

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

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Day 2: WEDNESDAY 27 JUNE 2012 9.30 – 12.30  
 Session 3: AFFORDABLE HOUSING & GYPSIES AND TRAVELLERS

**MATTERS ARISING FROM THE HEARING SESSION**

| <b>Page number</b> | <b>PO Ref Number</b> | <b>Policy/ para/ figure reference</b> | <b>Suggested change/ action</b>  | <b>Council response (agree/ disagree/ alternative)</b> |
|--------------------|----------------------|---------------------------------------|--|--|
|                    | MA3.1                | Many references                       | SPG Planning obligations – Consider whether the plan should specifically state that this will be updated to make it consistent with adopted LDP. | Agree.<br>Refer to Session 3 Matters Arising Changes.  |
|                    | MA3.2                | DM08                                  | Review “at least”, “%” and consider including the term “subject to viability”.   | Agree.<br>Refer to Session 3 Matters Arising Changes.  |
|                    | MA3.3                | DM08                                  | Review or clarify the term “gross site area”.  | Agree.<br>Refer to Session 3 Matters Arising Changes.  |

| Page number   | PO Ref Number | Policy/ para/ figure reference | Suggested change/ action  | Council response (agree/ disagree/ alternative)           |
|---|---------------|--------------------------------|---|---|
|   | MA3.4         | DM09 b                         | Alter the term "development boundary" to be consistent with terminology in LDP proposals map.   | Agree.<br>Refer to Session 3 Matters Arising Changes.     |
|   | MA3.5         | DM10 & GT1                     | Review both policies to consider extent of development on Cwmcrachen Site.<br>Review criterion (f) of DM10 to clarify term "primary highway networks".                                  | Agree.<br>Refer to Session 3 Matters Arising Changes.     |
|   | MA3.6         | Other                          | Council to let HBF know the sales prices of houses at Bedwellty Gardens development in Tredegar – HBF invited to provide a written response by noon on the 16 July 2012.                | Information provided to HBF on 7 <sup>th</sup> July 2012. |
|   | MA3.7         | Other                          | Council to review DVS advice to Ceredigion on possibility of reducing threshold for affordable housing to 1 unit.<br>Council to offer comments on this matter in its closing statement. | Agree.<br>Refer to Appendix 1.                            |
| New issue raised following discussion at Session 16 | MA3.8         | DM9                            | Council to review Policy and Consider if it should be more site specific.   | Agree.<br>Refer to Session 3 Matters Arising Changes.     |



### Session 3: Matters Arising Changes

| PO Ref No.      | Policy / paragraph. | Amendment   |
|-----------------|---------------------|---|
| MA3.1           | Paragraph 6.33      | Revise last sentence of paragraph 6.33 (as amended by FC2.D) as follows:<br><b>Updated</b> Supplementary Planning Guidance on Planning Obligations provides the detail of how this will be achieved.  |
| MA3.1<br>MA16.2 | Paragraph 7.38      | Revise paragraph 7.38 as follows:<br><del>The Council has prepared</del> Supplementary Planning Guidance on Planning Obligations <b>is to be updated</b> to support the relevant LDP policies, provide a robust evidence base in support of those policies and elaborate on specific procedural requirements. The SPG should therefore be consulted in respect of all development proposals that are likely to trigger a requirement for the provision of new or improved infrastructure.   |
| MA3.1<br>MA16.2 | Paragraph 7.63      | Revise paragraph 7.63 as follows:<br>Further advice on affordable housing requirements is contained in <b>updated</b> Supplementary Planning Guidance on Planning Obligations.  |
| MA3.1<br>MA16.2 | Paragraph 7.64      | Revise paragraph 7.64 (as amended by MC.18) as follows:<br>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 <b>updated</b> Supplementary Planning Guidance on Planning Obligations. |
| MA3.1<br>MA16.2 | Appendix 4          | Amend Appendix 4 as follows:<br>Supplementary Planning Guidance <ul style="list-style-type: none"> <li>• Residential Development - A Model Design Guide For Wales</li> <li>• Access, Car Parking and Design Supplementary Planning Guidance</li> <li>• A Design Guide for Householder Development</li> <li>• Shopfronts and Advertisements</li> <li>• Hot Food Takeaways and Public Houses in Town Centres</li> <li>• Renewable and Low Carbon Energy</li> <li>• <b>Updated</b> Planning Obligations</li> <li>• Biodiversity and Geodiversity</li> </ul>  |

|                 |                        |   |                 |                        |
|-----------------|------------------------|---|-----------------|------------------------|
|                 |                        | <ul style="list-style-type: none"> <li>• Trees and Development: A Guide to Incorporating Trees, Woodlands &amp; Hedgerows into Development Proposals</li> <li>• Buildings and Structures of Local Importance</li> <li>• Tredegar Heritage Initiative</li> </ul>   |                 |                        |
| MA3.2           | DM8                    | <p>Amend Policy DM8 as follows:</p> <p><b>Subject to viability and</b> <del>where</del> where there is evidence of need the Council will seek <del>at least</del> 10% affordable housing on all residential proposals that:</p> <ol style="list-style-type: none"> <li>Contain 10 or more dwellings; or</li> <li>Exceeds 0.28ha in gross site area, or</li> <li>Exceed the threshold in (a) or (b) above for adjacent sites.</li> </ol>   |                 |                        |
| MA3.2           | Paragraph 7.61         | <p>Amend paragraph 7.61 (as amended by FC2.E) as follows:</p> <p>To ensure the delivery of affordable housing in accordance with the identified need, the Council will seek the provision of <del>at least</del> 10% affordable housing on sites of 10 residential units and over or sites that exceed 0.28 hectares in size (gross site area). <del>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.</del> When adjacent sites taken together exceed these thresholds affordable housing will be sought. <b>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.</b></p> |                 |                        |
| MA3.3           | Appendix 8             | <p>Include the definition below in Appendix 8: Glossary of Terms</p> <table border="1" style="width: 100%;"> <tr> <td style="width: 30%;">Gross Site Area</td> <td>The whole of the site.</td> </tr> </table>   | Gross Site Area | The whole of the site. |
| Gross Site Area | The whole of the site. |   |                 |                        |
| MA3.4           | DM9                    | <p>Amend criteria (b.) and (d.) of policy DM9 (as amended by MC.18) as follows:</p> <ol style="list-style-type: none"> <li>There are no allocated sites coming forward within the <del>development</del> <b>settlement</b> boundary which could meet this need;</li> <li>The proposal adjoins and forms a logical extension to the <del>development</del> <b>settlement</b>-boundary whilst avoiding ribbon and fragmented patterns of development;</li> </ol>  |                 |                        |
| MA3.5           | SP4                    | <p>Amend Criterion (2.b.) of policy SP4 (as amended by FC3.A) as follows:</p> <p><del>Provision</del> <b>Land</b> will be made for <del>4 pitches</del> for <b>available to accommodate</b> unmet gypsy and traveller accommodation.</p>  |                 |                        |
| MA3.5           | GT1                    | <p>Amend Policy GT1 (as amended by FC3.C) as follows:</p> <p>Land is allocated south of the Cwmcraehen Gypsy and Traveller Site <del>to</del> <b>which can</b> accommodate <del>46</del> pitches.</p>   |                 |                        |
| MA3.5           | DM10                   | <p>Amend criterion (e.) of Policy DM10 (as amended by FC.8) to read as follows:</p> <p>In the case of a transit or touring site, it has good access to the primary highway network <b>(as identified in</b></p>   |                 |                        |

|       |                |   |
|-------|----------------|---|
|       |                | <b>appendix 6).</b>   |
| MA3.8 | DM9            | Amend Policy DM9 preface as follows:<br>Affordable housing development for local needs will be <del>supported</del> <b>permitted</b> as an exception to policy <b>adjoining rural settlements in the north of the County Borough and all settlements in the south</b> <del>provided the development is acceptable in terms of relevant development management policies and</del> provided that:                                 |
| MA3.8 | Paragraph 7.65 | Amend paragraph 7.65 as follows<br><b>The 'rural settlements' to which this policy applies are Trefil, 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).</b> Strict criteria have been identified to ensure that unsuitable developments that would detrimentally affect the environment will not be approved. |

## **Appendix 1**

The Council have reviewed the DVS report on the Viability of Providing Affordable Housing in Ceredigion, prepared in support of the Local Development Plan.

The Ceredigion DVS reports included an assessment of 21 sites 4 of which were under 10 units (3,3, 9 and 9) units. It is accepted that these sites fared better in the assessment than larger sites. This does not however change the findings in the case of Blaenau Gwent. It should be noted that typical small scale development in Ceredigion consists of building houses off main roads which has financial benefits in terms of reducing costs for infrastructure. This is not typical of small site development in Blaenau Gwent. It should also be noted that small sites are far more common in Ceredigion with only Aberystwyth having a concentration of large sites.

The Inspector's attention is also drawn to evidence from neighbouring Adopted Local Development Plans:

### **Caerphilly Local Development Plan**

There is no requirement for affordable housing in the Heads of the Valleys Area (LDP Adopted Plan, Policy CW11, page 52).

### **Merthyr Local Development Plan**

The threshold is 10 units (LDP Adopted Plan, Policy AS22, page 72).

### **Rhondda Cynon Taf Local Development Plan**

Threshold of 10 units in the north of the Borough. (LDP Adopted Plan, Policy NSA 11, page 83).

The Council considers that the current threshold in the Plan (SD01) of 10 units is appropriate. It is considered that the evidence from the DVS Viability Study (SD69) provides sufficient evidence to support the threshold of 10.