

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

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Day 1: TUESDAY 26 JUNE 10.00 – 1.00
 Session 1: DEVELOPMENT STRATEGY/VISION

MATTERS ARISING FROM THE HEARING SESSION

Page number	PO Ref Number	Policy/ para/ figure reference	Suggested change/ action	Council response (agree/ disagree/ alternative)
	MA1.1		Bring a copy of Census 2011 figures.	Information supplied to Inspector on 16 th July.
	MA1.2	Objective 4	Think about measures to deliver this. Session 20	Agree to revise objective. Refer to Session 1 Matters Arising Changes.
	MA1.3	Objective 13	Think about measures to deliver this. Session 20	Agree. Refer to the Revised Monitoring Framework Information supplied to Inspector on 20 th July 2012.
	MA1.4		Supply housing figures for 2011/12.	A total of 213 units were

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				completed in 2011/2012. Of these 190 were on large sites and 23 were on small sites.
	MA1.5	Objective 7	Consider appropriate MAC change.	Agree. Refer to Session 1 Matters Arising Changes.
	MA1.6	SP5	Consider inputting a version of Table 3 of SD44 into policy.	Agree. Refer to Session 1 Matters Arising Changes.
	MA1.7	AS (SB) 4	Supply postcode.	Information supplied to Inspector on 26 th June 2012.
	MA1.8	AS(SB) 2	Submit a plan showing area where planning permission was granted relative to AS (SB) 2.	Information supplied to Inspector on 26 th June 2012.
	MA1.9	SP7	Consider local applicability.	Agree. Refer to Session 1 Matters Arising Changes.
	MA1.10	SP10 A & D	Consider local applicability.	Agree. Refer to Session 1 Matters Arising Changes.
	MA1.11	DM1	Consider removing SPG References from text of policy.	Agree. Refer to Session 1 Matters

Page number	PO Ref Number	Policy/ para/ figure reference	Suggested change/ action	Council response (agree/ disagree/ alternative)
				Arising Changes.
	MA1.12	DM3	Consider local applicability/merge with DM1?	Agree. Refer to Session 1 Matters Arising Changes.
	MA1.13	DM9	Delete criteria (f) Short note on how this policy might be applied in Blaenau Gwent.	Agree. The matter of how the policy might be applied in Blaenau Gwent is addressed in MA3.

Session 1: Matters Arising Changes

PO Ref No.	Page No.	Policy / paragraph.	Amendment																				
MA1.2		Objective 4	Amend objective 4 as follows: 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.																				
MA1.5		Objective 7	Amend objective 7 as follows: 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.																				
MA1.6		SP5	<p>Add the following criterion to Policy SP5:</p> <p>d. Development will be managed over the plan period through the phasing of sites as follows:</p> <table border="1"> <thead> <tr> <th>Area</th> <th>Phase 1</th> <th>Phase 2</th> <th>Phase 3</th> </tr> </thead> <tbody> <tr> <td>Ebbw Vale</td> <td>45%</td> <td>55%</td> <td>60%</td> </tr> <tr> <td>Tredegar</td> <td>25%</td> <td>25%</td> <td>20%</td> </tr> <tr> <td>Upper Ebbw Fach</td> <td>25%</td> <td>10%</td> <td>15%</td> </tr> <tr> <td>Lower Ebbw Fach</td> <td>5%</td> <td>10%</td> <td>5%</td> </tr> </tbody> </table>	Area	Phase 1	Phase 2	Phase 3	Ebbw Vale	45%	55%	60%	Tredegar	25%	25%	20%	Upper Ebbw Fach	25%	10%	15%	Lower Ebbw Fach	5%	10%	5%
Area	Phase 1	Phase 2	Phase 3																				
Ebbw Vale	45%	55%	60%																				
Tredegar	25%	25%	20%																				
Upper Ebbw Fach	25%	10%	15%																				
Lower Ebbw Fach	5%	10%	5%																				
MA1.6		Paragraph 6.37	Amend paragraph 6.37 (as amended by FC1.J) as follows: 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.																				
MA1.9		SP7	Amend Policy SP7 as follows: 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:																				

			<p>a. Encouraging more of the County Borough's electricity and heat requirements to be generated by renewable and low/zero carbon technologies;</p> <p>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;</p> <p>c. Implementing the energy hierarchy as set out in national planning policy; and</p> <p>dc. 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.</p> <p>2. Adapting to direct and indirect impacts of climate change through:</p> <p>a. Ensuring that developments accord with objectives of sustainability and good design; as set out in national planning policy;</p> <p>b. Directing new development away from those areas which are at high risk of flooding in line with Technical Advice Note (TAN) 15; and</p> <p>c. Managing flood risk through incorporating measures in design and construction to reduce the effects of flooding.</p>
MA1.9		Paragraph 6.51	<p>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 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.</p>
MA1.10		SP10	<p>Amend policy SP10 (as amended by FC5.C) as follows:</p> <p>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;</p> <p>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;</p> <p>c. Ensuring that the locally identified SINC's and LBAP species are protected and enhanced;</p> <p>bd. Protecting those attributes and features which make a significant contribution to the character, quality and amenity of the landscape;</p> <p>de. Maintaining and enhancing the Green Infrastructure including creating a network of local wildlife sites and wildlife corridors, links and stepping stones; and</p> <p>d. Ensuring that development retains, protects and enhances features of ecological or geological interest,</p>

			<p>and provides for the appropriate management of these features</p> <p>f. Ensuring development seeks to produce a net gain in biodiversity by designing in wildlife, and ensuring any avoidable impacts are appropriately mitigated for.</p>
MA1.11		DM1	<p>Amend criterion (3.d) of Policy DM1 as follows:</p> <p>3. Accessibility</p> <p>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</p>
MA1.12		DM1	<p>Delete Policy DM3 and incorporate into Policy DM1 as follows:</p> <p>2. Amenity</p> <p>a. The development would be compatible with other uses in the locality;</p> <p>b. There would be no unacceptable impact upon the amenities of neighbouring occupiers;</p> <p>c. 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;</p> <p>d. 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);</p> <p>e. The proposal contributes to improving water quality wherever practicable;</p> <p>f. 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.</p> <p>g. There would be no unacceptable risk of harm to health and/or local amenity from unacceptably high levels of noise, vibration, odour or light pollution;</p> <p>h. The land is made stable and capable of supporting the development without risk of damage to buildings on the site or adjoining land; and</p> <p>i. Practicable and effective measures are taken to treat, contain or control any contamination.</p>
MA1.12		Paragraph 7.7	<p>Move paragraphs 7.24-7.29 of policy DM3 (as amended by FC7.E and FC7.F) and insert them in Policy DM1 to follow paragraph 7.7:</p> <p>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</p>

		<p>proactively working to help clean, protect and preserve Blaenau Gwent's rivers through a number of environmental projects.</p> <p>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 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. 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.</p> <p>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.</p> <p>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.</p> <p>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.</p>
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			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.
MA1.12		DM1 Box	<p>Delete box at end of DM3 and add Policy SP10, L1, M4 and W1 to Box at end of Policy DM1:</p> <div style="border: 1px solid orange; padding: 5px;"> <p>Relevant Objectives, Strategic Policies and Allocations</p> <ul style="list-style-type: none"> • 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 </div>
MA1.13		DM9	<p>Delete criterion (f.) from policy DM9 (as amended by MC.18) as follows:</p> <p>f. The siting, layout, scale, design, density and materials of the proposal are sympathetic and appropriate to the size and character of the settlement.</p>