment

Plan making stages

Evidence Base	Sustainability Appraisal /SEA
Plan Making	
<ul style="list-style-type: none"> • Early Participation • Consultation Preferred Strategy • Deposit Plan • Examination • Adoption 	
Implementation & Monitoring	

Timetable

Evidence Base	On-going
Early Participation	Apr-Dec '07
Preferred Strategy	Sep-Nov '08
Deposit Plan	Sep-Nov '09
Examination	Dec-Feb '11
Adoption	Aug '11

Soundness Test

"The presumption is that the LDP is sound unless it is shown to be otherwise as a result of evidence considered throughout the examination. There are 10 criteria for testing soundness which fall into 3 categories."

Procedural
Consistency
Coherence & Effectiveness

To date....

- Develop the Evidence Base
- Invitation for Expressions of Interest (Candidate Sites)
- Consultation on Issues Paper
- **Spatial Strategy and Preferred Options**

Sustainability Appraisal / Strategic Environmental Assessment

Environment

Sustainability Appraisal

Aims to promote sustainable development through the integration of social, environmental and economic considerations into the preparation of the Local Development Plan

Mandatory requirement from WAG and EU Legislation

Environment

Strategic Environmental Assessment

The objective of the SEA is to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of the development plan.

Single Assessment Process

Environment

Scoping Report

Establishes scope & method for undertaking Sustainability Appraisal of LDP

Reviews relevant plans, policies and programmes
Identifies baseline information (environmental, economic and social)
Identifies key sustainability issues for Blaenau Gwent
Will be used to establish the Sustainability Framework of the LDP

Environment

Sustainability Appraisal Framework

18 Key Issues
25 SA Objectives
Identifies Indicators and Target

Environment

18 Key Sustainability Issues

1. High levels of economic inactivity and high benefit dependence
2. Limited employment opportunities and low household income
3. Tourism potential
4. High vacancy rates in Town Centres
5. Changing demographics and housing needs
6. Poor housing quality, mismatch of housing size/tenure with needs and demand
7. Housing Affordability problems
8. Low education attainment
9. Transport Access constraints to the area
10. Health
11. Welsh language and culture
12. Crime and Social Deprivation
13. High Car usage and CO₂ emissions
14. Protection of ecological resources and biodiversity
15. Under appreciation and protection of heritage resource
16. Limited supply of brownfield land
17. Contaminated Sites
18. Waste management

Environment

Objectives and Potential Indicators

Table 1: Draft SA Framework

Key to Data Availability for Indicators

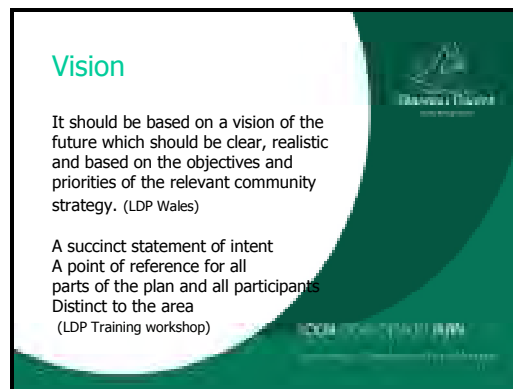
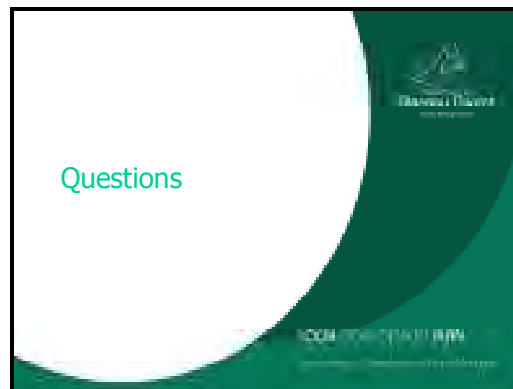
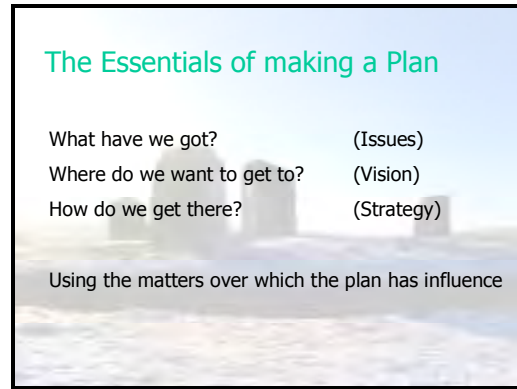
Base = Known data for Blaenau Gwent
 Base + = Known data for South East Wales Region
 Base + + = Data for Blaenau Gwent and South East Wales Region currently unknown

No	Draft SA Objective	Potential Indicators	Target	SA Theme
Population				
1	To provide economic growth and strengthen and diversify local economy	Employment by sector Employment in 2007 Employment in 2011 Employment in 2015 Employment in 2020 Employment in 2025 Employment in 2030 Employment in 2035 Employment in 2040 Employment in 2045 Employment in 2050	Employment increasing over time	Population
Health				
2	To increase levels of local employment and ensure delivery of opportunities support the most deprived wards	% of working age population that are economically inactive Proportion of population of working age relating benefits % of the population of working age that are living in low deprivation % of the population of working age that are living in low deprivation % of the population of working age that are living in low deprivation Average household income	Decrease Decrease Decrease Decrease Decrease Increase	Health
Environment				
3	To support the development of a strong tourist economy in Blaenau Gwent, complementary to the Region offer	Proportion of population involved in SAH activities % of population of working age that are living in low deprivation	Decrease Decrease	Population Health Quality of Life

Environment

Next Steps

Consult on Scoping Report
Amend SA Scoping Report following consultation
Undertake Sustainability Appraisal of Options to assist in identifying the preferred option



Workshop 1: Vision

Task 1
Judge if draft vision provided meets the requirements for a vision

Task 2
Suggest minor improvements to draft vision

Workshop 2: Strategic Options

How do we get there?

Due to requirements of Strategic Environmental Assessment must look at a number of options

Variables

- Demand and Supply
- Specific Location
- Not forgetting that we are attempting to resolve the issues identified

Growth Options

Estimating population is important as it will have a major influence on future land requirements

Housing development is principal consumer of land

Identified 3 strategic growth options

Growth Options

Share of Growth

Settlement	Share of population	Share of housing	Approx No of committed houses
Upper Sirhowy Valley (Tredegar)	22%	27%	500
Ebbw Fawr (Ebbw Vale)	33%	54%	1000
Upper Ebbw Fach (Brynmawr, Nantyglo and Blaina)	21%	12%	220
Lower Ebbw Fach (Aberthillery)	24%	7%	120

Share of Growth

Settlement	Share of population	Share of housing	Approx No of committed houses
Upper Sirhowy Valley (Tredegar)	22%	27%	500
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Committed Sites - UDP

Growth Scenarios

Strategy	Assumed annual build rate	Additional Dwelling Requirement	2021 Population
UDP	117(1755)	0	68,000
Growth	200 (3000)	800	71,000
Trend	156 (2340)	200	69,500

Spatial Options

- UDP = Urban Containment
- Growth = Heads of Valleys
- Trend = Equalise Growth (Ebbw Fach)



Strategy Options

- Option 1:UDP Regeneration (UDP)
Decline - Urban Containment
- Option 2:Growth and Regeneration
Growth - Heads of Valleys focus
- Option 3: Balanced and Inter-Connected Communities
Trend - Equalise Growth

Employment Land

Landbank of 64 ha - annual take-up 2 ha
Sufficient land - but is it suitable for new business opportunities and is it developable
Do we need a new Strategy?

- Option 1: Retain existing borough wide
- Option 2: Broaden offer through new mixed-use sites in Heads of Valleys area
- Option 3: Borough wide de-allocate some in Heads of Valleys



Retail

Do we need a retail hierarchy?
Option 1 (UDP) – no (all 5 equal)
Option 2 (Growth)– yes
Option 3 (Balanced)- no

Should we have 5 town centres?
Option 1 (UDP) – yes (includes Blaينا)
Option 2 (Growth) – no
Option 3 (Balanced) - no

Should we look for new roles?
Option 1 UDP – no (broaden)
Option 2 Growth – yes
Option 3 Balanced - yes

Strategic Options

Option	Growth Level	Spatial Spread	Employment	Retail
Option 1:UDP	Population loss House build rate of 117	Borough wide (though more in Sifwney and Ebbw Fawr Valleys)	Borough wide	5 centres No hierarchy Broad role
Option 2: Growth and Regeneration	Population increase House build rate of 200	Heads of Valleys emphasis	Heads of Valleys emphasis - broadening offer	4 centres Hierarchy Specific roles
Option 3: Balanced and inter-connected communities	Population stability House build rate of 157	Borough wide (equalising growth - new allocations in Ebbw Fach Valley)	Borough wide (equalising growth de-allocating sites in north)	4 centres Hierarchy Specific roles

Main Issues

The implications of the decline in the manufacturing sector and the shift in favour of the services sector and technological industries

Find a role function for town centres

Create a balanced population stemming out-migration

Provide a range of housing opportunities to meet aspirations including the need for affordable housing

Other Issues

- Environment
- Transport
- Waste
- Leisure and Tourism
- Education and Skills
- Renewable Energy

Workshop 2: Options

The aim of this workshop is to establish the preferred strategy

Task

Identify the advantages and disadvantages of each option

Option 1: UDP Regeneration

Population decline from 2006 level

No new housing allocations – urban containment

Continue with existing employment allocations and strategy

Main towns of Tredegar, Ebbw Vale, Brynmawr, Blaina and Abertillery focus of shopping, commercial, cultural, social and leisure activity

Main expansion of services will be in Ebbw Vale

Option 1: UDP Regeneration

Settlement	Share of population	Share of housing	Approx No of committed houses
Upper Sirhowy Valley (Tredegar)	22%	27%	500
Ebbw Fawr (Ebbw Vale)	33%	54%	1000
Upper Ebbw Fach (Brynmawr, Nantyglo and Blaina)	21%	12%	220
Lower Ebbw Fach (Abertillery)	24%	7%	120

Option 2: Growth and Regeneration

Growth Strategy – stemming out-migration leading to increase in population to 71,000

House build rate of 200 per annum

Emphasis of growth in Heads of Valleys with a regeneration focus in the south of the borough

Option 2: Growth and Regeneration

New employment opportunities to broaden offer

The identification of a few large sites will provide the opportunity for new/improved service provision

New hierarchy of towns with Ebbw Vale becoming the regional centre. Tredegar, Brynmawr and Abertillery district shopping centres

Option 2: Growth and Regeneration

Option 2: Growth and Regeneration

Settlement	Share of population	Share of housing	Approx No. of houses
Upper Sirhowy Valley (Tredegar)	25%	27%	700
Ebbw Fawr (Ebbw Vale)	33%	45%	1200
Upper Ebbw Fach (Brynmawr, Nantyglo and Blaina)	21%	29%	520
Lower Ebbw Fach (Abertillery)	24%	8%	220

Option 3: Balanced and Inter-connected Communities

Trend Based – stemming out-migration and stabilising population at 2006 level

House build rate of 157 per annum

Emphasis is to spread growth according to share of population

Equalise employment through de-allocating of manufacturing and concentrating on business close to towns

Tredegar, Ebbw Vale, Brynmawr and Abertillery will find complimentary roles

Option 3: Network of inter-connected communities

Settlement	Share of population	Share of housing	Approx No of houses
Upper Sirhowy Valley (Tredegar)	22%	24%	500
Ebbw Fawr (Ebbw Vale)	33%	49%	1000
Upper Ebbw Fach (Brynmawr, Nantyglo and Blaina)	21%	16%	320
Lower Ebbw Fach (Abertillery)	24%	11%	220

Workshop 3: Alternative Option

Alternative Option

Task

To identify an alternative Option

Variables

Growth
Location
Issues (Employment, Retail)

What Happens Next?

Further workshop with stakeholders and interested parties in November

Consider the findings of both workshops to help us identify the preferred strategy - SA will also assist in this process

Prepare Preferred Strategy Document

Report back to Steering Group and LDP Forum

Seek Council Support

Consult in Autumn 2008

Close

Thanks

Evaluation Form

Appendix D – Workshop Agenda

9.45 – 10.00	Registration with Tea and Coffee
10.00 – 10.05	Welcome and Introduction <i>Councillor Dennis Owens – Executive Member for Regeneration</i>
10.05 – 10.15	Presentation – LDP Update <i>Lynda Healy – Development Plans Manager</i>
10.15 – 10.25	Presentation - LDP Sustainability Appraisal and Strategic Environmental Assessment <i>Hayley Spender – Planning Policy Officer</i>
10.25 – 10.35	Presentation – LDP Process <i>Lynda Healy – Development Plans Manager</i>
10.35 – 10.45	Questions and Answers
10.45 – 10.50	Presentation - Introduction to Workshop 1- Vision <i>Lynda Healy– Development Plans Manager</i>
10.50 – 11.05	Workshop 1 – Vision
11.05 – 11.20	Break – Tea and Coffee
11.20 – 11.35	Presentation – Introduction to Workshop 2 – LDP Strategy Options <i>Lynda Healy– Development Plans Manager</i>
11.35 – 12.35	Workshop 2 – LDP Strategy Options (including short presentations to introduce each option) Members to discuss the following options (20 minutes per option) Option 1: Regeneration (continuation of UDP Strategy) Option 2: Growth and Regeneration Option 3: Balanced and Interconnected Communities
12.35 – 12.55	Workshop 3 - Alternative Option?
12.55	Close and Evaluation

Appendix E - Workshop Groups

Red Group

Name
Councillor D Wilkshire
Councillor K Barnes
Councillor K Hayden
Councillor Dennis Owens
Councillor B Sutton
Hayley Spender (Facilitator)

Yellow Group

Name
Councillor D L Elias
Councillor J E Mason
Councillor E G L Moore
Councillor P Hopkins
Councillor D Hughes
Councillor D W White
Brian Swain (Facilitator)