

Amgylchedd a Datblygu Cynaliadwy  
Environment and Sustainable Development



Llywodraeth Cymru  
Welsh Government

Lynda Healy  
Development Plan Manager  
Regeneration Division  
Blaenau Gwent CBC  
Business Resource Centre  
Tafarnaubach Industrial Estate  
Tredegar  
NP22 3AA

Your Ref: LFH/20.15  
**29 February 2012**

Dear Lynda

**Blaenau Gwent Local Development Plan  
- Consultation on Statement of Focussed Changes**

Thank you for your letter of 18 January and the related documentation you have provided. We note that the Statement of Focussed Changes is accompanied by an updated SA Report which includes consideration of the proposed changes.

The matter of whether a plan is considered 'sound' will be for the appointed Planning Inspector to determine. We have considered the proposed Focussed Changes in the light of the representations we made to the deposit plan and in accordance with the consistency and coherence & effectiveness tests (principally in accordance with whether satisfactory regard has been given to national planning policy - test C2). We have also taken account of the important updates and other additions made to the evidence base, especially with regard to population & housing, housing delivery, affordable housing, gypsy & travellers needs and minerals.

Accordingly, the annex includes:

1. representations with regard to five of the proposed changes;
2. three matters raised in our deposit representations that have not been adequately met by the proposed changes.

We have used the deposit representation reference numbers that you have provided in the LDP Report of Representations (submission doc: SD07b), together with the related reference contained in the originating WG deposit letter.

Yours sincerely

**Mark Newey**  
Head of Plans Branch  
(*enclosure – annex*)



BUDDSODDWR MEWN POBL  
INVESTOR IN PEOPLE

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## **Annex to WG letter (29 February 2012) in response to the Blaenau Gwent LDP Statement of Focussed Changes**

### **1. WG representations with regard to five of the proposed changes:**

**Focussed Change FC1.G** (policy SP5) – the figure in part c of policy SP5 for 2006-11 (700) does not reflect the actual figure for completions (507) as provided in the new Housing Delivery Paper Feb2012 (submission doc: SD44). According to this new Paper, this also affects the figure for 2011-16. It is not clear how this actual completion figure for the first 5 years of the plan period will fit with the phasing and timing in the remainder of the plan period, and why the plan hasn't been amended to reflect this completion figure.

**Focussed Change FC1.J** (para 6.37) - FC1.J both provides a reference to phasing information contained at Chapter 9 Delivery and Implementation, and advises that the phased delivery figures and the phasing of sites are “only indicative”.

**WG Deposit Rep 3D.405 is maintained in part** – (re WG Deposit Letter Rep B.i.i.b. housing deliverability phasing; & submission doc: SD07b - Report of Representations – page 49).

Reason: FC1.J goes some way to meeting our deposit representation (rep 3D.405), but we consider that a further (minor factual) change is required to include the information contained in Table 3 of the new Housing Delivery Paper Feb2012 (submission doc: SD44) in order that the plan itself clarifies the overall spatial distribution of phased housing development (sites).

In addition, the statement about the phasing being “only indicative” fails to clarify what needs to happen to deliver the strategy.

**Focussed Change FC2.F** (para 7.62) – FC2.F addresses much of our deposit representation (reps 3D.135, 3D.136 & 3D.137).

However, **WG Deposit Rep 3D.137 is maintained in part** – (re WG Deposit Letter Rep B.ii.iii. affordable housing threshold – commuted sums; & submission doc: SD07b - Report of Representations, page 107).

Reason: The Updated Affordable Housing Background Paper Feb2012 (submission doc: SD43) says at paragraph 3.63 that no contribution is identified on sites under 10 units based upon on viability grounds and because the contribution from the 5-9 bracket would not achieve many new affordable homes. We do not consider the second point to be reasonable grounds given that it is important not to discount any reasonable contribution that would increase affordable housing provision. Affordable housing provision continues to be a priority Ministerial concern and the Welsh Government is keen to maximise the level of provision.

**Focussed Change FC15** (monitoring framework) – FC15 does provide improvements to the proposed monitoring framework. **The WG Deposit Rep 3D.145 is maintained** (- re WG Deposit Letter Rep B.i.i.c. housing deliverability monitoring; & submission doc: SD07b - Report of Representations – page 322.)

Reason: Whilst FC15 does provide improvements to the proposed monitoring framework, we suggest that it is for the examination to consider the content.

**Minor Change MC15** (para 7.32 - CIL) – MC15 provides limited clarification in relation to CIL. **WG Deposit Rep 3D.128 is maintained** (- re WG Deposit Letter Rep B.i.ii. deliverability infrastructure provision CIL; & submission doc: SD07b - Report of Representations – page 95).

Reason: MC15 fails to provide clarity on what mechanism is to be used for infrastructure delivery. The key question is whether it can be delivered by s106 planning obligations without falling foul of the CIL Regulations.

**2. The following three matters raised in WG deposit representations have not been adequately met by the proposed changes:**

**WG Deposit Rep 3D.127 re WG Deposit Letter Rep B.i.i.a. housing deliverability past build rates;** (submission doc: SD07b - Report of Representations –page 37).

No specific change is proposed – we recognise the reasoning provided in submission doc: SD07b and maintain that this matter should be considered at examination.

**WG Deposit Rep 3D.138 re WG Deposit Letter Rep B.iii.i.a. gypsies & travellers transit pitches;** (submission doc: SD07b - Report of Representations –page 37).

The majority of our deposit rep 3D.138 is met by FC3A-D and by clarification in updated background papers (SD43 & SD64). However, whilst the situation with regard to transit pitches is clarified in the Gypsy & Traveller Housing Needs Assessment Update Sep2011 (submission doc:SD64), it would be preferable to have brief clarification within the plan itself and the situation be monitored with triggers for review in the monitoring framework.

**WG Deposit Rep 3D.153 re WG Deposit Letter Rep D.iii. policy wording national policy repetition SP10;** (submission doc: SD07b - Report of Representations – page 70).

WG deposit rep 3D.153 cited Policy SP10(a) & (c) as examples of unnecessary national policy repetition and references within plan policy. This representation is maintained.

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# Cyngor Cefn Gwlad Cymru Countryside Council for Wales

**CADEIRYDD/CHAIRMAN: MORGAN PARRY**

Anfonwch eich ateb at/Please reply to: Ms K Maddock Jones  
Llinell Union/Direct Line: 01792 326468  
Ffacs/Fax: 01792 326451  
Ebostr/email: km.jones@ccw.gov.uk

**PRIF WEITHREDWR/CHIEF EXECUTIVE: ROGER THOMAS**

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Maes Newydd  
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The Development Plans Manager  
Blaenau Gwent Borough Council  
Business Resource Centre  
Tafarnaubach Industrial Estate  
TREDEGAR  
NP22 3AA

Ein Cyf/Our Ref: 125429/C.09.91.09/KMJ/JAE

1 March 2012

Dear Mrs Healey

Thank you for consulting the Countryside Council for Wales on the Blaenau Gwent County Borough Council Statement of Focussed Changes to the Deposit Local Development Plan. Our comments are made in the context of our role as statutory advisor to Government on matters pertaining to the natural heritage of Wales and its inshore waters, and the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005.

We welcome many of the changes proposed in this Focussed Changes consultation, but as advised previously, we remain concerned at the inclusion of the Trefil Preferred Area for mineral development. Further work is currently ongoing to define more fully the extent of the geological and ecological interests of the site to enable us to set the SSSI notification process in motion.

Our detailed comments on the focussed changes are included in the attached Annex 1.

If you require further information or clarification on any of our comments please do not hesitate to contact Richard Jones in our St Mellons office or Karen Maddock-Jones in our Llandarcy office.

Yours sincerely

**Richard Jones**  
**Team Leader**  
**Monmouthshire and Eastern Valleys**



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Prif Swyddfa/Headquarters

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## Annex 1

### BLAENAU GWENT DEPOSIT LOCAL DEVELOPMENT PLAN (LDP) FOCUSED CHANGES (January 2011)

#### Comments of the Countryside Council for Wales (CCW)

##### FC5.A

Given that landscape is considered as a natural heritage interest in *Planning Policy Wales*, we recommend that FC5.A is amended to read 'The valuable landscape of BG has been protected, enhanced and managed, and together with other elements of the natural heritage....'. (To meet test of soundness C2)

##### FC5.B

We consider that the proposed change meets Test of Soundness CE1.

##### FC5.C

Criterion (c) of Deposit Plan Policy SP10 implied protection to European Protected Species (EPS). By amending criterion (a) as proposed in the focussed change and deleting criterion (c), the policy now affords no protection to EPS.

We advise that the policy should therefore be amended as proposed in the Statement of Common Ground (rep No 216/ Policy SP10), or if criterion (c) is to be deleted that '*and species*' is inserted after '*international nature conservation sites*' in an amended criterion (a) as proposed by focussed change FC5.C. (To meet test of soundness C2.)

##### FC5.D

Whilst we support the general aim of the proposed change, we advise that the proposed new text is amended by replacing "the integrity of these Sites" with "the integrity of European sites" in order to avoid confusion as to which statutory designations the Habitats Directive relate to ( To meet Tests of Soundness CE1 and C2).

##### FC5.E

We consider that the proposed change meets Test of Soundness C2.

##### FC5.F

Whilst we welcome the intention to amend the policy to ensure that the Plan makes provision for protecting protected species, we do not consider the proposed changes adequately reflect national planning policy. We therefore recommend that the policy is amended by

- (i) Replacing Priority Habitats and Species in the last line of criterion 2 with 'habitats and species of principle importance for biodiversity in Wales';
- (ii) inserting a new criterion 3 which clarifies that proposals which are likely to result in disturbance or harm to a protected species or its habitat will be assessed in accordance with national planning policy.



# Cyngor Cefn Gwlad Cymru Countryside Council for Wales

Additional text should be added to the policy amplification to expand on this and state that national policy is as set out in Chapter 5 of *Planning Policy Wales*, and Chapter 6 of *Technical Advice Note 5 Nature Conservation and Planning*.

## **FC5.G**

We consider that the proposed change meets Test of Soundness C2.

## **FC5.H**

We consider that the proposed change meets Test of Soundness CE1.

## **FC5.I**

Because it is important to retain the integrity of the SINC's and ecological interests within the site, we advise that the proposed change is amended by inserting "which protects the integrity of, and allows the effective integration....." after "green links –". (To meet test of soundness CE1)

## **FC7.A; FC7.B; & FC7.C**

We welcome the proposed changes and consider that they meet Tests of Soundness C2 and CE1.

## **FC7.D**

We welcome the proposed change and consider that it meets Tests of Soundness C2 and CE1.

## **FC7.G**

We consider that the proposed change meets Test of Soundness CE1.

## **FC8**

We consider that the proposed change meets Tests of Soundness CE1 and C2.

## **FC9.A**

We consider that the proposed change meets Tests of Soundness CE1 and C2.

## **FC10.A; FC10.B; and FC10.C**

We consider that the proposed changes meet Test of Soundness CE1.

## **FC12B**

Although supportive of the principle of buffer zones, CCW considers that as drafted the focussed change confuses the purposes of buffer zones with safeguarded areas. Paragraph 40 of Mineral Planning Policy Wales (MPPW) (2000) sets out the principle of Buffer Zones around permitted and allocated mineral extraction sites, which is to resist new development that would be sensitive to adverse impact from mineral workings, and this is reinforced in MTAN 1: Aggregates and MTAN: 2 Coal.

Safeguarding is addressed in paragraph 13 of MPPW and establishes the need to safeguard known mineral areas (where the environmental constraints associated with extraction have been considered), which should be protected from development that may hinder or sterilise extraction in the future, without indicating any acceptance of working.



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We therefore recommend that the Focused Change is amended by deleting from the second sentence of amended paragraph 8.82 *'to safeguard mineral*

*reserves for future working, by ensuring they are not sterilised by alternative development, but also'* .  
(To meet Test of Soundness C2.)

We welcome the clarification of the Council's intention to consider an appropriate strategy for the future use and restoration of the Interim Development Area (IDO) and the possibility of a Prohibition Order. We consider this meets test of soundness C2.

## **FC13.A**

As detailed in our email attachment to you of 25 November 2011, the Preferred Area is part of a wider area of geological and ecological interest, much of which is at least of national interest. Further work is currently ongoing to define more fully the interests and boundaries of the site before setting the SSSI notification process in motion.

Therefore whilst we welcome the proposed amendments to delete some of the Preferred Area identified for Trefil Quarry from the Plan, in light of the known interests at the site and until the further survey work is finalised and the full extent of these interests are known, we consider the Trefil Preferred Area should be deleted from the plan. (To meet tests of soundness C2 and CE1)

## **FC14**

We welcome and support the additional column which clarifies where a project level HRA will be required. However, as indicated in our response to the Deposit Plan (letter dated 16<sup>th</sup> June 2011), we consider that if allocation M4.1 is retained in the Plan a project-level HRA will also be required for proposed development at Trefil Quarry. (To meet Test Of Soundness C2)

## **FC15**

We welcome and support the proposed changes in the monitoring framework in relation to the 'trigger points' for Indicators 'LI16', 'LI17', 'LI19', and 'LI20', and consider that they meet Test of Soundness CE3.

## **MINOR CHANGES**

### **MC.5**

We welcome and support the proposed changes and consider they meet Test of Soundness CE1.

### **MC.19**

Although we welcome the proposed change in MC19, a statement is needed at the end of the paragraph to confirm that there is no difference in the status of river SINC's and terrestrial SINC's. (To meet Test of Soundness CE2.)



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# Cyngor Cefn Gwlad Cymru Countryside Council for Wales

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## **MC.20**

We welcome and support the proposed change and consider that it meets Tests of Soundness C2 and CE1.

## **MC.21**

We welcome and support the proposed change and consider that it meets Test of Soundness CE1.



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**For Office Use Only**

Date Received: 29/02/2012

Representor Number: 17

Comment Number:

## Blaenau Gwent County Borough Council Local Development Plan

### Focussed Changes Comment Form

Blaenau Gwent County Borough Council has considered comments received on the Deposit Local Plan (LDP) and has decided that changes are necessary to ensure that the Plan is sound. These changes are set out in the Statement of Focussed Changes. All comments made at Deposit stage will be seen by the Inspector and so this form should only be used to comment on the 'focussed changes'.

**Comments on this form should be about the focussed changes only.**

All comments should be returned by **12 noon on 1<sup>st</sup> March 2012** to: **The Development Plans Manager, Business Resource Centre, Tafarnaubach Industrial Estate, Tredegar, NP22 3AA** or by e-mailing [planningpolicy@blaenau-gwent.gov.uk](mailto:planningpolicy@blaenau-gwent.gov.uk)

**Please complete a separate form for each focussed change you wish to make representation or comment upon. Additional forms can be obtained from the contact details above or by phone on (01495) 354740 / 355538 / 355544 / 355501.**

#### **PART 1: Contact Details**

<b>Personal Details</b>		<b>Agent Details (if any)</b>	
Title		<b>Mr</b>	
First Name		<b>Keith</b>	
Last name		<b>Chichester</b>	
Job Title*		<b>Director</b>	
Organisation*		<b>C2J ARCHITECTS</b>	
Address Line 1		<b>UNIT 1A, COMPASS BUSINESS PARK</b>	
Line 2		<b>PACIFIC ROAD</b>	
Line 3		<b>OCEAN PARK</b>	
Line 4		<b>CARDIFF</b>	
Postcode		<b>CF24 5HL</b>	
Telephone No.		<b>02920 452100</b>	
E-mail Address*		<b>keith.chichester@c2jarchitects.co.uk</b>	

*\*Where Relevant*

## PART 2: Commenting on the Focussed Changes

The Blaenau Gwent County Borough Council Deposit Local Development Plan (LDP) will be examined by an independent Planning Inspector. It is the Inspector's job to consider whether the Plan is sound. There is no legal definition of 'sound' but in this context we use its ordinary meaning of 'showing good judgement' The 'tests' which the Inspector will consider in deciding whether the Plan is sound are on page 4. It may help you to read them before you tell us what you think of the Plan and its policies.

Before you set out your comments in detail, it would be helpful to know whether you think the Plan is sound, or if you think that it is unsound.

### 2a Do you consider the LDP is sound? (Please tick)

<b>Sound</b>	<input type="checkbox"/>	<b>Unsound</b> (i.e. you consider the LDP should be changed please continue)	<b>X</b>
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### 2b Which focussed changes are you commenting on? Please use a separate form for each focussed change you wish to make a comment upon.

Focussed Change reference number(s)	<i>Focussed Change 1</i>
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## PART 3: Your Comments and Suggested Changes

Please set out your comments below using additional sheets as necessary.

If you think that the focussed changes will not make the Plan sound, please clearly explain your reasons why, and what further changes are needed.

Your comments should be set out in full. This will help Blaenau Gwent County Borough Council and the Inspector to understand the issues you raise. You will only be able to submit further information to the Examination if the Inspector invites you to. Please indicate if you are submitting other material to support your comments.

The proposed focussed changes still fails to provide a varied choice of allocated residential sites within Ebbw Vale area.

It is not considered that the Council have given enough weight to the submitted alternative sites within the Ebbw Vale Area, therefore failing to meet the tests CE1, CE2, CE3 & CE4.

It is considered that our client's alternative site should be given further consideration by the Local Planning Authority, prior to deposit of the Local Development Plan.

Please see the attached Alternative Site Appraisal.

**PART 4: What Happens Next?**

At this stage you can only make comments in writing (these are called 'written representations'). However, everyone who seeks a change to the Plan can if they wish appear before and speak to the Inspector at a 'hearing session' during the public Examination.

But you should bear in mind that your comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session.

**4b Do you want your comments to be considered by 'written representations' or do you want to attend a hearing session of the public Examination?**

I am happy for my written comments to be considered by the Inspector	<b>x</b>	I want to speak at a hearing session	<input type="checkbox"/>
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*Please note the Inspector will attach equal weight to written representations as to those representations heard in person.*

**4c If you wish to speak, please outline why you consider this to be necessary.**

*Please note the inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to attend the Examination.*

**\* Please sign and date the form below.**

Signature	K Chichester	Date	29/02/12
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## Soundness Tests

### Procedural Tests

These tests relate to the procedures adopted in preparing the Plan:

- P1 It has been prepared in accordance with the Delivery Agreement (DA) including the Community Involvement Scheme (CIS).
- P2 The plan and its policies have been subjected to a Sustainability Appraisal (SA) including Strategic Environmental Assessment (SEA).

### Consistency Tests

These tests relate to the relationship between the Local Development Plan and other plans, including those of other bodies for the same area:

- C1 It is a land use plan which has regard to other relevant plans, policies and strategies relating to the area or to adjoining areas.
- C2 It has regard to national policy.
- C3 It has regard to the Wales Spatial Plan.
- C4 It has regard to the relevant community strategy/strategies.

### Coherence and Effectiveness Tests

These tests relate to the content of the plan and what is being proposed for your area

- CE1 The plan sets out a coherent strategy from which its policies and allocations logically flow and, where cross boundary issues are relevant, it is compatible with the development plans prepared by neighbouring authorities.
- CE2 The strategy, policies and allocations are realistic and appropriate having considered the relevant alternatives and are founded on a robust and credible evidence base.
- CE3 There are clear mechanisms for implementation and monitoring.
- CE4 It is reasonably flexible to enable it to deal with changing circumstances.

**FAO Lynda Healy**  
Development Plans Manager  
Business Resource Centre  
Tafarnaubach Industrial Estate  
Tredegar  
NP22 3AA

**Ein cyf/Our ref:**  
SE/2007/102989/Focused Changes  
**Eich cyf/Your ref:** LFH/20.15

**Dyddiad/Date:** 1 March 2012

Annwyl / Dear Mrs. Healy,

**BLAENAU GWENT COUNTY BOROUGH LOCAL DEVELOPMENT PLAN 2006-2021: CONSULTATION ON STATEMENT OF FOCUSED CHANGES**

Thank you for consulting us on the Statement of Focused Changes, which we received on 19 January 2012.

We have made two separate representations, which are included in the attached consultation representation forms. These refer to Focused Change 7: Improving Water and Focused Change 16, the extension of the boundary of site ED1.2.

We note that a Site Descriptions Document has not been included within this consultation, therefore, we reiterate the comments made in our letter of 16 June 2011 concerning required amendments to this document, as follows:

The survey requirements table identifies the need for an FCA and a Ground Investigation for site EMP1.10, but there is no mention of either of these constraints in the Site Descriptions Document.

Section 12.0 of the Site Descriptions Document refers to the cemeteries. We understand from discussions with BGCBC that it is only the Dukestown Cemetery extension (ENV5.2) which has not yet been completed. We re-iterate our previous advice that as a minimum, a Tier 1 risk assessment should be carried out prior to any planning permission being granted. For clarity, this should be included as a requirement within the site description.

We trust our advice is clear, but please do not hesitate to contact me if you have any queries.

Asiantaeth yr Amgylchedd Cymru/Environment Agency Wales  
St. Mellons Business Park (Rivers House) Fortran Road, St. Mellons, Cardiff, CF3 0EY.  
Llinell gwasanaethau cwsmeriaid/Customer services line: 08708 506 506  
E-bost/Email: [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk)  
[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)

Cont/d..

Yn ddiffuant / Yours sincerely,

**Mrs Claire McCorkindale**  
**Swyddog Cynllunio/Planning Liaison Officer**

Deialu uniongyrchol/Direct dial 029 20 245147

Ffacs uniongyrchol/Direct fax 02920 362920

E-bost uniongyrchol/Direct e-mail [Claire.m.mccorkindale@environment-agency.gov.uk](mailto:Claire.m.mccorkindale@environment-agency.gov.uk)

## Blaenau Gwent County Borough Council Local Development Plan

### Focussed Changes Comment Form

Blaenau Gwent County Borough Council has considered comments received on the Deposit Local Plan (LDP) and has decided that changes are necessary to ensure that the Plan is sound. These changes are set out in the Statement of Focussed Changes. All comments made at Deposit stage will be seen by the Inspector and so this form should only be used to comment on the 'focussed changes'.

**Comments on this form should be about the focussed changes only.**

All comments should be returned by **12 noon on 1<sup>st</sup> March 2012** to: **The Development Plans Manager, Business Resource Centre, Tafarnaubach Industrial Estate, Tredegar, NP22 3AA** or by e-mailing [planningpolicy@blaenau-gwent.gov.uk](mailto:planningpolicy@blaenau-gwent.gov.uk)

**Please complete a separate form for each focussed change you wish to make representation or comment upon. Additional forms can be obtained from the contact details above or by phone on (01495) 354740 / 355538 / 355544 / 355501.**

#### **PART 1: Contact Details**

<b>Personal Details</b>		<b>Agent Details (if any)</b>
Title	<b>Mrs</b>	
First Name	<b>Claire</b>	
Last name	<b>McCorkindale</b>	
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Organisation*	<b>Environment Agency Wales</b>	
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Line 3	<b>St Mellons</b>	
Line 4	<b>Cardiff</b>	
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Telephone No.	<b>029 20 245147</b>	
E-mail Address*	<b>Claire.m.mccorkindale@environment-agency.gov.uk</b>	

\*Where Relevant

## PART 2: Commenting on the Focussed Changes

The Blaenau Gwent County Borough Council Deposit Local Development Plan (LDP) will be examined by an independent Planning Inspector. It is the Inspector's job to consider whether the Plan is sound. There is no legal definition of 'sound' but in this context we use its ordinary meaning of 'showing good judgement' The 'tests' which the Inspector will consider in deciding whether the Plan is sound are on page 4. It may help you to read them before you tell us what you think of the Plan and its policies.

Before you set out your comments in detail, it would be helpful to know whether you think the Plan is sound, or if you think that it is unsound.

### 2a Do you consider the LDP is sound? (Please tick)

<b>Sound</b>	<input type="checkbox"/>	<b>Unsound</b> (i.e. you consider the LDP should be changed please continue)	<input type="checkbox"/>
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### 2b Which focussed changes are you commenting on? Please use a separate form for each focussed change you wish to make a comment upon.

Focussed Change reference number(s)	<b>FC7.F and FC7.B</b>
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## PART 3: Your Comments and Suggested Changes

Please set out your comments below using additional sheets as necessary.

If you think that the focussed changes will not make the Plan sound, please clearly explain your reasons why, and what further changes are needed.

Your comments should be set out in full. This will help Blaenau Gwent County Borough Council and the Inspector to understand the issues you raise. You will only be able to submit further information to the Examination if the Inspector invites you to. Please indicate if you are submitting other material to support your comments.

The following are matters of clarity rather than soundness, but matters we believe should be clarified as set out below:

### FC7.F

We recommend further text is added to explain that all development proposals will be expected to explore opportunities for making improvements to water quality, as part of the planning process and the developers will be required to incorporate measures to improve water quality within their design, unless they can demonstrate that it is not practicable or reasonable to do so.

### FC7.B

We recommend removing "both locally and regionally" from the text as its inclusion could lead to confusion.

## PART 4: What Happens Next?

At this stage you can only make comments in writing (these are called 'written representations'). However, everyone who seeks a change to the Plan can if they wish appear before and speak to the Inspector at a 'hearing session' during the public Examination.

But you should bear in mind that your comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session.

### 4b Do you want your comments to be considered by 'written representations' or do you want to attend a hearing session of the public Examination?

I am happy for my written comments to be considered by the Inspector

I want to speak at a hearing session

*Please note the Inspector will attach equal weight to written representations as to those representations heard in person.*

### 4c If you wish to speak, please outline why you consider this to be necessary.

*Please note the inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to attend the Examination.*

**\* Please sign and date the form below.**

Signature

Claire McCorkindale

Date

29<sup>th</sup> February 2012

## Soundness Tests

### Procedural Tests

These tests relate to the procedures adopted in preparing the Plan:

- P1 It has been prepared in accordance with the Delivery Agreement (DA) including the Community Involvement Scheme (CIS).
- P2 The plan and its policies have been subjected to a Sustainability Appraisal (SA) including Strategic Environmental Assessment (SEA).

### Consistency Tests

These tests relate to the relationship between the Local Development Plan and other plans, including those of other bodies for the same area:

- C1 It is a land use plan which has regard to other relevant plans, policies and strategies relating to the area or to adjoining areas.
- C2 It has regard to national policy.
- C3 It has regard to the Wales Spatial Plan.
- C4 It has regard to the relevant community strategy/strategies.

### Coherence and Effectiveness Tests

These tests relate to the content of the plan and what is being proposed for your area

- CE1 The plan sets out a coherent strategy from which its policies and allocations logically flow and, where cross boundary issues are relevant, it is compatible with the development plans prepared by neighbouring authorities.
- CE2 The strategy, policies and allocations are realistic and appropriate having considered the relevant alternatives and are founded on a robust and credible evidence base.
- CE3 There are clear mechanisms for implementation and monitoring.
- CE4 It is reasonably flexible to enable it to deal with changing circumstances.

## Blaenau Gwent County Borough Council Local Development Plan

### Focussed Changes Comment Form

Blaenau Gwent County Borough Council has considered comments received on the Deposit Local Plan (LDP) and has decided that changes are necessary to ensure that the Plan is sound. These changes are set out in the Statement of Focussed Changes. All comments made at Deposit stage will be seen by the Inspector and so this form should only be used to comment on the 'focussed changes'.

**Comments on this form should be about the focussed changes only.**

All comments should be returned by **12 noon on 1<sup>st</sup> March 2012** to: **The Development Plans Manager, Business Resource Centre, Tafarnaubach Industrial Estate, Tredegar, NP22 3AA** or by e-mailing [planningpolicy@blaenau-gwent.gov.uk](mailto:planningpolicy@blaenau-gwent.gov.uk)

**Please complete a separate form for each focussed change you wish to make representation or comment upon. Additional forms can be obtained from the contact details above or by phone on (01495) 354740 / 355538 / 355544 / 355501.**

#### **PART 1: Contact Details**

<b>Personal Details</b>		<b>Agent Details (if any)</b>
Title	<b>Mrs</b>	
First Name	<b>Claire</b>	
Last name	<b>McCorkindale</b>	
Job Title*	<b>Planning Liaison Officer</b>	
Organisation*	<b>Environment Agency Wales</b>	
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Line 3	<b>St Mellons</b>	
Line 4	<b>Cardiff</b>	
Postcode	<b>CF3 0EY</b>	
Telephone No.	<b>029 20 245147</b>	
E-mail Address*	<b>Claire.m.mccorkindale@environment-agency.gov.uk</b>	

\*Where Relevant

## PART 2: Commenting on the Focussed Changes

The Blaenau Gwent County Borough Council Deposit Local Development Plan (LDP) will be examined by an independent Planning Inspector. It is the Inspector's job to consider whether the Plan is sound. There is no legal definition of 'sound' but in this context we use its ordinary meaning of 'showing good judgement'. The 'tests' which the Inspector will consider in deciding whether the Plan is sound are on page 4. It may help you to read them before you tell us what you think of the Plan and its policies.

Before you set out your comments in detail, it would be helpful to know whether you think the Plan is sound, or if you think that it is unsound.

### 2a Do you consider the LDP is sound? (Please tick)

<b>Sound</b>	<input type="checkbox"/>	<b>Unsound</b> (i.e. you consider the LDP should be changed please continue)	<input checked="" type="checkbox"/>
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### 2b Which focussed changes are you commenting on? Please use a separate form for each focussed change you wish to make a comment upon.

Focussed Change reference number(s)	FC16
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## PART 3: Your Comments and Suggested Changes

Please set out your comments below using additional sheets as necessary.

If you think that the focussed changes will not make the Plan sound, please clearly explain your reasons why, and what further changes are needed.

Your comments should be set out in full. This will help Blaenau Gwent County Borough Council and the Inspector to understand the issues you raise. You will only be able to submit further information to the Examination if the Inspector invites you to. Please indicate if you are submitting other material to support your comments.

The proposed extension in FC16 to allocation ED1.2: Lower Plateau, Six Bells Colliery, lies entirely within zone C2 of the Welsh Government's Development Advice Maps. ED1.2 proposes a new primary school (highly vulnerable development). Section 10 of Technical Advice Note 15 (TAN15): Development and Flood Risk, July 2004, gives specific advice on development plans. It clearly states that sites in zone C2 should not be allocated for highly vulnerable development (Section 10.8).

In terms of our own flood risk information, the proposed extension to the site is entirely within the 1% (1 in 100 year) and 0.1% (1 in 1000 year) annual probability fluvial flood events, as shown on our Flood Map (an extract of our Flood Map is enclosed for information). Our records also show that there is a culverted watercourse running through eastern boundary of the site extension. Consideration should be given to the possible impact of this culvert's location on the proposed development to ensure that a workable layout for the site is achievable. All built development should be outside the zone of influence of the existing culvert. The zone of influence means the area immediately above a culvert within the 45 degree zone from the outer walls of the culvert taken from the invert level. Foundations should be, where appropriate, taken down to below the invert of the culvert or, outside the zone of influence. The extent of any easement above the culvert should be maximised, as it may need to be repaired, replaced or up-rated in the future.

The Council commissioned a Stage 3 SFCA (February 2011) to further consider the flood risk to site ED1.2, Lower Plateau, Six Bells Colliery, but this was based on the original site boundary and did not include the extension now proposed to the site.

We are aware that the Council is undertaking a hydraulic modelling study to inform flood risk at the site but we are not aware if the site extension and the culvert located therein have been included in the study.

For reference, we include below our representation made at the deposit plan stage based on the original site boundary for site ED1.2:

### **Flood Risk**

*The LDP proposes the allocation of site ED1.2 for highly vulnerable development in zone C2, contrary to TAN15. The SFCA has not demonstrated whether the consequences of flooding are capable of being managed in an acceptable way.*

Objective 6 of the Deposit Plan is "...focussing development away from areas vulnerable to flooding..." Policy SP7 (2) translates this objective into a strategic policy. It would appear therefore that avoiding development in areas of high flood risk (in accordance with TAN15) is a key principle when considering future development in Blaenau Gwent. To inform the Deposit Plan, the Council commissioned a Strategic Flood Consequences Assessment (SFCA) to consider the acceptability of their allocations in flood risk terms.

However, allocation ED1.2: Lower Plateau, Six Bells Colliery, lies almost entirely within zone C2 of the Welsh Government's Development Advice Maps. ED1.2 proposes a new primary school (highly vulnerable development). Section 10 of Technical Advice Note 15 (TAN15): Development and Flood Risk, July 2004, gives specific advice on development plans. It clearly states that sites in zone C2 should not be allocated for highly vulnerable development (Section 10.8).

In terms of our own flood risk information, the site is almost entirely within the 1% (1 in 100 year) and 0.1% (1 in 1000 year) annual probability fluvial flood events, as shown on our Flood Map (an extract of our Flood Map is enclosed for information). However, it should be noted that the River Ebbw Fach (main river) is culverted beneath the site; our Flood Map may not accurately consider the flood risk associated with this culvert and so the flood extents shown may not be representative of the actual risk. The culvert flows beneath the western part of the site, although its exact alignment is unknown.

Notwithstanding the advice in TAN15 i.e. that highly vulnerable development should not be allocated in zone C2, the Council commissioned a Stage 3 SFCA (February 2011) to further consider the flood risk to this site. In terms of the guidance within TAN15, Sections 10.6 & 10.7 give advice on assessing the flooding consequences associated with potential allocations. Section 10.6 states the assessment '...should demonstrate that the consequences of flooding have been understood and are capable of being managed in an acceptable way...' Section 10.7 refers to the consequences being considered in accordance with Section 7 and Appendix 1 of TAN15.

However, the Stage 3 SFCA provides only an outline assessment of the potential flood risk; no hydraulic modelling was undertaken. The Stage 3 work considers the capacity of the existing culvert using structural survey information, site surveys and the Manning's Equation and broadly estimates the flow required to exceed the culvert capacity (assuming free flowing conditions i.e. no blockage to the culvert). The conclusion of this work suggests that due to the topography of the area and the height of the headwall at the inlet to the culvert, it is likely that any floodwater exceeding the culvert's capacity would back up locally rather than spill over the

proposed site (penultimate bullet point, Section 5 of the SFCA).

It should be noted that the Manning's Equation is better suited to the calculation of flows in open channels as opposed to culverts. So, to supplement the information in the SFCA, we have undertaken an additional assessment (again, using simplistic methodology) to consider the culvert capacity using inlet control conditions (to represent a blockage scenario). This work suggests that under blockage conditions, the culvert would surcharge above its soffit. We have undertaken an inspection and walkover survey of the proposed site to visually compare its existing level with the surrounding area upstream of the culvert, in conjunction with the calculated surcharged level. As a result, we are satisfied that the penultimate bullet point in Section 5 of the SFCA is valid and we do not dispute this assumption. Therefore, based on the above work, it appears that the existing site may be at relatively low risk of flooding. However, we emphasise that this work constitutes an outline assessment only; the risks and consequences of flooding have not been considered in accordance with Section 7 & Appendix 1 of TAN15.

The recommendation within the SFCA (Section 4.3) is that a hydraulic modelling study should be undertaken to determine whether the site can be allocated in the LDP. The purpose of this study would be to '...investigate the likelihood of the culvert becoming exceeded, along with the likely flow routes of any flooding...and recommend any mitigation measures required...' We agree with this recommendation. In addition, specifically, in terms of mitigation measures, we offer the following additional advice:

As stated above, the exact alignment and structural integrity of the culvert is unknown. Consideration should be given to the possible impact of the culvert's location on the proposed development to ensure that a workable layout for the site is achievable. The layout of the site should be designed to ensure that if the culvert becomes severely blocked or collapses, there is an open area within the site to allow for unobstructed overland flood conveyance to return to a point downstream into the channel of the River Ebbw Fach. All built development should be outside the zone of influence of the existing culvert. The zone of influence means the area immediately above a culvert within the 45 degree zone from the outer walls of the culvert taken from the invert level. Foundations should be, where appropriate, taken down to below the invert of the culvert or, outside the zone of influence. The extent of any easement above the culvert should be maximised, as it may need to be repaired, replaced or up-rated in the future.

In summary, TAN15 states highly vulnerable development should not be allocated within zone C2. Allocation ED1.2 is for a primary school (highly vulnerable development). The SFCA work carried out to date does not fulfill the requirements of Section 10 of TAN15. Whilst the Stage 3 SFCA, as an outline assessment, appears to demonstrate that the site is at relatively low risk of flooding, the actual consequences of flooding are still unknown. In order to determine whether the consequences of flooding, as a result of the proposed development, are capable of being managed in an acceptable way, further work would be required.

In view of the above, we consider the LDP does not meet the test of soundness C2 & CE2 in respect of the allocation of site ED1.2.

**Suggested change:** We recommend this allocation is removed from the Plan.

#### **PART 4: What Happens Next?**

At this stage you can only make comments in writing (these are called 'written representations'). However, everyone who seeks a change to the Plan can if they wish appear before and speak to the Inspector at a 'hearing session' during the public Examination.

But you should bear in mind that your comments on this form will be given the same weight by

the Inspector as those made verbally at a hearing session.

**4b Do you want your comments to be considered by 'written representations' or do you want to attend a hearing session of the public Examination?**

I am happy for my written comments to be considered by the Inspector

I want to speak at a hearing session

*Please note the Inspector will attach equal weight to written representations as to those representations heard in person.*

**4c If you wish to speak, please outline why you consider this to be necessary.**

*Please note the inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to attend the Examination.*

**\* Please sign and date the form below.**

Signature

Claire McCorkindale

Date

29  
February 2012

## Soundness Tests

### Procedural Tests

These tests relate to the procedures adopted in preparing the Plan:

- P1 It has been prepared in accordance with the Delivery Agreement (DA) including the Community Involvement Scheme (CIS).
- P2 The plan and its policies have been subjected to a Sustainability Appraisal (SA) including Strategic Environmental Assessment (SEA).

### Consistency Tests

These tests relate to the relationship between the Local Development Plan and other plans, including those of other bodies for the same area:

- C1 It is a land use plan which has regard to other relevant plans, policies and strategies relating to the area or to adjoining areas.
- C2 It has regard to national policy.
- C3 It has regard to the Wales Spatial Plan.
- C4 It has regard to the relevant community strategy/strategies.

### Coherence and Effectiveness Tests

These tests relate to the content of the plan and what is being proposed for your area

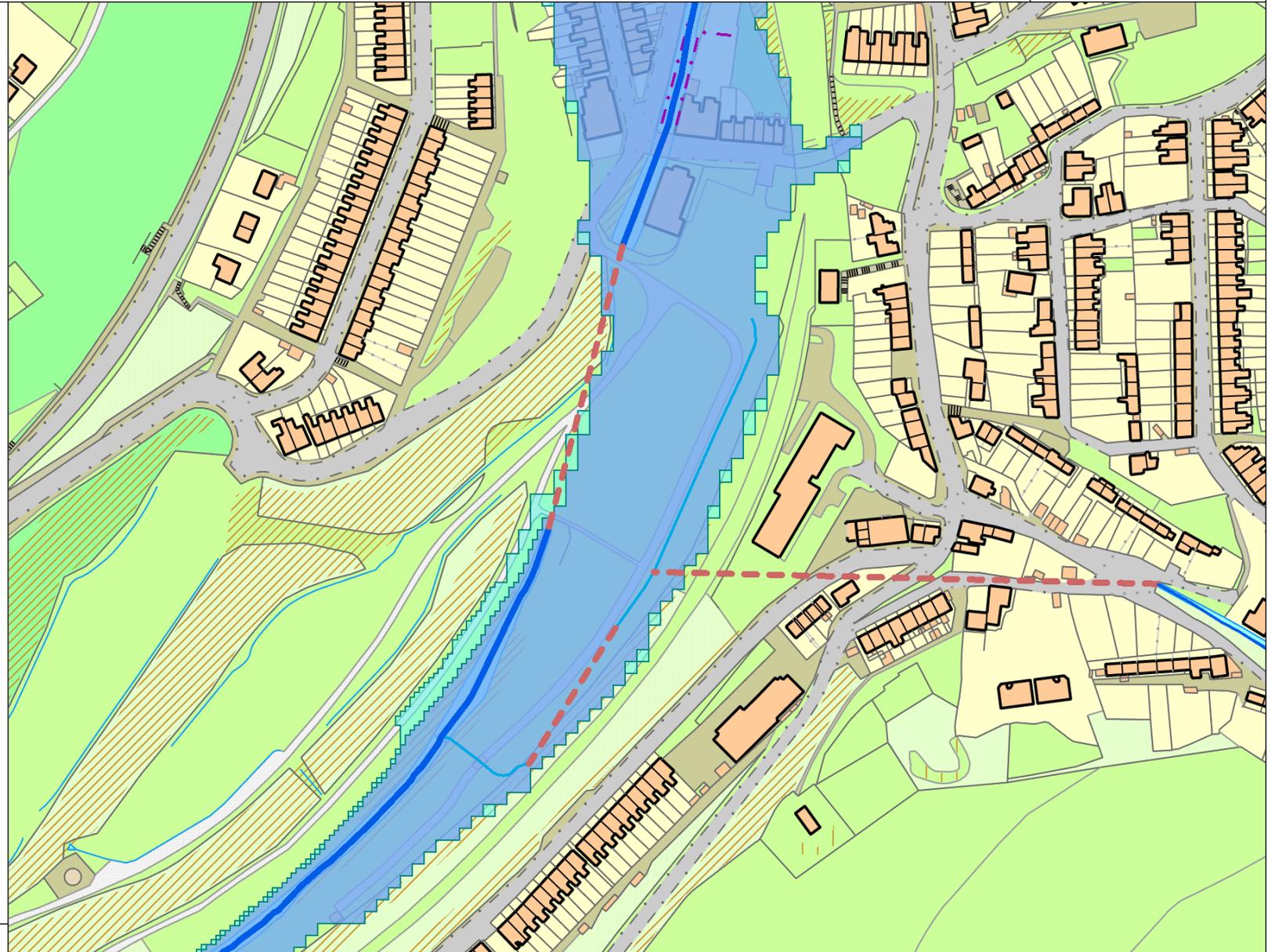
- CE1 The plan sets out a coherent strategy from which its policies and allocations logically flow and, where cross boundary issues are relevant, it is compatible with the development plans prepared by neighbouring authorities.
- CE2 The strategy, policies and allocations are realistic and appropriate having considered the relevant alternatives and are founded on a robust and credible evidence base.
- CE3 There are clear mechanisms for implementation and monitoring.
- CE4 It is reasonably flexible to enable it to deal with changing circumstances.

# EA Flood map with culverts



## Legend

- Detailed River Network**
- Primary River
  - Secondary River
  - Tertiary River
  - D/S of High Water Mark
  - D/S of Seaward Extension
  - Lake / Reservoir
  - Canal
  - Extended Culvert (greater than 50m)
  - Canal Tunnel
  - Underground River (inferred)
  - Underground River (local knowledge)
- Flood Map - Defences**
- Areas Benefiting from Flood Defences
  - Flood Map - Flood Storage Areas
  - Flood Map - Flood Zone 3
  - Flood Map - Flood Zone 2





**Blaenau Gwent**  
County Borough Council

**For Office Use Only**  
Date Received: 29/02/2012  
Representor Number: 21  
Comment Number:

## Blaenau Gwent County Borough Council Local Development Plan

### Focussed Changes Comment Form

Blaenau Gwent County Borough Council has considered comments received on the Deposit Local Plan (LDP) and has decided that changes are necessary to ensure that the Plan is sound. These changes are set out in the Statement of Focussed Changes. All comments made at Deposit stage will be seen by the Inspector and so this form should only be used to comment on the 'focussed changes'.

**Comments on this form should be about the focussed changes only.**

All comments should be returned by **12 noon on 1<sup>st</sup> March 2012** to: **The Development Plans Manager, Business Resource Centre, Tafarnaubach Industrial Estate, Tredegar, NP22 3AA** or by e-mailing [planningpolicy@blaenau-gwent.gov.uk](mailto:planningpolicy@blaenau-gwent.gov.uk)

**Please complete a separate form for each focussed change you wish to make representation or comment upon. Additional forms can be obtained from the contact details above or by phone on (01495) 354740 / 355538 / 355544 / 355501.**

<b>PART 1: Contact Details</b>	
<b>Personal Details</b>	<b>Agent Details (if any)</b>
Title	<b>Mr</b>
First Name	<b>Owain</b>
Last name	<b>Griffiths</b>
Job Title*	<b>Associate Director</b>
Organisation*	<b>GVA</b>
Address Line 1	<b>One Kingsway</b>
Line 2	<b>Cardiff</b>
Line 3	
Line 4	
Postcode	<b>CF10 3AN</b>
Telephone No.	<b>02920248920</b>
E-mail Address*	<b>owain.griffiths@gva.co.uk</b>

\*Where Relevant

## PART 2: Commenting on the Focussed Changes

The Blaenau Gwent County Borough Council Deposit Local Development Plan (LDP) will be examined by an independent Planning Inspector. It is the Inspector's job to consider whether the Plan is sound. There is no legal definition of 'sound' but in this context we use it's ordinary meaning of 'showing good judgement' The 'tests' which the Inspector will consider in deciding whether the Plan is sound are on page 4. It may help you to read them before you tell us what you think of the Plan and it's policies.

Before you set out your comments in detail, it would be helpful to know whether you think the Plan is sound, or if you think that it is unsound.

### 2a Do you consider the LDP is sound? (Please tick)

<b>Sound</b>	<input checked="" type="checkbox"/>	<b>Unsound</b> (i.e. you consider the LDP should be changed please continue)	<input type="checkbox"/>
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### 2b Which focussed changes are you commenting on? Please use a separate form for each focussed change you wish to make a comment upon.

Focussed Change reference number(s)	FC5.H: Amend Policy MU1 (Please insert the FC or MC reference)
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## PART 3: Your Comments and Suggested Changes

Please set out your comments below using additional sheets as necessary.

If you think that the focussed changes will not make the Plan sound, please clearly explain your reasons why, and what further changes are needed.

Your comments should be set out in full. This will help Blaenau Gwent County Borough Council and the Inspector to understand the issues you raise. You will only be able to submit further information to the Examination if the Inspector invites you to. Please indicate if you are submitting other material to support your comments.

We continue to fully support the allocation of the land at the Ebbw Vale Northern Corridor for mixed use development under Policy MU1. This continues to allocate, in accordance with Policy SP1, land to the north of Ebbw Vale Town Centre for the construction of approximately 700 dwellings, a commercial leisure hub, road side services, employment and a strategic mixed-use employment site.

However, we note that the Focused Change FC5.H proposes to amend Policy MU1 to include reference to a network of green links but this requirement appears to relate solely to the area identified as a strategic mixed-use employment which is designated as a Site for Importance for Nature Conservation and which lies to the west of our client's site. As such, we suggest that this distinction is made clear in the policy.

ST/10/02/01/02

by [Signature]

Date

**PART 4: What Happens Next?**

At this stage you can only make comments in writing (these are called 'written representations'). However, everyone who seeks a change to the Plan can if they wish appear before and speak to the Inspector at a 'hearing session' during the public Examination.

But you should bear in mind that your comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session.

**4b Do you want your comments to be considered by 'written representations' or do you want to attend a hearing session of the public Examination?**

I am happy for my written comments to be considered by the Inspector

I want to speak at a hearing session

*Please note the Inspector will attach equal weight to written representations as to those representations heard in person.*

**4c If you wish to speak, please outline why you consider this to be necessary.**

[Empty box for writing]

*Please note the inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to attend the Examination.*

**\* Please sign and date the form below.**

Signature

GVA Binley Ltd.

Date

29/02/2012

**PART 4 Final Hearing Sheet**

At this stage you can only make comments in writing (these are called 'written representations'). However, everyone who seeks a change to the Plan can if they wish appear before and speak to the Inspector at a 'hearing session' during the public Examination.

But you should bear in mind that your comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session.

If you want your comments to be considered by 'written representations' at the hearing session, please tick the box below.

I am happy for my written comments to be considered by the Inspector



I want to speak at a hearing session



Please note the Inspector will attach equal weight to written representations as to those representations heard in person.

At the hearing you will be asked to explain why you consider that the proposed changes are necessary.

Please note the Inspector will determine the most appropriate procedure to adopt in cases where it is indicated that they wish to attend the Examination.

Please sign and date the form below.

## Soundness Tests

### Procedural Tests

These tests relate to the procedures adopted in preparing the Plan:

- P1 It has been prepared in accordance with the Delivery Agreement (DA) including the Community Involvement Scheme (CIS).
- P2 The plan and its policies have been subjected to a Sustainability Appraisal (SA) including Strategic Environmental Assessment (SEA).

### Consistency Tests

These tests relate to the relationship between the Local Development Plan and other plans, including those of other bodies for the same area:

- C1 It is a land use plan which has regard to other relevant plans, policies and strategies relating to the area or to adjoining areas.
- C2 It has regard to national policy.
- C3 It has regard to the Wales Spatial Plan.
- C4 It has regard to the relevant community strategy/strategies.

### Coherence and Effectiveness Tests

These tests relate to the content of the plan and what is being proposed for your area

- CE1 The plan sets out a coherent strategy from which its policies and allocations logically flow and, where cross boundary issues are relevant, it is compatible with the development plans prepared by neighbouring authorities.
- CE2 The strategy, policies and allocations are realistic and appropriate having considered the relevant alternatives and are founded on a robust and credible evidence base.
- CE3 There are clear mechanisms for implementation and monitoring.
- CE4 It is reasonably flexible to enable it to deal with changing circumstances.



## Blaenau Gwent County Borough Council Local Development Plan

### Focussed Changes Comment Form

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**Comments on this form should be about the focussed changes only.**

All comments should be returned by **12 noon on 1<sup>st</sup> March 2012** to: **The Development Plans Manager, Business Resource Centre, Tafarnaubach Industrial Estate, Tredegar, NP22 3AA** or by e-mailing [planningpolicy@blaenau-gwent.gov.uk](mailto:planningpolicy@blaenau-gwent.gov.uk)

**Please complete a separate form for each focussed change you wish to make representation or comment upon. Additional forms can be obtained from the contact details above or by phone on (01495) 354740 / 355538 / 355544 / 355501.**

#### **PART 1: Contact Details**

<b>Personal Details</b>		<b>Agent Details (if any)</b>	
Title	<b>Mr</b>		
First Name	<b>Richard</b>		
Last name	<b>Price</b>		
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Organisation*	<b>The Home Builders Federation</b>		
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Line 3			
Line 4			
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Telephone No.	<b>02920 751076</b>		
E-mail Address*	<b>Richard.price@hbf.co.uk</b>		

\*Where Relevant

## PART 2: Commenting on the Focussed Changes

The Blaenau Gwent County Borough Council Deposit Local Development Plan (LDP) will be examined by an independent Planning Inspector. It is the Inspector's job to consider whether the Plan is sound. There is no legal definition of 'sound' but in this context we use its ordinary meaning of 'showing good judgement'. The 'tests' which the Inspector will consider in deciding whether the Plan is sound are on page 4. It may help you to read them before you tell us what you think of the Plan and its policies.

Before you set out your comments in detail, it would be helpful to know whether you think the Plan is sound, or if you think that it is unsound.

### 2a Do you consider the LDP is sound? (Please tick)

<b>Sound</b>	<input type="checkbox"/>	<b>Unsound</b> (i.e. you consider the LDP should be changed please continue)	<b>X</b>
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### 2b Which focussed changes are you commenting on? Please use a separate form for each focussed change you wish to make a comment upon.

Focussed Change reference number(s)	FC1
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## PART 3: Your Comments and Suggested Changes

Please set out your comments below using additional sheets as necessary.

If you think that the focussed changes will not make the Plan sound, please clearly explain your reasons why, and what further changes are needed.

Your comments should be set out in full. This will help Blaenau Gwent County Borough Council and the Inspector to understand the issues you raise. You will only be able to submit further information to the Examination if the Inspector invites you to. Please indicate if you are submitting other material to support your comments.

Although the figures have changed slightly, we reiterate our comments on the deposit LDP with respect to the dwelling requirement being proposed as a result of the WG Household Projections.

Clearly the Council agrees with the WG projections and therefore, there is no doubt as to the requirement for the LDP to provide for the level of growth set out within the projections. However the Council seems to be proposing a dwelling requirement for the LDP that is lower than the household requirement set out within the WG household projections and therefore, we do not believe the dwelling requirement is based on sound and robust evidence.

In terms of the figures, the Council now states that the WG Household Projections require a growth in households of **3,925** households in order to meet the corresponding growth in population over the plan period. As such, and given that this is a figure represents **households**, the resultant dwelling requirement will be higher than this when using the necessary conversion percentage of 6.09% (please refer to our Deposit Representation for clarification). Therefore, the dwelling requirement for the LDP in light of the slightly amended figures would be as follows:-

- WG projections 2006 – 2021 = 3925 households.
- Increase from households to dwellings (6.09%) = 239 dwellings.
- **Total dwelling requirement = 4164 dwellings.**

This dwelling requirement is slightly below the requirement set out within our Deposit representations, due to the slight change in figures as a result of FC1.

### Soundness Tests

**CE2** – Policy SP4 is not based on robust and credible evidence and therefore contravenes Soundness Test CE2.

**CE4** – Policy SP4 is not flexible enough to respond to any future change in circumstances, should the council be unsuccessful in reducing the vacancy rate to 4%. Therefore the policy contravenes Soundness Test CE4.

## PART 4: What Happens Next?

At this stage you can only make comments in writing (these are called ‘written representations’). However, everyone who seeks a change to the Plan can if they wish appear before and speak to the Inspector at a ‘hearing session’ during the public Examination.

But you should bear in mind that your comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session.

### 4b Do you want your comments to be considered by ‘written representations’ or do you want to attend a hearing session of the public Examination?

I am happy for my written comments to be considered by the Inspector

I want to speak at a hearing session

X

*Please note the Inspector will attach equal weight to written representations as to those representations heard in person.*

### 4c If you wish to speak, please outline why you consider this to be necessary.

We believe it would be more appropriate to discuss these issues in their entirety at the Examination, rather to rely solely on written representations at this stage.

*Please note the inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to attend the Examination.*

**\* Please sign and date the form below.**

Signature



Date

29/2/12

## Soundness Tests

### Procedural Tests

These tests relate to the procedures adopted in preparing the Plan:

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- P2 The plan and its policies have been subjected to a Sustainability Appraisal (SA) including Strategic Environmental Assessment (SEA).

### Consistency Tests

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### Coherence and Effectiveness Tests

These tests relate to the content of the plan and what is being proposed for your area

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- CE3 There are clear mechanisms for implementation and monitoring.
- CE4 It is reasonably flexible to enable it to deal with changing circumstances.



**For Office Use Only**

Date Received: 29/2/2012

Representor Number: 24

Comment Number:

## Blaenau Gwent County Borough Council Local Development Plan

### Focussed Changes Comment Form

Blaenau Gwent County Borough Council has considered comments received on the Deposit Local Plan (LDP) and has decided that changes are necessary to ensure that the Plan is sound. These changes are set out in the Statement of Focussed Changes. All comments made at Deposit stage will be seen by the Inspector and so this form should only be used to comment on the 'focussed changes'.

**Comments on this form should be about the focussed changes only.**

All comments should be returned by **12 noon on 1<sup>st</sup> March 2012** to: **The Development Plans Manager, Business Resource Centre, Tafarnaubach Industrial Estate, Tredegar, NP22 3AA** or by e-mailing [planningpolicy@blaenau-gwent.gov.uk](mailto:planningpolicy@blaenau-gwent.gov.uk)

**Please complete a separate form for each focussed change you wish to make representation or comment upon. Additional forms can be obtained from the contact details above or by phone on (01495) 354740 / 355538 / 355544 / 355501.**

#### **PART 1: Contact Details**

PART 1: Contact Details	
<b>Personal Details</b>	<b>Agent Details (if any)</b>
Title	Mr
First Name	Richard
Last name	Price
Job Title*	Planning and Policy Advisor Wales
Organisation*	The Home Builders Federation
Address Line 1	Po Box 2512
Line 2	Cardiff
Line 3	
Line 4	
Postcode	CF23 0GB
Telephone No.	02920 751076
E-mail Address*	Richard.price@hbf.co.uk

*\*Where Relevant*

## PART 2: Commenting on the Focussed Changes

The Blaenau Gwent County Borough Council Deposit Local Development Plan (LDP) will be examined by an independent Planning Inspector. It is the Inspector's job to consider whether the Plan is sound. There is no legal definition of 'sound' but in this context we use its ordinary meaning of 'showing good judgement'. The 'tests' which the Inspector will consider in deciding whether the Plan is sound are on page 4. It may help you to read them before you tell us what you think of the Plan and its policies.

Before you set out your comments in detail, it would be helpful to know whether you think the Plan is sound, or if you think that it is unsound.

### 2a Do you consider the LDP is sound? (Please tick)

<b>Sound</b>	<input type="checkbox"/>	<b>Unsound</b> (i.e. you consider the LDP should be changed please continue)	<b>X</b>
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### 2b Which focussed changes are you commenting on? Please use a separate form for each focussed change you wish to make a comment upon.

Focussed Change reference number(s)	FC2
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## PART 3: Your Comments and Suggested Changes

Please set out your comments below using additional sheets as necessary.

If you think that the focussed changes will not make the Plan sound, please clearly explain your reasons why, and what further changes are needed.

Your comments should be set out in full. This will help Blaenau Gwent County Borough Council and the Inspector to understand the issues you raise. You will only be able to submit further information to the Examination if the Inspector invites you to. Please indicate if you are submitting other material to support your comments.

We object to this policy, particularly the inclusion of the term "at least", as the policy has not been thoroughly tested with respect to its impact on development viability. Clearly the evidence does not justify the 10% target, let alone the change to make this a minimum target. As such, we believe the policy is not based on robust and credible evidence, there are significant concerns with respect to its deliverability and it is not sufficiently flexible in order to allow it to adapt to any future change in circumstances. The policy therefore contravenes soundness tests CE2, CE3 and CE4.

Please refer to our Deposit Representations for the full range of our concerns.

## PART 4: What Happens Next?

At this stage you can only make comments in writing (these are called 'written representations'). However, everyone who seeks a change to the Plan can if they wish appear before and speak to the Inspector at a 'hearing session' during the public Examination.

But you should bear in mind that your comments on this form will be given the same weight by

the Inspector as those made verbally at a hearing session.

**4b Do you want your comments to be considered by 'written representations' or do you want to attend a hearing session of the public Examination?**

I am happy for my written comments to be considered by the Inspector

I want to speak at a hearing session

X

*Please note the Inspector will attach equal weight to written representations as to those representations heard in person.*

**4c If you wish to speak, please outline why you consider this to be necessary.**

We believe it would be more appropriate to discuss these issues in their entirety at the Examination, rather to rely solely on written representations at this stage.

*Please note the inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to attend the Examination.*

**\* Please sign and date the form below.**

Signature



Date

29/2/12

## Soundness Tests

### Procedural Tests

These tests relate to the procedures adopted in preparing the Plan:

- P1 It has been prepared in accordance with the Delivery Agreement (DA) including the Community Involvement Scheme (CIS).
- P2 The plan and its policies have been subjected to a Sustainability Appraisal (SA) including Strategic Environmental Assessment (SEA).

### Consistency Tests

These tests relate to the relationship between the Local Development Plan and other plans, including those of other bodies for the same area:

- C1 It is a land use plan which has regard to other relevant plans, policies and strategies relating to the area or to adjoining areas.
- C2 It has regard to national policy.
- C3 It has regard to the Wales Spatial Plan.
- C4 It has regard to the relevant community strategy/strategies.

### Coherence and Effectiveness Tests

These tests relate to the content of the plan and what is being proposed for your area

- CE1 The plan sets out a coherent strategy from which its policies and allocations logically flow and, where cross boundary issues are relevant, it is compatible with the development plans prepared by neighbouring authorities.
- CE2 The strategy, policies and allocations are realistic and appropriate having considered the relevant alternatives and are founded on a robust and credible evidence base.
- CE3 There are clear mechanisms for implementation and monitoring.
- CE4 It is reasonably flexible to enable it to deal with changing circumstances.

## Blaenau Gwent County Borough Council Local Development Plan

### Focussed Changes Comment Form

Blaenau Gwent County Borough Council has considered comments received on the Deposit Local Plan (LDP) and has decided that changes are necessary to ensure that the Plan is sound. These changes are set out in the Statement of Focussed Changes. All comments made at Deposit stage will be seen by the Inspector and so this form should only be used to comment on the 'focussed changes'.

**Comments on this form should be about the focussed changes only.**

All comments should be returned by **12 noon on 1<sup>st</sup> March 2012** to: **The Development Plans Manager, Business Resource Centre, Tafarnaubach Industrial Estate, Tredegar, NP22 3AA** or by e-mailing [planningpolicy@blaenau-gwent.gov.uk](mailto:planningpolicy@blaenau-gwent.gov.uk)

**Please complete a separate form for each focussed change you wish to make representation or comment upon. Additional forms can be obtained from the contact details above or by phone on (01495) 354740 / 355538 / 355544 / 355501.**

#### PART 1: Contact Details

PART 1: Contact Details	
<b>Personal Details</b>	
Title	
First Name	
Last name	
Job Title*	
Organisation*	Gryphonn Quarries Limited
Address Line 1	c/o Agent
Line 2	
Line 3	
Line 4	
Postcode	
Telephone No.	
E-mail Address*	3132
<i>*Where Relevant</i>	
<b>Agent Details (if any)</b>	
Mr	
Andrew	
Muir	
Managing Director	
Harmers Limited	
39 Lambourne Crescent	
Cardiff Business Park	
Llanishen	
Cardiff	
CF14 5GG	
029 2065 5454	
<a href="mailto:andy.muir@btconnect.com">andy.muir@btconnect.com</a>	

## PART 2: Commenting on the Focussed Changes

The Blaenau Gwent County Borough Council Deposit Local Development Plan (LDP) will be examined by an independent Planning Inspector. It is the Inspector's job to consider whether the Plan is sound. There is no legal definition of 'sound' but in this context we use its ordinary meaning of 'showing good judgement' The 'tests' which the Inspector will consider in deciding whether the Plan is sound are on page 4. It may help you to read them before you tell us what you think of the Plan and its policies.

Before you set out your comments in detail, it would be helpful to know whether you think the Plan is sound, or if you think that it is unsound.

### 2a Do you consider the LDP is sound? (Please tick)

<b>Sound</b>	<input type="checkbox"/>	<b>Unsound</b> (i.e. you consider the LDP should be changed please continue)	<input type="checkbox"/>
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### 2b Which focussed changes are you commenting on? Please use a separate form for each focussed change you wish to make a comment upon.

Focussed Change reference number(s)	FC12,12A and 12B (Please insert the FC or MC reference)
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## PART 3: Your Comments and Suggested Changes

Please set out your comments below using additional sheets as necessary.

If you think that the focussed changes will not make the Plan sound, please clearly explain your reasons why, and what further changes are needed.

Your comments should be set out in full. This will help Blaenau Gwent County Borough Council and the Inspector to understand the issues you raise. You will only be able to submit further information to the Examination if the Inspector invites you to. Please indicate if you are submitting other material to support your comments.

Support is given to Focussed Change 12: Trefil Quarry – (Interim Development Order). The inclusion of the dormant part of the Quarry in addition to the active part, as shown on Map 8 is supported. The proposed changes to paragraph 8.82 are also supported.

#### PART 4: What Happens Next?

At this stage you can only make comments in writing (these are called 'written representations'). However, everyone who seeks a change to the Plan can if they wish appear before and speak to the Inspector at a 'hearing session' during the public Examination.

But you should bear in mind that your comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session.

#### 4b Do you want your comments to be considered by 'written representations' or do you want to attend a hearing session of the public Examination?

I am happy for my written comments to be considered by the Inspector	<input type="checkbox"/>	I want to speak at a hearing session	<input checked="" type="checkbox"/>
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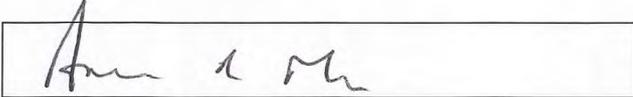
*Please note the Inspector will attach equal weight to written representations as to those representations heard in person.*

#### 4c If you wish to speak, please outline why you consider this to be necessary.

If the Inspector considers that issues relating to the Trefil Quarry Interim Development Order are to be discussed at the Examination we would wish to participate in the hearing session to represent the views of the operator, Gryphonn Quarries Limited.

*Please note the inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to attend the Examination.*

**\* Please sign and date the form below.**

Signature  Date 

## Soundness Tests

### Procedural Tests

These tests relate to the procedures adopted in preparing the Plan:

- P1 It has been prepared in accordance with the Delivery Agreement (DA) including the Community Involvement Scheme (CIS).
- P2 The plan and its policies have been subjected to a Sustainability Appraisal (SA) including Strategic Environmental Assessment (SEA).

### Consistency Tests

These tests relate to the relationship between the Local Development Plan and other plans, including those of other bodies for the same area:

- C1 It is a land use plan which has regard to other relevant plans, policies and strategies relating to the area or to adjoining areas.
- C2 It has regard to national policy.
- C3 It has regard to the Wales Spatial Plan.
- C4 It has regard to the relevant community strategy/strategies.

### Coherence and Effectiveness Tests

These tests relate to the content of the plan and what is being proposed for your area

- CE1 The plan sets out a coherent strategy from which its policies and allocations logically flow and, where cross boundary issues are relevant, it is compatible with the development plans prepared by neighbouring authorities.
- CE2 The strategy, policies and allocations are realistic and appropriate having considered the relevant alternatives and are founded on a robust and credible evidence base.
- CE3 There are clear mechanisms for implementation and monitoring.
- CE4 It is reasonably flexible to enable it to deal with changing circumstances.

<b>For Office Use Only</b>
Date Received:
Representor Number:
Comment Number:

## Blaenau Gwent County Borough Council Local Development Plan

### Focussed Changes Comment Form

Blaenau Gwent County Borough Council has considered comments received on the Deposit Local Plan (LDP) and has decided that changes are necessary to ensure that the Plan is sound. These changes are set out in the Statement of Focussed Changes. All comments made at Deposit stage will be seen by the Inspector and so this form should only be used to comment on the 'focussed changes'.

**Comments on this form should be about the focussed changes only.**

All comments should be returned by **12 noon on 1<sup>st</sup> March 2012** to: **The Development Plans Manager, Business Resource Centre, Tafarnaubach Industrial Estate, Tredegar, NP22 3AA** or by e-mailing [planningpolicy@blaenau-gwent.gov.uk](mailto:planningpolicy@blaenau-gwent.gov.uk)

**Please complete a separate form for each focussed change you wish to make representation or comment upon. Additional forms can be obtained from the contact details above or by phone on (01495) 354740 / 355538 / 355544 / 355501.**

#### PART 1: Contact Details

Personal Details		Agent Details (if any)	
Title		Mr	
First Name		Andrew	
Last name		Muir	
Job Title*		Managing Director	
Organisation*	Gryphonn Quarries Limited	Harmers Limited	
Address Line 1	c/o Agent	39 Lambourne Crescent	
Line 2		Cardiff Business Park	
Line 3		Llanishen	
Line 4		Cardiff	
Postcode		CF14 5GG	
Telephone No.		029 2065 5454	
E-mail Address*	3132	<a href="mailto:andy.muir@btconnect.com">andy.muir@btconnect.com</a>	

*\*Where Relevant*

## PART 2: Commenting on the Focussed Changes

The Blaenau Gwent County Borough Council Deposit Local Development Plan (LDP) will be examined by an independent Planning Inspector. It is the Inspector's job to consider whether the Plan is sound. There is no legal definition of 'sound' but in this context we use it's ordinary meaning of 'showing good judgement' The 'tests' which the Inspector will consider in deciding whether the Plan is sound are on page 4. It may help you to read them before you tell us what you think of the Plan and it's policies.

Before you set out your comments in detail, it would be helpful to know whether you think the Plan is sound, or if you think that it is unsound.

### 2a Do you consider the LDP is sound? (Please tick)

Sound

Unsound

(i.e. you consider the LDP should be changed please continue)

### 2b Which focussed changes are you commenting on? Please use a separate form for each focussed change you wish to make a comment upon.

Focussed Change reference number(s)

FC13,13A and 13B

(Please insert the FC or MC reference)

## PART 3: Your Comments and Suggested Changes

Please set out your comments below using additional sheets as necessary.

If you think that the focussed changes will not make the Plan sound, please clearly explain your reasons why, and what further changes are needed.

Your comments should be set out in full. This will help Blaenau Gwent County Borough Council and the Inspector to understand the issues you raise. You will only be able to submit further information to the Examination if the Inspector invites you to. Please indicate if you are submitting other material to support your comments.

Support is given to Focussed Change 13: Trefil Quarry – Preferred Area and Buffer Zone. Focussed Change 13.A which proposes to delete part of the Preferred Area of Policy M4.1 to reflect the amendment to the Preferred area shown on Map 9 is supported. Focussed Change 13.B to amend the buffer around Preferred area of Policy M4.1 to reflect the amendment to Preferred Area as shown on Map 10 is supported.

**PART 4: What Happens Next?**

At this stage you can only make comments in writing (these are called 'written representations'). However, everyone who seeks a change to the Plan can if they wish appear before and speak to the Inspector at a 'hearing session' during the public Examination.

But you should bear in mind that your comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session.

**4b Do you want your comments to be considered by 'written representations' or do you want to attend a hearing session of the public Examination?**

I am happy for my written comments to be considered by the Inspector	<input type="checkbox"/>	I want to speak at a hearing session	<input checked="" type="checkbox"/>
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*Please note the Inspector will attach equal weight to written representations as to those representations heard in person.*

**4c If you wish to speak, please outline why you consider this to be necessary.**

The extent of the Preferred Area has been amended following the submission of an objection by CCW on the deposit plan. A meeting was held with the Council and CCW to discuss the matter on the 27<sup>th</sup> October 2011 and an amended plan was submitted by Gryphonn Quarries which has been included in the Focussed Changes. If CCW continue to object to the extent of the Preferred Area and the Inspector considers that this matter is an issue to be discussed at the Examination we would wish to participate in the Hearing Session on behalf of the operator of the quarry.

*Please note the inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to attend the Examination.*

**\* Please sign and date the form below.**

Signature Aman L. Mh Date 20<sup>th</sup> February 2012

## Soundness Tests

### Procedural Tests

These tests relate to the procedures adopted in preparing the Plan:

- P1 It has been prepared in accordance with the Delivery Agreement (DA) including the Community Involvement Scheme (CIS).
- P2 The plan and its policies have been subjected to a Sustainability Appraisal (SA) including Strategic Environmental Assessment (SEA).

### Consistency Tests

These tests relate to the relationship between the Local Development Plan and other plans, including those of other bodies for the same area:

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- C3 It has regard to the Wales Spatial Plan.
- C4 It has regard to the relevant community strategy/strategies.

### Coherence and Effectiveness Tests

These tests relate to the content of the plan and what is being proposed for your area

- CE1 The plan sets out a coherent strategy from which its policies and allocations logically flow and, where cross boundary issues are relevant, it is compatible with the development plans prepared by neighbouring authorities.
- CE2 The strategy, policies and allocations are realistic and appropriate having considered the relevant alternatives and are founded on a robust and credible evidence base.
- CE3 There are clear mechanisms for implementation and monitoring.
- CE4 It is reasonably flexible to enable it to deal with changing circumstances.

**From:** Hayley Spender - Environment and Regeneration  
**Sent:** 01 March 2012 12:27  
**To:** Jane Engel - Environment  
**Subject:** FW: Statement of Focussed Changes

---

**From:** Morgan Barbara [mailto:Barbara.Morgan@networkrail.co.uk]  
**Posted At:** 01 March 2012 10:52  
**Posted To:** planpol@  
**Conversation:** Statement of Focussed Changes  
**Subject:** Statement of Focussed Changes

Dear Sir/Madam

Network Rail has been consulted, by Blaenau Gwent County Borough Council, on the Statement of Focussed Changes. Thank you for providing us with this opportunity to comment on this Planning Policy document.

Upon the review of this document, Network Rail has no comments to make.

Regards,

Barbara Morgan  
Town Planning Technician (Western)

Please send all notifications and consultations to [townplanningwestern@networkrail.co.uk](mailto:townplanningwestern@networkrail.co.uk) or by post to Network Rail, 3rd Floor, TemplePoint, Redcliffe Way, Bristol BS1 6NL

\*\*\*\*\*  
The content of this email (and any attachment) is confidential. It may also be legally privileged or otherwise protected from disclosure. This email should not be used by anyone who is not an original intended recipient, nor may it be copied or disclosed to anyone who is not. If you have received this email by mistake please notify us by emailing the sender, and then delete the email and any copies from your system. Liability cannot be accepted for statements made which are clearly the senders own and not made on behalf of Network Rail.  
Network Rail Infrastructure Limited registered in England and Wales No. 2904587, registered office Kings Place, 90 York Way London N1 9AG  
\*\*\*\*\*

This e-mail also confirms that this e-mail message has been swept for the presence of computer viruses.  
Mae'r nodyn hwn hefyd yn cadarnau bod y neges ebost hon wedi cael ei archwilio am bresenoldeb feirws cyfrifiadurol.

**For Office Use Only**

Date Received:

Representor Number:

Comment Number:

## Blaenau Gwent County Borough Council Local Development Plan

### Focussed Changes Comment Form

Blaenau Gwent County Borough Council has considered comments received on the Deposit Local Plan (LDP) and has decided that changes are necessary to ensure that the Plan is sound. These changes are set out in the Statement of Focussed Changes. All comments made at Deposit stage will be seen by the Inspector and so this form should only be used to comment on the 'focussed changes'.

**Comments on this form should be about the focussed changes only.**

All comments should be returned by **12 noon on 1<sup>st</sup> March 2012** to: **The Development Plans Manager, Business Resource Centre, Tafarnaubach Industrial Estate, Tredegar, NP22 3AA** or by e-mailing [planningpolicy@blaenau-gwent.gov.uk](mailto:planningpolicy@blaenau-gwent.gov.uk)

Please complete a separate form for each focussed change you wish to make representation or comment upon. Additional forms can be obtained from the contact details above or by phone on (01495) 354740 / 355538 / 355544 / 355501.

PART 1: Contact Details	
<b>Personal Details</b>	<b>Agent Details (if any)</b>
Title	Miss
First Name	Clare
Last name	Lucey
Job Title*	Consultant
Organisation*	DTZ
Address Line 1	1 Colmore Square
Line 2	Birmingham
Line 3	
Line 4	
Postcode	B4 6AJ
Telephone No.	0121 697 7373
E-mail Address*	clare.lucey@dtz.com

*\*Where Relevant*

## PART 2: Commenting on the Focussed Changes

The Blaenau Gwent County Borough Council Deposit Local Development Plan (LDP) will be examined by an independent Planning Inspector. It is the Inspector's job to consider whether the Plan is sound. There is no legal definition of 'sound' but in this context we use it's ordinary meaning of 'showing good judgement' The 'tests' which the Inspector will consider in deciding whether the Plan is sound are on page 4. It may help you to read them before you tell us what you think of the Plan and it's policies.

Before you set out your comments in detail, it would be helpful to know whether you think the Plan is sound, or if you think that it is unsound.

**2a Do you consider the LDP is sound? (Please tick)**

<b>Sound</b>	<input type="checkbox"/>	<b>Unsound</b> (i.e. you consider the LDP should be changed please continue)	<input checked="" type="checkbox"/>
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**2b Which focussed changes are you commenting on? Please use a separate form for each focussed change you wish to make a comment upon.**

Focussed Change reference number(s)	FC1.E: Amend Policy SP4 Delivering Quality Housing criterion 1a
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## PART 3: Your Comments and Suggested Changes

Please set out your comments below using additional sheets as necessary.

If you think that the focussed changes will not make the Plan sound, please clearly explain your reasons why, and what further changes are needed.

Your comments should be set out in full. This will help Blaenau Gwent County Borough Council and the Inspector to understand the issues you raise. You will only be able to submit further information to the Examination if the Inspector invites you to. Please indicate if you are submitting other material to support your comments.

Focussed Change reference FC1.E will amend Policy SP4 Delivering Quality Housing criterion 1a to read as follows:

1. *To stem out-migration and attract people to the area:*
  - a) *Provision is made for the development of **3,932 new dwellings in order to deliver the 3,500 new dwellings required to increase the population to 70,849 by 2021;***

We support the amendment to the vision of the Plan that increases the number of homes which will be delivered by 2021.

The amendment states that to stem out-migration and attract people to the area provision is made for the development of 3,932 [an increase of 266 dwellings] in order to deliver the 3,500 new dwellings required to meet the needs of a proposed increase the population to 70,849 by 2021.

We support the higher population growth provided within the Plan, and the provision of additional dwellings to support this.

We support the amendment to paragraph 6.30 to provide sufficient land to accommodate the projected growth based on the provision within the LDP for the construction of 3,932 dwellings (432 (12%) units more than the requirement figure of 3,500, to allow for choice and flexibility).

We have previously made comment that the Council should also consider the benefits of delivering housing growth above the target to address issues such as the increasing population, housing affordability and improving the quality of the housing stock. The Plan should state that the 3,932 dwellings target is not a ceiling and that, provided any development is demonstrated to be sustainable and viable, housing development above this target will be accepted to support the role of the centres.

**PART 4: What Happens Next?**

At this stage you can only make comments in writing (these are called 'written representations'). However, everyone who seeks a change to the Plan can if they wish appear before and speak to the Inspector at a 'hearing session' during the public Examination.

But you should bear in mind that your comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session.

**4b Do you want your comments to be considered by 'written representations' or do you want to attend a hearing session of the public Examination?**

I am happy for my written comments to be considered by the Inspector	<input type="checkbox"/>	I want to speak at a hearing session	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------------------	-------------------------------------

*Please note the Inspector will attach equal weight to written representations as to those representations heard in person.*

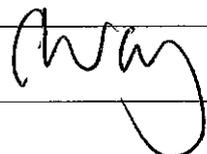
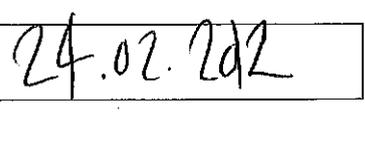
**4c If you wish to speak, please outline why you consider this to be necessary.**

In addition to the comments outlined within this response, it would be appropriate in this case to speak at examination.

It is essential that all options to accommodate the growth identified are accounted for in the adopted plan. The option to speak at the relevant Hearing sessions would provide the opportunity to respond to other representations and any comments of the Council on the responses received.

*Please note the inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to attend the Examination.*

**\* Please sign and date the form below.**

Signature 

 Date 


03 February 2012

Development Plans Manager  
Blaenau Gwent County Borough Council

By email: [planningpolicy@blaenau-gwent.gov.uk](mailto:planningpolicy@blaenau-gwent.gov.uk)

Dear Mrs Healy

**Blaenau Gwent LDP - Consultation on Focussed Changes**

Thank you for consulting The Coal Authority on the above.

Having reviewed your document, we have the following brief supporting comments to make:

**Focussed Changes**

- FC9A (Minerals) – Support
- FC9B (Minerals) – Support

**Minor Changes**

- MC13 (Coal Mining Legacy) – Support

Should you require any assistance please contact a member of Planning and Local Authority Liaison at The Coal Authority on our direct line.

Yours sincerely

*R. A. Bust*

**Miss Rachael A. Bust** *B.Sc.(Hons), MA, M.Sc., LL.M., AMIEnvSci., MInstLM, MRTPI*  
**Chief Planner / Principal Manager**

**Soundness Tests**

**Procedural Tests**

These tests relate to the procedures adopted in preparing the Plan:

- P1 It has been prepared in accordance with the Delivery Agreement (DA) including the Community Involvement Scheme (CIS).
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- C2 It has regard to national policy.
- C3 It has regard to the Wales Spatial Plan.
- C4 It has regard to the relevant community strategy/strategies.

**Coherence and Effectiveness Tests**

These tests relate to the content of the plan and what is being proposed for your area

- CE1 The plan sets out a coherent strategy from which its policies and allocations logically flow and, where cross boundary issues are relevant, it is compatible with the development plans prepared by neighbouring authorities.
- CE2 The strategy, policies and allocations are realistic and appropriate having considered the relevant alternatives and are founded on a robust and credible evidence base.
- CE3 There are clear mechanisms for implementation and monitoring.
- CE4 It is reasonably flexible to enable it to deal with changing circumstances.



**For Office Use Only**  
 Date Received: 20/2/12  
 Representor Number: 53  
 Comment Number: 1085

**Blaenau Gwent County Borough Council  
 Local Development Plan**

**Focussed Changes Comment Form**

Blaenau Gwent County Borough Council has considered comments received on the Deposit Local Plan (LDP) and has decided that changes are necessary to ensure that the Plan is sound. These changes are set out in the Statement of Focussed Changes. All comments made at Deposit stage will be seen by the Inspector and so this form should only be used to comment on the 'focussed changes'.

**Comments on this form should be about the focussed changes only.**

All comments should be returned by **12 noon on 1<sup>st</sup> March 2012** to: **The Development Plans Manager, Business Resource Centre, Tafarnbach Industrial Estate, Tredegar, NP22 3AA** or by e-mailing [planningpolicy@blaenau-gwent.gov.uk](mailto:planningpolicy@blaenau-gwent.gov.uk)

**Please complete a separate form for each focussed change you wish to make representation or comment upon. Additional forms can be obtained from the contact details above or by phone on (01495) 354740 / 355538 / 355544 / 355501.**

PART 1: Contact Details	
Personal Details	Agent Details (if any)
Title	MR
First Name	PETER
Last name	ADAMSON
Job Title*	
Organisation*	
Address Line 1	9 HAFOD FAN TERRACE
Line 2	SIX BELLS
Line 3	ABERTILLERY
Line 4	
Postcode	NP13 2QP
Telephone No.	01495 213432
E-mail Address*	

\*Where Relevant

**PART 2: Commenting on the Focussed Changes**

The Blaenau Gwent County Borough Council Deposit Local Development Plan (LDP) will be examined by an independent Planning Inspector. It is the Inspector's job to consider whether the Plan is sound. There is no legal definition of 'sound' but in this context we use it's ordinary meaning of 'showing good judgement' The 'tests' which the Inspector will consider in deciding whether the Plan is sound are on page 4. It may help you to read them before you tell us what you think of the Plan and it's policies.

Before you set out your comments in detail, it would be helpful to know whether you think the Plan is sound, or if you think that it is unsound.

**2a Do you consider the LDP is sound? (Please tick)**

<b>Sound</b>	<input type="checkbox"/>	<b>Unsound</b> (i.e. you consider the LDP should be changed please continue)	<input checked="" type="checkbox"/>
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**2b Which focussed changes are you commenting on? Please use a separate form for each focussed change you wish to make a comment upon.**

Focussed Change reference number(s)	FC1, B <i>(Please insert the FC or MC reference)</i>
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**PART 3: Your Comments and Suggested Changes**

Please set out your comments below using additional sheets as necessary.

If you think that the focussed changes will not make the Plan sound, please clearly explain your reasons why, and what further changes are needed.

Your comments should be set out in full. This will help Blaenau Gwent County Borough Council and the Inspector to understand the issues you raise. You will only be able to submit further information to the Examination if the Inspector invites you to. Please indicate if you are submitting other material to support your comments.

1. The evidence to support the plan to build 3,500 new houses is lacking in the LDP
2. Projected population growth up to 2021 is only 2,000 (approx)
3. There continues to be many empty properties in Blaenau Gwent.
4. A better prospect for stemming out migration would be to improve job opportunities in the area.
5. More jobs in the area is the key to keeping people living in the area. The local council has underperformed in this area during the 5 years I have had knowledge of this area.

**PART 4: What Happens Next?**

At this stage you can only make comments in writing (these are called 'written representations'). However, everyone who seeks a change to the Plan can if they wish appear before and speak to the Inspector at a 'hearing session' during the public Examination.

But you should bear in mind that your comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session.

**4b Do you want your comments to be considered by 'written representations' or do you want to attend a hearing session of the public Examination?**

I am happy for my written comments to be considered by the Inspector	<input checked="" type="checkbox"/>	I want to speak at a hearing session	<input type="checkbox"/>
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*Please note the Inspector will attach equal weight to written representations as to those representations heard in person.*

**4c If you wish to speak, please outline why you consider this to be necessary.**

*Please note the inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to attend the Examination.*

**\* Please sign and date the form below.**

Signature P. Adams Date 16/02/2012

## Soundness Tests

### Procedural Tests

These tests relate to the procedures adopted in preparing the Plan:

- P1 It has been prepared in accordance with the Delivery Agreement (DA) including the Community Involvement Scheme (CIS).
- P2 The plan and its policies have been subjected to a Sustainability Appraisal (SA) including Strategic Environmental Assessment (SEA).

### Consistency Tests

These tests relate to the relationship between the Local Development Plan and other plans, including those of other bodies for the same area:

- C1 It is a land use plan which has regard to other relevant plans, policies and strategies relating to the area or to adjoining areas.
- C2 It has regard to national policy.
- C3 It has regard to the Wales Spatial Plan.
- C4 It has regard to the relevant community strategy/strategies.

### Coherence and Effectiveness Tests

These tests relate to the content of the plan and what is being proposed for your area

- CE1 The plan sets out a coherent strategy from which its policies and allocations logically flow and, where cross boundary issues are relevant, it is compatible with the development plans prepared by neighbouring authorities.
- CE2 The strategy, policies and allocations are realistic and appropriate having considered the relevant alternatives and are founded on a robust and credible evidence base.
- CE3 There are clear mechanisms for implementation and monitoring.
- CE4 It is reasonably flexible to enable it to deal with changing circumstances.



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Date Received: 20/2/12

Representor Number: 53

Comment Number: 1085

## Blaenau Gwent County Borough Council Local Development Plan

### Focussed Changes Comment Form

Blaenau Gwent County Borough Council has considered comments received on the Deposit Local Plan (LDP) and has decided that changes are necessary to ensure that the Plan is sound. These changes are set out in the Statement of Focussed Changes. All comments made at Deposit stage will be seen by the Inspector and so this form should only be used to comment on the 'focussed changes'.

**Comments on this form should be about the focussed changes only.**

All comments should be returned by **12 noon on 1<sup>st</sup> March 2012** to: **The Development Plans Manager, Business Resource Centre, Tafarnbach Industrial Estate, Tredegar, NP22 3AA** or by e-mailing [planningpolicy@blaenau-gwent.gov.uk](mailto:planningpolicy@blaenau-gwent.gov.uk)

**Please complete a separate form for each focussed change you wish to make representation or comment upon. Additional forms can be obtained from the contact details above or by phone on (01495) 354740 / 355538 / 355544 / 355501.**

#### PART 1: Contact Details

Personal Details		Agent Details (if any)
Title	MR	
First Name	PETER	
Last name	ADAMSON	
Job Title*	—	
Organisation*	—	
Address Line 1	9 HAFOD FAN TERRACE	
Line 2	SIXBELLS	
Line 3	ABERTILLERY	
Line 4		
Postcode	NP13 2QP	
Telephone No.	01495 213432	
E-mail Address*	—	

\*Where Relevant



**For Office Use Only**

Date Received: **1/3/2012**

Representor Number: **71**

Comment Number:

## Blaenau Gwent County Borough Council Local Development Plan

### Focussed Changes Comment Form

Blaenau Gwent County Borough Council has considered comments received on the Deposit Local Plan (LDP) and has decided that changes are necessary to ensure that the Plan is sound. These changes are set out in the Statement of Focussed Changes. All comments made at Deposit stage will be seen by the Inspector and so this form should only be used to comment on the 'focussed changes'.

**Comments on this form should be about the focussed changes only.**

All comments should be returned by **12 noon on 1<sup>st</sup> March 2012** to: **The Development Plans Manager, Business Resource Centre, Tafarnaubach Industrial Estate, Tredegar, NP22 3AA** or by e-mailing [planningpolicy@blaenau-gwent.gov.uk](mailto:planningpolicy@blaenau-gwent.gov.uk)

**Please complete a separate form for each focussed change you wish to make representation or comment upon. Additional forms can be obtained from the contact details above or by phone on (01495) 354740 / 355538 / 355544 / 355501.**

#### **PART 1: Contact Details**

<b>Personal Details</b>		<b>Agent Details (if any)</b>	
Title	<b>Mr</b>		
First Name	<b>Garth</b>		
Last name	<b>Collier</b>		
Job Title*	<b>Chairman</b>		
Organisation*	<b>Nantyglo &amp; Blaina Chamber of trade</b>		
Address Line 1	<b>Blaina Post Office</b>		
Line 2	<b>96 High Street</b>		
Line 3	<b>Blaina</b>		
Line 4	<b>Abertillery</b>		
Postcode	<b>NP13 3AF</b>		
Telephone No.	<b>01495 290225</b>		
E-mail Address*	<b>garth@collier.uk.com</b>		

*\*Where Relevant*

## PART 2: Commenting on the Focussed Changes

The Blaenau Gwent County Borough Council Deposit Local Development Plan (LDP) will be examined by an independent Planning Inspector. It is the Inspector's job to consider whether the Plan is sound. There is no legal definition of 'sound' but in this context we use its ordinary meaning of 'showing good judgement'. The 'tests' which the Inspector will consider in deciding whether the Plan is sound are on page 4. It may help you to read them before you tell us what you think of the Plan and its policies.

Before you set out your comments in detail, it would be helpful to know whether you think the Plan is sound, or if you think that it is unsound.

### 2a Do you consider the LDP is sound? (Please tick)

<b>Sound</b>	<input type="checkbox"/>	<b>Unsound</b> (i.e. you consider the LDP should be changed please continue)	✓
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### 2b Which focussed changes are you commenting on? Please use a separate form for each focussed change you wish to make a comment upon.

Focussed Change reference number(s)	MC 17
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## PART 3: Your Comments and Suggested Changes

Please set out your comments below using additional sheets as necessary.

If you think that the focussed changes will not make the Plan sound, please clearly explain your reasons why, and what further changes are needed.

Your comments should be set out in full. This will help Blaenau Gwent County Borough Council and the Inspector to understand the issues you raise. You will only be able to submit further information to the Examination if the Inspector invites you to. Please indicate if you are submitting other material to support your comments.

My original objection to Policy DM7 (criterion b) that no residential development should take place at ground floor level in Blaina Town Centre was a proposal to allow regeneration of the town centre without the influence of a home-shop focus with all the problems this scenario brings. A recent example being an objection to the reopening of a licenced restaurant by a resident who had moved into a shop conversion next door. At the planning meeting since prevailed and the reopening was allowed with massive restrictions on opening hours, entertainment and sound restrictions. These restrictions would not be necessary if the town centre is totally commercial. Whilst some former retail units have been converted to residential, two wrong do not make a right.

Stats are given for the vacancy rates in 2009, 2010 and 2011. I can inform you that today (29-02-12) only 7 retail premises are vacant. Blaina, whilst a small town, is included in the Blaenau Gwent 5 Star Town regeneration promotion alongside Tredegar, Ebbw Vale, Brynmawr and Abertillery yet only Blaina has this proposed planning restriction placed upon it. It is all very well to use percentages to represent vacancies instead of actual vacancies because with a small total capacity, percentages will highlight the difference greater.

Blaina at present has a Co-op supermarket as well as a Premier supermarket, Post Office with all P.O. business facilities, a chemist, laundrette, ladies and childrens clothes shop, 3 public houses, 1 licenced restaurant, fish shop and various other food outlets together with a variety of other outlets

Don't get me wrong, Blaina isn't a prosperous town at the moment, but show me a valley toen that is.

Of the vacant premises, 2 are owned by absent landlords, ie Devon and Port Talbot, 1 unconverted bank, 1 closed fitness centre, the previously closed market (which the landlord will not rent, only sell, which in this financial climate is not a likely proposal) and a small unit which has only recently been modernised. Property No 7 is the local club which only closed it doors on 27-02-12.

Blaina was once a prosperous, busy shopping centre but if the proposed planning restriction is imposed upon it, it has no chance of regeneration and returning to somewhere near its former self.

#### **PART 4: What Happens Next?**

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But you should bear in mind that your comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session.

#### **4b Do you want your comments to be considered by 'written representations' or do you want to attend a hearing session of the public Examination?**

I am happy for my written comments to be considered by the Inspector

I want to speak at a hearing session

✓

*Please note the Inspector will attach equal weight to written representations as to those representations heard in person.*

#### **4c If you wish to speak, please outline why you consider this to be necessary.**

I feel there is a need to speak to the inspector in person to emphasis the inconsistant approach of the council in respect of promoting the "Five Star Towns". This proposal will put a stangle hold on the Blaina Regeneration Action Plan.

*Please note the inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to attend the Examination.*

**\* Please sign and date the form below.**

Signature

G. Gollies

Date

29-02-12

## Soundness Tests

### Procedural Tests

These tests relate to the procedures adopted in preparing the Plan:

- P1 It has been prepared in accordance with the Delivery Agreement (DA) including the Community Involvement Scheme (CIS).
- P2 The plan and its policies have been subjected to a Sustainability Appraisal (SA) including Strategic Environmental Assessment (SEA).

### Consistency Tests

These tests relate to the relationship between the Local Development Plan and other plans, including those of other bodies for the same area:

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- C2 It has regard to national policy.
- C3 It has regard to the Wales Spatial Plan.
- C4 It has regard to the relevant community strategy/strategies.

### Coherence and Effectiveness Tests

These tests relate to the content of the plan and what is being proposed for your area

- CE1 The plan sets out a coherent strategy from which its policies and allocations logically flow and, where cross boundary issues are relevant, it is compatible with the development plans prepared by neighbouring authorities.
- CE2 The strategy, policies and allocations are realistic and appropriate having considered the relevant alternatives and are founded on a robust and credible evidence base.
- CE3 There are clear mechanisms for implementation and monitoring.
- CE4 It is reasonably flexible to enable it to deal with changing circumstances.

**Soundness Tests**

**Procedural Tests**

These tests relate to the procedures adopted in preparing the Plan:

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- P2 The plan and its policies have been subjected to a Sustainability Appraisal (SA) including Strategic Environmental Assessment (SEA).

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- C2 It has regard to national policy.
- C3 It has regard to the Wales Spatial Plan.
- C4 It has regard to the relevant community strategy/strategies.

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These tests relate to the content of the plan and what is being proposed for your area

- CE1 The plan sets out a coherent strategy from which its policies and allocations logically flow and, where cross boundary issues are relevant, it is compatible with the development plans prepared by neighbouring authorities.
- CE2 The strategy, policies and allocations are realistic and appropriate having considered the relevant alternatives and are founded on a robust and credible evidence base.
- CE3 There are clear mechanisms for implementation and monitoring.
- CE4 It is reasonably flexible to enable it to deal with changing circumstances.



**For Office Use Only**  
 Date Received: 16-2-12  
 Representer Number: 72  
 Comment Number: 1087

**Blaenau Gwent County Borough Council  
 Local Development Plan**

**Focussed Changes Comment Form**

Blaenau Gwent County Borough Council has considered comments received on the Deposit Local Plan (LDP) and has decided that changes are necessary to ensure that the Plan is sound. These changes are set out in the Statement of Focussed Changes. All comments made at Deposit stage will be seen by the Inspector and so this form should only be used to comment on the 'focussed changes'.

**Comments on this form should be about the focussed changes only.**

All comments should be returned by **12 noon on 1<sup>st</sup> March 2012** to: **The Development Plans Manager, Business Resource Centre, Tafarnaubach Industrial Estate, Tredegar, NP22 3AA** or by e-mailing [planningpolicy@blaenau-gwent.gov.uk](mailto:planningpolicy@blaenau-gwent.gov.uk)

**Please complete a separate form for each focussed change you wish to make representation or comment upon. Additional forms can be obtained from the contact details above or by phone on (01495) 354740 / 3555538 / 355544 / 355501.**

PART 1: Contact Details	
Personal Details	Agent Details (if any)
Title	MR
First Name	BRIAN
Last name	BROOKS
Job Title*	RETIRED
Organisation*	
Address Line 1	"ROSEMEAD"
Line 2	HOLCWM WAY
Line 3	FERRY SIDE
Line 4	CARMARTHEN DYFED
Postcode	SA17 5ST
Telephone No.	01497 267180
E-mail Address*	

\*Where Relevant

**PART 2: Commenting on the Focussed Changes**

The Blaenau Gwent County Borough Council Deposit Local Development Plan (LDP) will be examined by an independent Planning Inspector. It is the Inspector's job to consider whether the Plan is sound. There is no legal definition of 'sound' but in this context we use it's ordinary meaning of 'showing good judgement' The 'tests' which the Inspector will consider in deciding whether the Plan is sound are on page 4. It may help you to read them before you tell us what you think of the Plan and it's policies.

Before you set out your comments in detail, it would be helpful to know whether you think the Plan is sound, or if you think that it is unsound.

**2a Do you consider the LDP is sound? (Please tick)**

<b>Sound</b>	<input type="checkbox"/>	<b>Unsound</b> (i.e. you consider the LDP should be changed please continue)	<input checked="" type="checkbox"/>
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**2b Which focussed changes are you commenting on? Please use a separate form for each focussed change you wish to make a comment upon.**

Focussed Change reference number(s)	FC 1. K <i>(Please insert the FC or MC reference)</i>
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**PART 3: Your Comments and Suggested Changes**

Please set out your comments below using additional sheets as necessary.

If you think that the focussed changes will not make the Plan sound, please clearly explain your reasons why, and what further changes are needed.

Your comments should be set out in full. This will help Blaenau Gwent County Borough Council and the Inspector to understand the issues you raise. You will only be able to submit further information to the Examination if the Inspector invites you to. Please indicate if you are submitting other material to support your comments.

I DISAGREE WITH REASONS FOR DELETING THE SITE, THERE ARE NO PROBLEMS WITH THE SITE STABILITY. PLEASE SEE REPORTS SUBMITTED BY CAPITA SYMONDS (ON BEHALF OF BLAENU GWENT COUNCIL) AND DR STUART NOAKES REPORT (ON MY BEHALF) THE COUNCIL HAVE FAILED TO FIND ANY UNSTABILITY AS REPORTED BY THE TWO ABOVE REPORTS. ALSO I HAD A VISIT AND OPINIONS FROM A DR MALCOLM BLANFORD FROM MERTHYR WHO COULD NOT FIND ANY PROBLEMS EITHER UNFORTUNATELY HE DID NOT GIVE ME A WRITTEN REPORT BUT SPOKE ON TELEPHONE TO A MR BARRY TOUSE, PLANNING OFFICER FOR BLAENU GWENT. BLAENU GWENT'S LEGAL TEAM HAVE ASKED ME FOR PERMISSION TO REENTER THE SITE TO PROBE FURTHER AND WANTED IMMEDIATE ACCESS. THIS WAS GIVEN TO THEM WITHOUT DELAY ON 27<sup>th</sup> JAN 2012 SUBJECT TO NORMAL CONDITIONS. AS TO DATE NO REPLY, THERE WERE ISSUES THAT WAS NOT KNOWN TO THEM FROM B.G PLANNING TEAM. IT IS MY OPINION TO DELETE SESMOND BENE SITE FROM THE PLANNING PROSAL BECAUSE OF ALLEGED UNSTABILITY WHICH THERE ARE NONE

MINING GEOLOGIST

**PART 4: What Happens Next?**

At this stage you can only make comments in writing (these are called 'written representations'). However, everyone who seeks a change to the Plan can if they wish appear before and speak to the Inspector at a 'hearing session' during the public Examination.

But you should bear in mind that your comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session.

**4b Do you want your comments to be considered by 'written representations' or do you want to attend a hearing session of the public Examination?**

I am happy for my written comments to be considered by the Inspector	<input type="checkbox"/>	I want to speak at a hearing session	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------------------	-------------------------------------

Please note the Inspector will attach equal weight to written representations as to those representations heard in person.

**4c If you wish to speak, please outline why you consider this to be necessary.**

THERE ARE ISSUES WITH BLAENU GWENT THAT HAVE NOT BEEN DISCLOSED TO BOTH GEOLOGISTS (CAPITA SYMONDS & DR. STUART NOAKES) THERE ARE SOME IRREGULAR ISSUES BETWEEN DIFFERENT OFFICERS OF BGC.

Please note the inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to attend the Examination.

\* Please sign and date the form below.

Signature B Rorood Date 16-02-2011

REC-  
27 FEB  
H. Spender

Without my prior knowledge, in 2005 planning permission was granted on land south of my boundary for the building of 14 houses (Land at Poultry Farm, Queen Victoria Street).

Upon realising this I went to Blaenau Gwent Planning Offices which was then situated on Rassau Industrial Estate and spoke to Mr Barry Toose who was the case officer for this planning application.

When I asked him why I was not informed under the Party Wall Act, he replied and told me that he didn't know who owned the land. This was untrue because I was very friendly with the developer who knew the land belonged to me.

The development is located very closely to some large shale tips that belonged to me, and I thought that it was very odd to grant planning permission in that situation. I didn't interfere on a neighbourly basis. During the development a few issues came to light, one was the drainage arrangements for the site. The drainage system was inadequate and was against mine and other people's recommendations; however I did not interfere and they carried on.

After this, the road drains, services and foundations for the road were laid. One of the developers put down a raft for his own house at a cost of £12-14,000. There were two developers for the same site. Then the developer noticed a huge mistake in the architect's levels and found that the raft was at least 2 metres above and only 3 metres from the road. This then became a huge problem. So they then decided to cut up and dispose of the raft and lower the site level to an average of 2 metres. This would have required planning permission and to my knowledge this was not done. This 2 metre reduction meant that they were cutting into my shale tips which was a very dangerous procedure and meant that they would have had to put in retaining walls of a very strong nature, again no planning permission was sought.

THE DEVELOPERS  
MR G WILLIAMS  
JOHN SAMES  
PAID FOR THIS

After the excavation of lowering by 2 metres it became possible that in the future the land could slip. We (them and me) decided to move as much as we could of the tip. They started the move and the machine went through an underground electric cable which was the electric supply to my property. This issue was rectified immediately and to no cost to myself. They then decided that the cost was becoming too much and decided to abandon the job. I then hired the machine on a self drive basis and they paid for a dumper on hire to cut costs.

I completed the job and was satisfied with the result. My duty of care was now accomplished, however the developers then decided to hire the machine for an additional 3 days with a driver for £800,000 to clear the 2 smaller tips from behind one of their houses with my permission. The work was undertaken without the developer's supervision and the driver made a big mess and left the job. Another neighbour sent for the Council who were not very happy and then started to blame me. I then finished and paid for the mess to be put right.

Since then the Council are trying to ignore the real situation and put the fault on me. The tips are now completely safe, as 2 geological reports will show. All the above can be supported by the ground contractor who did most of the work.

Signed

B Brooks 24-02-12

**Mr Brian Brooks**

## Assessment of Stability of Recent Earthworks

### Jesmond Dene Stadium Tredegar

#### 1. Introduction

Capita Symonds (CS) were commissioned by Blaenau Gwent County Borough Council (BGCBC), to undertake the following work in regard to the stability of the recent earthworks undertaken on land belonging to the Jesmond Dene Stadium, Tredegar, which is situated to the rear of the properties of Marian Close.

- Review existing reports.
- Carry out site inspection.
- Provide an Assessment Letter outlining CS's opinions and recommendations for additional work to undertake detailed assessment.

#### 2. Site Inspection

The site was inspected by CS geotechnical engineers on 4 November 2011 and met on site by Mr Carl Powell of BGCBC. The site lies on steeply sloping ground, below the Jesmond Dene Stadium, at the rear of the recent Marian Close development, Tredegar. The steep slopes were originally grassed, but have recently been reprofiled to form a bench of up to 10m width, about midway downslope. The new slopes are largely bare.

Examination of the materials exposed in the newly cut and filled slopes, indicate that they are mainly the products of past mining for coal and ironstone. However, a zone of the slopes immediately behind the rear boundaries of the Marian Close properties is covered by building waste. The upper slopes above the bench have been cut in a fairly consistent manner, to an angle of 30 to 34° without signs of significant failure.

The lower slopes are less steep (25 to 30°) and irregular in profile, indicating that they may have been loosely placed and not been subject to systematic compaction. Inspection of the materials exposed in the lower slopes indicates that although they are mainly composed of mining spoil, building waste is also present.

In terms of stability, the lower slopes appeared to be in a relatively stable condition despite their irregular profile. However, some localised erosion is evident.

In the northern section of the site, behind Plot 11 where reprofiling had not been undertaken, a small backscar was noticeable in the steep grassed slopes, suggesting that some localised shallow slipping had occurred in the past. A row of steel rails had been driven into the slope below this backscar, possibly in an attempt to stabilise this localised slipping.

Block walls were evident at the rear of the gardens of the recently constructed Marian Close properties. In some cases (Plots 3, 4 and 5), these walls support cuttings made at the rear of the properties to provide a level garden space. In other cases, the walls support fill placed on the Jesmond Dene Stadium land.

### 3. Stability Assessment

#### Dr Noake's Report

Stability calculations carried out by Dr Noake and presented in his November 2010 report (Ref. 1) suggest that the lower slopes below the mid slope bench have factors of safety ranging from 1.26 to 1.63 for a shallow translational type of slip and slopes ranging from 25 to 30°. To obtain these figures, an angle of internal friction of 36° and a dry slope condition has been assumed. Based on our visual inspection of the site, these assumed ground conditions and derived factors of safety are not unreasonable, but in the absence of site investigation and groundwater data cannot be verified. The angle of internal friction assumed may also be slightly on the high side.

Similar calculations have also been undertaken by Dr Noake for the upper slopes, for slopes ranging between 28 to 32°. However, if it is assumed that an angle of internal friction of 36° has been used by Dr Noake in his stability computations as stated in his report, then the factors of safety should range from 1.16 to 1.37 and not from 1.37 to 1.63 as quoted, for dry slope conditions. The result of this computational error means that the factors of safety for the steeper slopes do not comply with the factor of safety of 1.3, stated as being required in Dr Noake's report.

It is also possible that the factors of safety computed above, may slightly over-estimate the true stability of the slope, because the cross sections on which they are based appear to have been undertaken 'skew' to the slope and therefore underestimate the maximum slope angle.

### 4. Mining

In his report, Dr Noake draws attention to the past mining activities which have occurred in the area for both coal and ironstone and the possibility that shallow mine workings and untreated mine entries underlie the Marian Close development.

In view of this it may be necessary to undertake further research and risk assessment of the mining situation, dependent on whether a detailed assessment has already been carried out.

However, given the long history of mining in the area and the likelihood that unrecorded mine workings may be present it will be difficult to make a wholesale and comprehensive assessment of the mining position and to evaluate whether it has any relevance to the stability of the new earthworks within the Jesmond Dene Stadium land.

### 5. G.A. Spacey & Associates Report

G.A. Spacey and Associates state in the conclusions to the report (Ref. 2) that the earthworks carried out on site appear to be in an unstable condition, particularly the lower slope area. They also recommended that appropriate remedial works should be carried out which include:

- Considerable regrading and recompaction of the lower slopes and provision of herringbone land drains and geotextile slope protection measures.
- Only land drainage and geotextile erosion protection to be provided for upper slopes. No regrading of upper slopes deemed necessary.

However, this report does not include any details of analysis they may have carried out to verify these conclusions or to prove that the remedial measures they recommend will result in increased stability.

#### 6. **Undercutting at the rear of Marian Close Development**

It is stated in Dr Noake's report that due to excavation on the Marian Close side of the boundary, during the construction of this development, that a 2m high unsupported face was left which undercut the Jesmond Dene Stadium land.

At the time of the CS site visit, there was no evidence of such unsupported excavation, as a block work wall had been constructed at the rear of the properties, presumably in the position of the original excavation. The height of the boundary wall was generally up to about 1.5m from ground level. It is not known whether these walls have been designed in terms of global stability and include the land upslope within the Jesmond Dene Stadium.

#### **Contamination**

The issue of potential contamination has been raised on Dr Noakes's report in relation to the Marian Close development and it is assumed that this issue has been previously investigated as part of the development.

#### **Cross Sectional Data**

The cross sections presented with the G.A. Spacey and Associates report appears to have been taken slightly 'skew' to the slope and therefore may not represent the maximum slope gradient needed to be used in slope stability analysis. If further slope stability analysis is carried out, the accuracy of the cross sections and whether they portray the maximum slope angle will need to be verified.

## Conclusions and Recommendations

1. Appraisal of the available information and inspection of the site to the rear of the recent Marian Close development within land belonging to the Jesmond Dene Stadium has shown that the site is mainly covered by tip materials associated with the disposal of waste from coal and ironstone mining.
2. The steep slopes of the existing tips were originally grassed but have been recently re-profiled using cut and fill techniques to form a bench, approximately midway downslope. The re-profiled upper slopes are largely un-vegetated and currently stand at a fairly consistent angle ranging between 28 and 34°. The lower slopes below the berm have a flatter irregular profile, of between 25 to 30°, and shows sporadic sign of re-vegetation. The hummocky nature of the lower slopes suggest that they may not have been formed by benching and compaction to formal engineering requirements.
3. Stability analysis undertaken by Dr Noake and presented in his report (Ref. 1), suggest that the new earthworks profile are stable and have a more than adequate factor of safety (exceeding 1.3 for the upper slope and 1.26 for the lower slope). However, there is an error in the factors of safety quoted for the upper slopes, which should range from 1.16 to 1.37, for an angle of internal friction of 36° and slope angles of between 28° to 32° (not 1.37 to 1.62 quoted in the report). This means that the upper slopes do not comply with the long term factor of safety of 1.3, stated to be the minimum required for the upper slopes by Dr Noake. Additionally, the factors of safety given in Dr Noake's report assume dry slope conditions apply and would be less than the stated figures if groundwater was present.
4. G.A. Spacey and Associates state in the conclusions to their report (Ref. 2), that the earthworks carried out on the site appear to be in an unstable condition, particularly the lower slope area. They also recommend that appropriate works are undertaken to remediate the slope, involving regrading, recompaction and drainage measures. However, they do not include any details of analysis they may have carried out to verify these conclusions or to prove that the remedial measures that they recommend will result in an increase in stability.
5. Block walls have been erected at the rear boundary of the Marian Close development, at the foot of the reprofiled slopes. The walls have a dual purpose, firstly to provide local support to any excavation or fill and secondly to be adequate in terms of the overall stability of the re-profiled slopes above them. It will be necessary to determine the size and structure of the walls to undertake any global stability assessment.
6. A small backscar was evident in the steep original grassed slopes of the tip behind Plot 11, indicating that a shallow translational slip had occurred in this vicinity. A row of steel rails had been driven into the slope below the small backscar, possibly in an attempt to stabilise this localised slipping. The slip is located to the north of the zone of recent earthworks re-profiling and outside the area included in the original brief.
7. In his report Dr Noake raised other issues relating to mining and contamination particularly in respect to the Marian Close development. It is unlikely that these factors will have a major impact in terms of slope stability of the Jesmond Dene Stadium land, but in the event that these matters have not been subject to previous research, further investigation may be necessary.

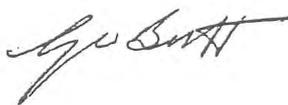
8. Based on examination of the re-profiled slopes and material exposed on site, our preliminary view is that the newly formed earthwork slopes are currently stable with a factor of safety exceeding unity. However, how far the factor of safety exceeds 1.0 is uncertain and cannot be determined with any confidence without good quality information of the ground conditions at the site. In particular it is essential to confirm whether groundwater is present and will have an impact on stability.
9. In order to provide a definitive opinion on the stability of the new earthworks profiles and on the previous stability assessment undertaken by Dr Noake and Spacey and Associates it will be necessary to carry out a ground investigation to determine the ground and groundwater conditions which prevail at the site.
10. The scale of the ground investigation required is estimated to be as follows:
  - 4 cable percussive boreholes in the vicinity of the recent earthworks, including in situ testing.
  - 2 further boreholes if the small translational slip behind Plot 11 is to be evaluated.
  - 6 hand dug trial pits adjacent to the boundary walls at the rear of Marian Close to assess the size of the walls and foundation levels.
  - Piezometers to be installed in all boreholes and monitored over at least one winter period.
  - Associated laboratory tests.

The cost of the ground investigation is estimated to be of the order of £12,000. Additionally, further allowance should be made to undertake stability analysis and reporting following receipt of the ground investigation factual information.

11. In addition to the ground investigation detailed above, it is recommended that further topographical survey work is carried out to provide accurate slope profiles at additional locations and in the area of the small translational slope identified in the non-landscaped grass section of the tip behind Plot 11.

The cost of additional topographical survey work is estimated to be £1200.

12. The issues raised by Dr Noake's regarding contamination and mining risk relate mainly to the Marian Close development and are of less concern in evaluating the slope stability of the earthworks under construction. It is understood that these matters have already been assessed as part of the Marian Close development and accordingly we have not costed for any further research / desk study work to look into these issues.



Graham Butt BSc CEng MICE MIGHT  
(Geotechnical Consultant)

(1) Geotechnical Assessment of Land Adjacent to Jesmond Deane Stadium, Tredegar – Dr J Stewart Noake, 7<sup>th</sup> November 2010  
(2) Land at Rear of Marian Close, Site Stability Report – G.A. Spacey & Associates, July 2009.



This is the tip  
in question that  
goes down to Motion  
Close about 1200 ml  
(~~4~~ 4 feet) from  
the foundation of

one house before  
it was reduced by  
about 2-2½ MIPs

B Books

## Soundness Tests

### Procedural Tests

These tests relate to the procedures adopted in preparing the Plan:

- P1 It has been prepared in accordance with the Delivery Agreement (DA) including the Community Involvement Scheme (CIS).
- P2 The plan and its policies have been subjected to a Sustainability Appraisal (SA) including Strategic Environmental Assessment (SEA).

### Consistency Tests

These tests relate to the relationship between the Local Development Plan and other plans, including those of other bodies for the same area:

- C1 It is a land use plan which has regard to other relevant plans, policies and strategies relating to the area or to adjoining areas.
- C2 It has regard to national policy.
- C3 It has regard to the Wales Spatial Plan.
- C4 It has regard to the relevant community strategy/strategies.

### Coherence and Effectiveness Tests

These tests relate to the content of the plan and what is being proposed for your area

- CE1 The plan sets out a coherent strategy from which its policies and allocations logically flow and, where cross boundary issues are relevant, it is compatible with the development plans prepared by neighbouring authorities.
- CE2 The strategy, policies and allocations are realistic and appropriate having considered the relevant alternatives and are founded on a robust and credible evidence base.
- CE3 There are clear mechanisms for implementation and monitoring.
- CE4 It is reasonably flexible to enable it to deal with changing circumstances.



### For Office Use Only

Date Received:

Representor Number: 82

Comment Number: 1091

## Blaenau Gwent County Borough Council Local Development Plan

### Focussed Changes Comment Form

Blaenau Gwent County Borough Council has considered comments received on the Deposit Local Plan (LDP) and has decided that changes are necessary to ensure that the Plan is sound. These changes are set out in the Statement of Focussed Changes. All comments made at Deposit stage will be seen by the Inspector and so this form should only be used to comment on the 'focussed changes'.

**Comments on this form should be about the focussed changes only.**

All comments should be returned by **12 noon on 1<sup>st</sup> March 2012** to: **The Development Plans Manager, Business Resource Centre, Tafarnaubach Industrial Estate, Tredegar, NP22 3AA** or by e-mailing [planningpolicy@blaenau-gwent.gov.uk](mailto:planningpolicy@blaenau-gwent.gov.uk)

**Please complete a separate form for each focussed change you wish to make representation or comment upon. Additional forms can be obtained from the contact details above or by phone on (01495) 354740 / 355538 / 355544 / 355501.**

#### PART 1: Contact Details

Personal Details		Agent Details (if any)
Title	MS	SIX BELLS COMMUNITIES FIRST
First Name	MAIR	TY EBBW FACN
Last name	SHEEN	CHAPEL ROAD
Job Title*	COMMUNITIES FIRST COORDINATOR	SIX BELLS
Organisation*	SIX BELLS COMMUNITIES FIRST	NP13 2ND
Address Line 1	TY EBBW FACN	
Line 2	CHAPEL ROAD	
Line 3	SIX BELLS	
Line 4		
Postcode	NP13 2ND	
Telephone No.	01495 320497	
E-mail Address*	mair.sheen@co-op.co.uk	

\*Where Relevant

**PART 2: Commenting on the Focussed Changes**

The Blaenau Gwent County Borough Council Deposit Local Development Plan (LDP) will be examined by an independent Planning Inspector. It is the Inspector's job to consider whether the Plan is sound. There is no legal definition of 'sound' but in this context we use it's ordinary meaning of 'showing good judgement' The 'tests' which the Inspector will consider in deciding whether the Plan is sound are on page 4. It may help you to read them before you tell us what you think of the Plan and it's policies.

Before you set out your comments in detail, it would be helpful to know whether you think the Plan is sound, or if you think that it is unsound.

**2a Do you consider the LDP is sound?** (Please tick)

<b>Sound</b>	<input type="checkbox"/>	<b>Unsound</b> (i.e. you consider the LDP should be changed please continue)	<input checked="" type="checkbox"/>
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**2b Which focussed changes are you commenting on?** Please use a separate form for each focussed change you wish to make a comment upon.

Focussed Change reference number(s)	FC10 REF ED1.2 <i>(Please insert the FC or MC reference)</i>
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**PART 3: Your Comments and Suggested Changes**

Please set out your comments below using additional sheets as necessary.

If you think that the focussed changes will not make the Plan sound, please clearly explain your reasons why, and what further changes are needed.

Your comments should be set out in full. This will help Blaenau Gwent County Borough Council and the Inspector to understand the issues you raise. You will only be able to submit further information to the Examination if the Inspector invites you to. Please indicate if you are submitting other material to support your comments.

Please SEE ATTACHED LETTER FROM SIX BELLS COMMUNITIES FIRST PARTNERSHIP BOARD

*(Empty space for handwritten notes)*

**PART 4: What Happens Next?**

At this stage you can only make comments in writing (these are called 'written representations'). However, everyone who seeks a change to the Plan can if they wish appear before and speak to the Inspector at a 'hearing session' during the public Examination.

But you should bear in mind that your comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session.

**4b Do you want your comments to be considered by 'written representations' or do you want to attend a hearing session of the public Examination?**

I am happy for my written comments to be considered by the Inspector	<input type="checkbox"/>	I want to speak at a hearing session	<input checked="" type="checkbox"/>
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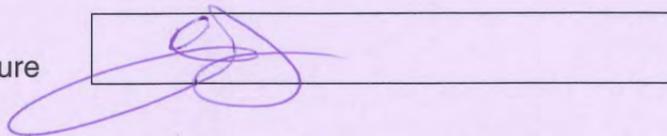
*Please note the Inspector will attach equal weight to written representations as to those representations heard in person.*

**4c If you wish to speak, please outline why you consider this to be necessary.**

TO ENSURE FULL COMMUNITY INVOLVEMENT WITHIN THIS PROCESS AND REPRESENTATION OF SIX BELLS COMMUNITIES FIRST PARTNERSHIP BOARD IS MADE

*Please note the inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to attend the Examination.*

**\* Please sign and date the form below.**

Signature  Date

ON BEHALF OF SIX BELLS COMMUNITIES FIRST PARTNERSHIP BOARD



communities first cymunedau yn gyntaf



Llywodraeth Cynulliad Cymru  
Welsh Assembly Government

**SIX BELLS COMMUNITIES FIRST**  
**CYMUNEDAU YN GYNTAF CHWE CHLOCH**

Ty Ebbw Fach  
Chapel Road.  
Six Bells.  
Abertillery.  
Blaenau Gwent.  
NP13 2ND.

Lynda Healey.  
Business Resource Centre.  
Tafarnaubach Industrial Estate.  
Tredegar.  
Gwent.  
NP2 3AA

Dear Ms. Healey,

**Re: Local Development Plan Blaenau Gwent.**  
**Focused Changes.**

I am writing to you on behalf of The Six Bells Communities First Partnership Board in response to the Focused Changes as outlined in the Local Development Plan.

The Six Bells Communities First Partnership Board has received the Focused Changes information from BGCBC and would wish its responses to be noted.

The Board raises concerns in regard to the Focused Change FC16 Ref: ED1.2 Lower Plateau, Six Bells Colliery Site (change proposed "Extend boundary to include land to the South").

The Boards concerns relate to the redevelopment of the former Six Bells Colliery site and the impact which this will have on the new miner's memorial, Guardian, the

access to the memorial for local people and the increasing number of visitors to the area and the overall impact on the area being established to support tourism and resulting economic regeneration.

The focused change document outlines an additional area of land on the lower plateau to be included in the school site. The Board would like to raise concerns regarding the impact this will have upon people accessing the site; the proposals will mean that access from the one side of the site to the other will be decreased. There will be an increase in the distance traveled, resulting in people having to cross the river further down the site and then have to walk 'back on themselves' in order to reach the pathway to Guardian. This additional distance does not provide the ease of access or indeed the surface which is suitable for older or indeed people in wheelchairs suitable access. It is also questionable whether people will be able to actually walk 'back on themselves' along this route as the Board would imagine that the school site would have a secure boundary which would restrict public access.

Further development of the site and the proposals for housing on the upper plateau will be in effect 'land-locking' Guardian and will greatly reduce the experience of Guardian for visitors, the local community and families alike.

The Board has historically supported and welcomed the development of a new primary school. But please note, as outlined in the covering letter with attached responses dated 16.6.2011 "... and whilst it supports the development of a new primary school it would wish to receive full information regarding its location and its status regarding eco-friendly and community focused. The Board request that full community consultation is sought in regard to the schools design, location, community benefits and infrastructure improvements". The Board feels that this information has not been provided to the community and is therefore being asked to comment on proposals which do not clearly outline the development. In order to present the information easily to the community, The Board would propose a detailed map of all of the sites development for public information (including the focused changes)

The Board would ask as part of the Local Development Plan that a full investigation is carried out in terms of the location of the primary school and whether this could be located on the upper plateau. The Board remains opposed to housing on the top plateau.

Whilst the Board understands that it can at this stage only respond to the focused changes, it would want it noted that the responses to their original concerns as received from BGCBC refer to a "Development Brief". This "Development Brief", which is referred to throughout the Councils responses, has never been provided to the community or to The Board, and therefore has not received any community

consultation or involvement. The Board understands that the "Development Brief" has not been approved by BGCBC and yet it is being utilized as part of the 'evidence' for 'addressing' the concerns as raised by The Board.

The Board would request that The "Development Brief" is made available to both the Board and the whole community in order for its full contents to be fully accessed and appropriate consultation be carried out.

The Board would also wish to request information in regard to any developments impacting upon exiting rights of way, for all such rights of way to be identified and if there is a transgression upon any right of way information outlining how this will be addressed ie: establishing new rights of way provision.

As outlined above, the Board is keen to support the regeneration of Six Bells and Blaenau Gwent as a whole. However it is raising serious concerns that the Local Development Plan and the Focused Changes Document do not take into account the development of tourist and access to Guardian in a manner in which supports the on going development of sustainable tourism and the creation of accessible open spaces for the usage of the local community.

Again for the record, The Board is totally opposed to any housing development of the top plateau and would see the further increase under the Focused Change proposals for the lower plateau a further negative impact on the overall site.

Yours sincerely,

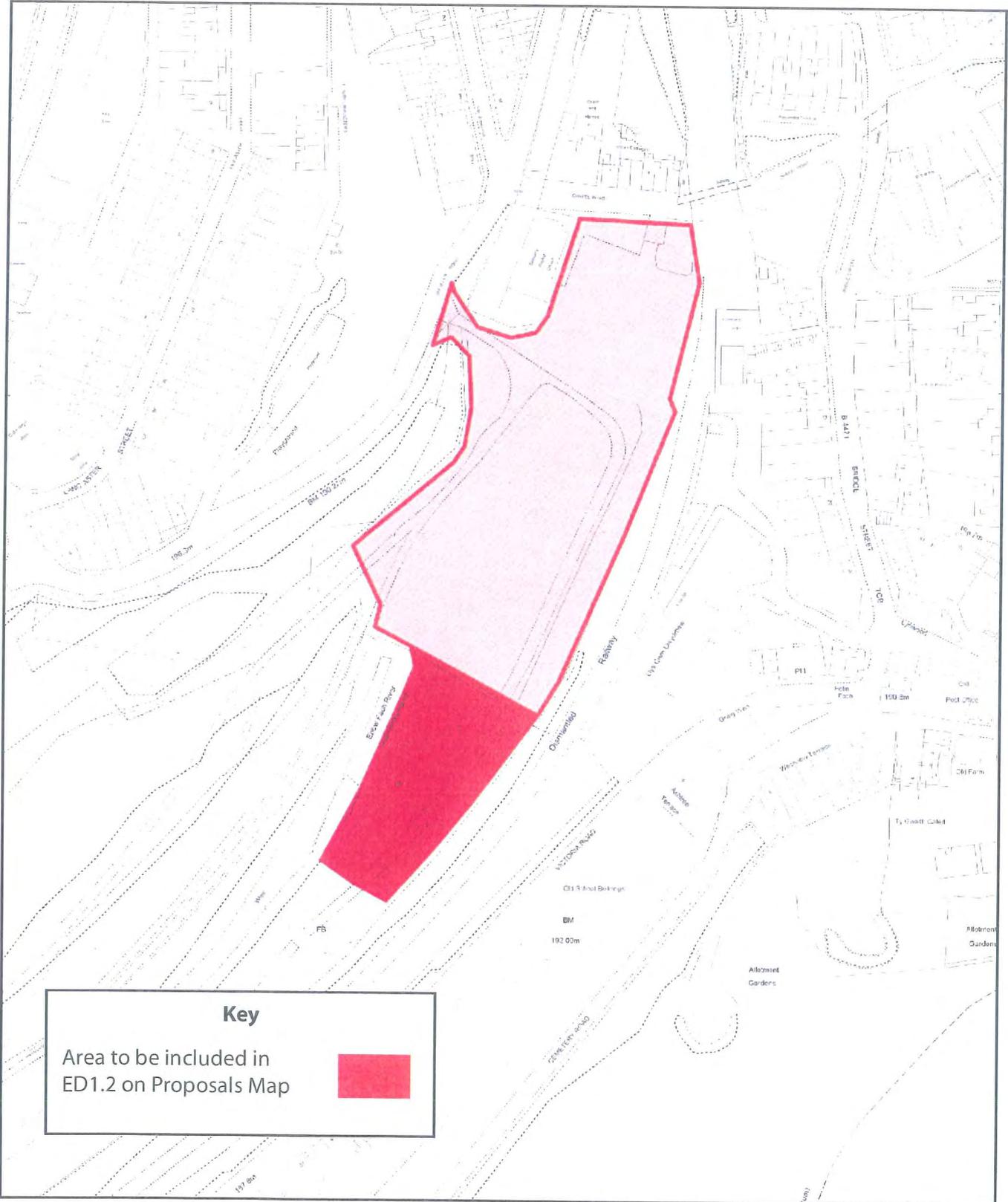


Mair Sheen.

Six Bells Communities First Coordinator.

On behalf of the Six Bells Communities First Partnership Board

<b>Date:</b> 25/11/2011 <b>Scale:</b> 1:300	<b>Focussed Change: FC16</b>	<b>MAP 13</b>	 <b>Blaenau Gwent</b> <small>Local Authority</small>  <b>Regeneration Division</b>
<b>Ref:</b>	ED1.2 Lower Plateau, Six Bell Colliery Site		
<b>Change Proposed:</b>	Extend boundary to include land to the south.		



**Key**

Area to be included in ED1.2 on Proposals Map



Please quote our reference when replying

Your Ref:  
Our Ref: KEL/HB/Tap.T/2/C

Date: 21<sup>st</sup> February 2012

Blaenau Gwent County Borough Council  
The Development Plans Manager  
Business Resource Centre  
Targarnbach Industrial Estate  
Tredegar  
NP22 3AA



Dear Sirs

---

**RE: FOCUSSED CHANGES COMMENT FORM – FC11**

---

Please find enclosed a FC comments form prepared by Davis Meade Property Consultants on behalf of Mr Tapscott.

We look forward to hearing from you shortly.

Yours faithfully

A handwritten signature in black ink, appearing to read 'K Lewis'.

**Kathryn Lewis**  
**Davis Meade Property Consultants Ltd**

Enc

103 Beatrice Street / Oswestry / Shropshire / SY11 1HL  
Tel 01691 659658 Fax 01691 676144 Email [oswestry@dmpropertyconsultants.com](mailto:oswestry@dmpropertyconsultants.com)  
[www.dmpropertyconsultants.com](http://www.dmpropertyconsultants.com)

Davis Meade Property Consultants is the trading name of  
Davis Meade Property Consultants Limited a company incorporated in England No. 6897243

Regulated by RICS

CHARTERED SURVEYORS / LAND AGENTS / AUCTIONEERS & VALUERS



Tapscott



<b>For Office Use Only</b>
Date Received: 23/02/11
Representor Number: 132
Comment Number: 1084

## Blaenau Gwent County Borough Council Local Development Plan

### Focussed Changes Comment Form

Blaenau Gwent County Borough Council has considered comments received on the Deposit Local Plan (LDP) and has decided that changes are necessary to ensure that the Plan is sound. These changes are set out in the Statement of Focussed Changes. All comments made at Deposit stage will be seen by the Inspector and so this form should only be used to comment on the 'focussed changes'.

**Comments on this form should be about the focussed changes only.**

All comments should be returned by **12 noon on 1<sup>st</sup> March 2012** to: **The Development Plans Manager, Business Resource Centre, Tafarnaubach Industrial Estate, Tredegar, NP22 3AA** or by e-mailing [planningpolicy@blaenau-gwent.gov.uk](mailto:planningpolicy@blaenau-gwent.gov.uk)

**Please complete a separate form for each focussed change you wish to make representation or comment upon. Additional forms can be obtained from the contact details above or by phone on (01495) 354740 / 355538 / 355544 / 355501.**

<b>PART 1: Contact Details</b>	
Personal Details	Agent Details (if any)
Title	MR
First Name	T J
Last name	TAPSCOTT
Job Title*	
Organisation*	ASSISTANT LAND AGENT
Address Line 1	DAVIS MEADE PROPERTY CONSULTANTS
Line 2	103 BEATRICE STREET
Line 3	OSWESTRY
Line 4	SHROPSHIRE
Postcode	SY11 1HL
Telephone No.	01691 659 658
E-mail Address*	Kathryn.lewis@dmpropertyconsultants.com

\*Where Relevant

## PART 2: Commenting on the Focussed Changes

The Blaenau Gwent County Borough Council Deposit Local Development Plan (LDP) will be examined by an independent Planning Inspector. It is the Inspector's job to consider whether the Plan is sound. There is no legal definition of 'sound' but in this context we use its ordinary meaning of 'showing good judgement'. The 'tests' which the Inspector will consider in deciding whether the Plan is sound are on page 4. It may help you to read them before you tell us what you think of the Plan and its policies.

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### 2a Do you consider the LDP is sound? (Please tick)

<b>Sound</b>	<input type="checkbox"/>	<b>Unsound</b> (i.e. you consider the LDP should be changed please continue)	<input checked="" type="checkbox"/>
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### 2b Which focussed changes are you commenting on? Please use a separate form for each focussed change you wish to make a comment upon.

Focussed Change reference number(s)	<b>FOCUS CHANGE 11 - MAP 7.</b> (Please insert the FC or MC reference)
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Please set out your comments below using additional sheets as necessary.

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Your comments should be set out in full. This will help Blaenau Gwent County Borough Council and the Inspector to understand the issues you raise. You will only be able to submit further information to the Examination if the Inspector invites you to. Please indicate if you are submitting other material to support your comments.

Re: Sirhowy Valley Cycle Network Extension - A5 (N)12.

Fencing works will need to be carried out all along the proposed route if it passes through Mr Tapscotts fields as they have sheep on them.

The track has also been drawn with no practical acknowledgement to any existing gateways and therefore a number of fields will have boundary amenity values lowered.

Although the plan is in-line with national and local policies no practical knowledge has been applied. There are established habitats along the proposed route. There is already an established route via the A4048 which is adequate.

**PART 4: What Happens Next?**

At this stage you can only make comments in writing (these are called 'written representations'). However, everyone who seeks a change to the Plan can if they wish appear before and speak to the Inspector at a 'hearing session' during the public Examination.

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**4b Do you want your comments to be considered by 'written representations' or do you want to attend a hearing session of the public Examination?**

I am happy for my written comments to be considered by the Inspector	<input checked="" type="checkbox"/>	I want to speak at a hearing session	<input type="checkbox"/>
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*Please note the Inspector will attach equal weight to written representations as to those representations heard in person.*

**4c If you wish to speak, please outline why you consider this to be necessary.**

*Please note the inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to attend the Examination.*

**\* Please sign and date the form below.**

Signature		Date	24/2/12.
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## Soundness Tests

### Procedural Tests

These tests relate to the procedures adopted in preparing the Plan:

- P1 It has been prepared in accordance with the Delivery Agreement (DA) including the Community Involvement Scheme (CIS).
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- C3 It has regard to the Wales Spatial Plan.
- C4 It has regard to the relevant community strategy/strategies.

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These tests relate to the content of the plan and what is being proposed for your area

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- CE2 The strategy, policies and allocations are realistic and appropriate having considered the relevant alternatives and are founded on a robust and credible evidence base.
- CE3 There are clear mechanisms for implementation and monitoring.
- CE4 It is reasonably flexible to enable it to deal with changing circumstances.



**Dŵr Cymru**  
**Welsh Water**

Developer Services  
PO Box 3146  
Cardiff  
CF30 0EH

Tel: +44 (0)800 917 2652  
Fax: +44 (0)2920 740472  
E.mail: developer.services@dwrcymru.com

Gwasanaethau Datblygu  
Blwch Post 3146  
Caerdydd  
CF30 0EH

Ffôn: +44 (0)800 917 2652  
Ffacs: +44 (0)2920 740472  
E.bost: developer.services@dwrcymru.com

Ref 263

CN 1120

Development Plans Manager  
Blaenau Gwent County Borough Council  
Regeneration Centre  
Business Resource Centre  
Tafarnaubach Industrial Estate  
Tredegar  
NP22 3AA

Your ref: LFH/20.15  
Our ref: DS/BG/RB/35  
Enquiries: Ryan Bowen  
Telephone: 0800 917 2652



**For the attention of Lynda Healy**

21 February 2012

Dear Madam,

**BLAENAU GWENT COUNTY BOROUGH COUNCIL  
LOCAL DEVELOPMENT PLAN (2006 – 2021)  
CONSULTATION ON STATEMENT OF FOCUSSED CHANGES**

Thank you for allowing Dwr Cymru Welsh Water (DCWW) the opportunity to offer representation on the above Focussed Changes.

**Focussed Changes**

**FC7.A Amend Policy SP10**

**SUPPORT**

The amendment gives greater weight to the protection and improvement of the water environment.

**FC7.B**

**SUPPORT**

The inclusion of this additional paragraph which makes reference to the protection of surface water and groundwater resources is welcomed. River abstraction and groundwater springs are a vital source, after treatment, of potable water supplies to our domestic and industrial customers. Responsibility for the protection of groundwater catchments fall with the Environment Agency, who act on our behalf, under the Water Resources Act 1991 and Groundwater Protection Policy. Any potential for the possible derogation of water resources is not something to be taken lightly, as it is almost unthinkable in terms of costs, inconvenience and operational problems if such sources are lost.

Additionally, the impact of potential development upon the water environment needs to be considered, in particular in light of Water Framework Directives where there are obligations to achieve improvements to river quality.



Glas Cymru Cyfyngedig

We welcome correspondence in Welsh and English.

Dŵr Cymru Cyf, a limited company registered in Wales no. 2366777. Registered office: Pentwyn Road, Nelson, Treharris, Mid Glamorgan CF46 6LY.

Rydym yn croesawu gohebiaeth yn y Gymraeg neu yn Saesneg.

Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn, Nelson, Treharris, Morgannwg Ganol CF46 6LY.

**FC12.A Amend boundary of Policy M2.1 on the proposals map to reflect the boundary of the IDO, as shown on map 8.**

**FOR INFORMATION**

Please be advised Dwr Cymru Welsh Water's Trefil Service Reservoir is located within the shaded area marked as a buffer zone to the south of the quarry, as identified on Map 8. This reservoir is located in this area so as to provide a gravity fed water mains supply to our customers in this area.

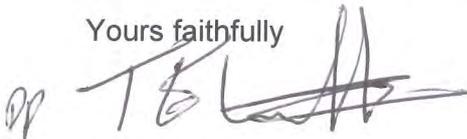
**FC13.B Trefil Quarry, Amend boundary of Preferred Area.**

**FOR INFORMATION**

The area to be excluded from the buffer zone identified in map 10 implies that although a dormant part of the quarry, this area could be subject to mineral extraction in the future. We appreciate that full modern conditions would be applied to such dormant sites but we add that it is essential that DCWW are consulted on future proposals for this area, in particular if blasting is proposed as we would wish to understand and examine the potential impact on our Trefil Service Reservoir (see FC12.A above).

I would appreciate being kept informed of the progress of your Local Development Plan and receiving a copy of the Adopted Plan in due course.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ryan Bowen', with a small 'RB' monogram to the left.

**Ryan Bowen  
Lead Forward Plans Officer**