

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 6: 4 JULY 2012 - 1.30 – 6.00
 Session 13: SECURING SUSTAINABLE DEVELOPMENT

MATTERS ARISING FROM THE HEARING SESSION

Page number	PO Ref Number	Policy/ para/ figure reference	Suggested change/ action	Council response (agree/ disagree/ alternative)
	MA13.1	SP10	Consider tweaking policy in light of EA comments.	Agree. Refer to Session 13 Matters Arising Changes.
	MA13.2	DM3	Consider tweaking policy in light of EA comments.	Agree. Refer to Session 13 Matters Arising Changes.
	MA13.3	SP7 2b	Remove reference to TAN 15 in bold policy.	Agree. Refer to Session 13 Matters Arising Changes.
	MA13.4	DM5	Review thoroughly to improve alignment with SP7 and to generate appropriate monitoring indicators.	Agree. Refer to Session 13 Matters

Page number	PO Ref Number	Policy/ para/ figure reference	Suggested change/ action	Council response (agree/ disagree/ alternative)
			- in principle review of policy by 16 July.	Arising Changes.

Session 13: Matters Arising Changes

PO Ref No.	Policy / paragraph.	Amendment
MA13.1	SP10	Amend paragraph introduced through FC7.B: which added an additional paragraph after paragraph 6.68 as follows: 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 DM31 provides more detail and should be referred to when considering development proposals affecting the water environment.
MA13.2	Para. 7.25	Amend paragraph 7.25 (as amended by FC7.F which has been merged with DM1 as a result of MA1.12) as follows: 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. 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.
MA13.3	SP7	Amend criterion (2.b.) of Policy SP7 as follows: Directing new development away from those areas which are at high risk of flooding in line with Technical Advice Note (TAN) 15 ; and
MA13.4	DM5	Amend Policy DM5 as follows: DM5 Low and Zero Carbon Energy Where planning permission is required, development proposals which 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

		<p>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.</p> <p>These technologies will be permitted provided that:</p> <ol style="list-style-type: none"> 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 g. Provision has been made for the removal of all infrastructure from, and reinstatement of the site following termination of the use.
MA13.4	Paragraphs 7.39 – 7.45	<p>Delete paragraphs 7.39 – 7.45 following the revision of Policy DM5</p> <p>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.</p>

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.

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.