

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

Day 3: THURSDAY 28 JUNE 2012 10.30 – 1.00
 Session 6: EMPLOYMENT

MATTERS ARISING FROM THE HEARING SESSION

Page number	PO Ref Number	Policy/ para/ figure reference	Suggested change/ action	Council response (agree/ disagree/ alternative)
	MA6.1		Any evidence of plot ratios for new B1/B2/B8 buildings?	Attached at Appendix 1 is a series of Plans which show plot ratios for recently constructed industrial buildings. The average plot ratio, based on this information is 26%.
	MA6.2	Objective 9	Council to consider reviewing exact wording of Objective 9.	Based on the evidence provided for MA6.1, the Council do not consider that there is any need to amend objective 9.
	MA6.3	7.70	Alternative words regarding other commercial uses:	Agree to amend paragraph 7.71.

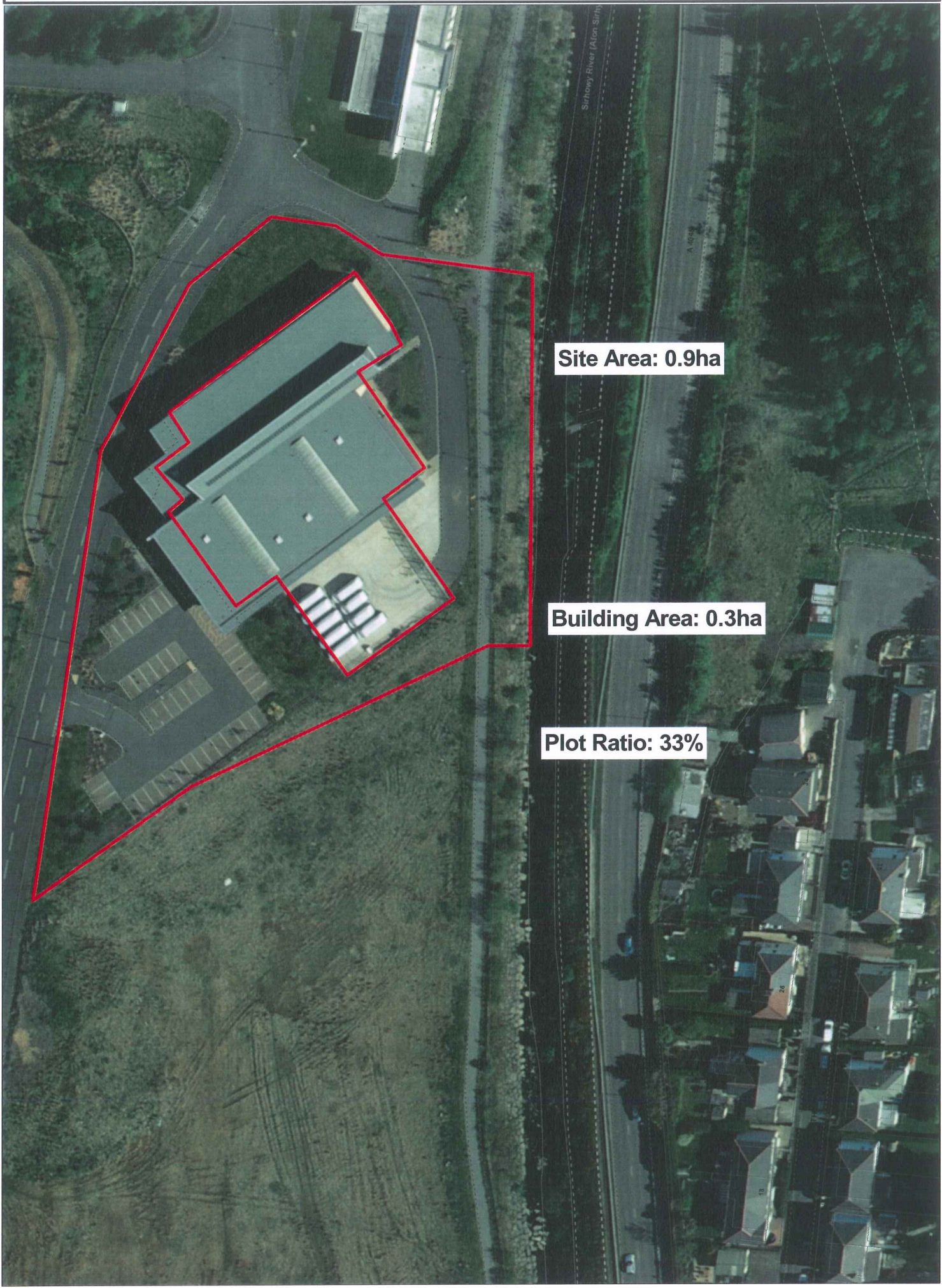
Page number	PO Ref Number	Policy/ para/ figure reference	Suggested change/ action	Council response (agree/ disagree/ alternative)
			"Where no other alternative sites are available in a Town Centre location".	Refer to Session 6 Matters Arising Changes.

Session 6: Matters Arising Changes

PO Ref No.	Policy / paragraph.	Amendment
MA6.3	7.71	Amend paragraph 7.71 as follows: Examples of commercial services which might be considered acceptable on a site allocated or identified as a secondary site would include indoor 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.

Appendix 1

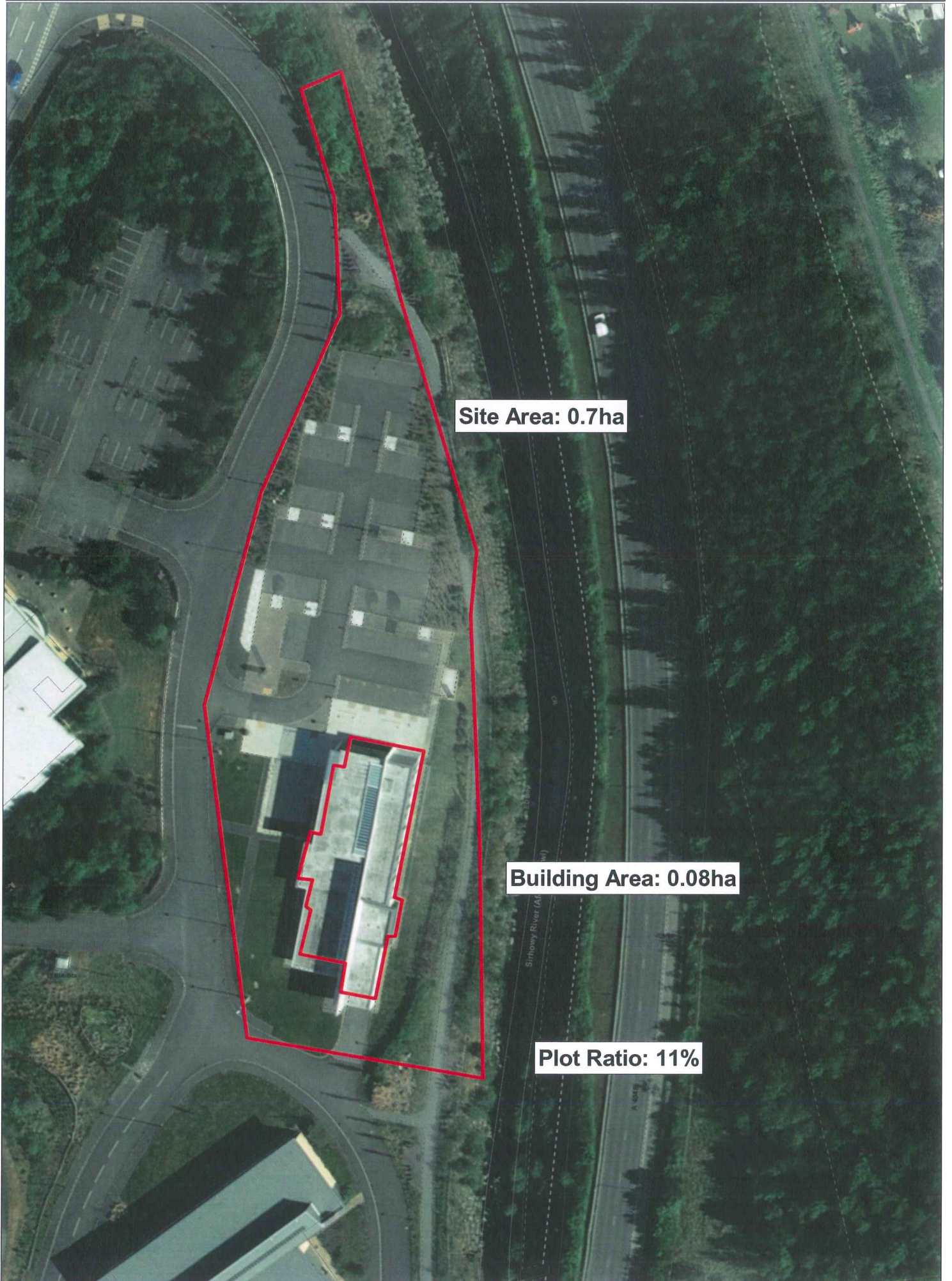
Centrica, Tredegar Business Park



Site Area: 0.9ha

Building Area: 0.3ha

Plot Ratio: 33%

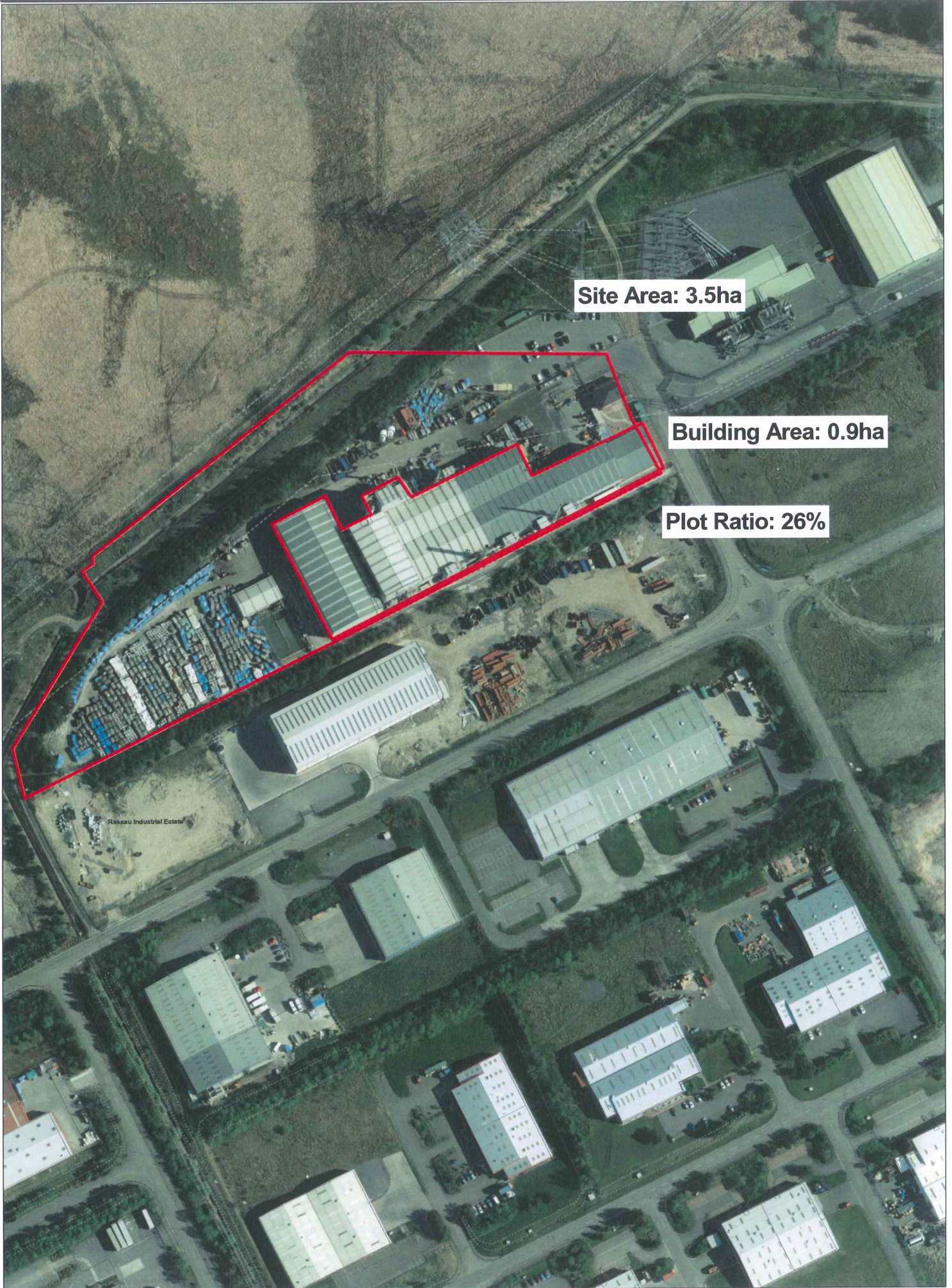


Site Area: 0.7ha

Building Area: 0.08ha

Plot Ratio: 11%

Rassau Industrial Estate



Site Area: 3.5ha

Building Area: 0.9ha

Plot Ratio: 26%

Rassau Industrial Estate

Roseheyworth Industrial Estate



Site Area: 2ha

Building Area: 0.7ha

Plot Ratio: 35%