

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

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Day 3: THURSDAY 28 JUNE 2012 2.00 – 5.30  
 Session 7: EMPLOYMENT & MIXED USES SITES

**NOTE: ADDITIONAL MATTERS AROSE FOLLOWING  
 DISCUSSION OF RETAIL MATTERS**

**MATTERS ARISING FROM THE HEARING SESSION**

Page number	PO Ref Number	Policy/ para/ figure reference	Suggested change/ action	Council response (agree/ disagree/ alternative)
	MA7.1	MU1	Council to consider need to make clear extent of development land on Rhyd Y Blew site.	Agree. Refer to Session 7 Matters Arising Changes.
	MA7.2	MU1	Clarify likely housing yield and implications for overall housing target. Review if reference to SPG should remain in policy or be relegated to supporting text.	It is recognised that the site could be delivered at a higher density which is reflected in SP7 (MA1.9) and the revised monitoring framework.  The implications of this on the housing target are set out in the attached Session 7 Matters Arising Changes.

Page number	PO Ref Number	Policy/ para/ figure reference	Suggested change/ action	Council response (agree/ disagree/ alternative)
				Agree reference to the SPG should be removed from Policies MU1 and MU2 and inserted into the supporting text. Refer to Session 7 Matters Arising Changes.
	MA7.3	MU2	Provide information on likely density of housing development on this site.	The housing density across this site varies between 30-50 homes per hectare.

## Session 7: Matters Arising Changes

PO Ref No.	Policy / paragraph.	Amendment								
MA7.1	MU1	<p>Amend paragraph 8.9 as follows: The Ebbw Vale Sustainable Development Framework has assessed the development potential of the area and has identified the following elements:</p> <ul style="list-style-type: none"> <li>• Strategic mixed use employment site – on land at Rhyd y Blew (<b>29.8 ha of which 13.2 ha is the indicative developable area</b>)</li> <li>• Employment and road side services – at Bryn Serth (<b>22.8 ha of which 10.5 ha is the indicative developable area</b>)</li> <li>• Commercial leisure hub – commercial leisure and associated A3 uses (4 ha); and</li> <li>• Residential - 700 units including 10% affordable housing on three parcels of land (23 ha) <i>(It should be noted that not all of the existing facilities are required to relocate to enable the provision of 700 dwellings).</i></li> </ul>								
MA7.2	H1	<p>Amend Table H1 as follows:</p> <table border="1"> <thead> <tr> <th>Policy Number</th> <th>Site Name</th> <th>Area (Ha)</th> <th>Units</th> </tr> </thead> <tbody> <tr> <td>MU1</td> <td>Ebbw Vale Northern Corridor</td> <td><b>28-23</b></td> <td><b>700-805</b></td> </tr> </tbody> </table> <p>This change will result in amendments to the housing figures and percentages throughout the Plan.</p>	Policy Number	Site Name	Area (Ha)	Units	MU1	Ebbw Vale Northern Corridor	<b>28-23</b>	<b>700-805</b>
Policy Number	Site Name	Area (Ha)	Units							
MU1	Ebbw Vale Northern Corridor	<b>28-23</b>	<b>700-805</b>							
MA7.2	MU1	<p>Amend Policy MU1 as follows: MU1 Ebbw Vale Northern Corridor In accordance with Policy SP1 land is allocated 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.</p> <p><del>Development of the site will be guided by the Ebbw Vale Sustainable Development Framework Supplementary Planning Guidance document.</del></p>								
MA7.2	Paragraph 8.9	<p>Amend paragraph 8.9 as follows: <b>Development of the site will be guided by the Ebbw Vale Sustainable Development Framework</b></p>								

		<p><b>Supplementary Planning Guidance document.</b> The <del>Ebbw Vale Sustainable Development Framework</del> has assessed the development potential of the area and has identified the following elements:</p> <ul style="list-style-type: none"> <li>• Strategic mixed-use employment site – on land at Rhyd-y-Blew (13.2 ha);</li> <li>• Employment and road side services - at Bryn Serth (10.5 ha);</li> <li>• Commercial leisure hub – commercial leisure and associated A3 uses (4 ha); and</li> <li>• Residential - 700 units including 10% affordable housing on three parcels of land (23 ha) <i>(It should be noted that not all of the existing facilities are required to relocate to enable the provision of 700 <b>805</b> dwellings).</i></li> </ul>
MA7.2	MU2	<p>Amend Policy MU2 as follows:  MU2 ‘The Works’  In accordance with Policy SP1 land is allocated at the former steelworks site for mixed use including; the construction of a new hospital, learning zone, leisure centre, playing pitches, arts centre, approximately 520 houses, business hub, family history &amp; genealogy visitor centre, environmental resource centre and wetland park.  <del>Development of the site will be guided by the latest Masterplan and supporting documentation.</del></p>
MA7.2	Paragraph 8.10	<p>Amend paragraph 8.10 as follows:  The former Steelworks runs along the bottom of the Ebbw Valley to the South East of Ebbw Vale Town Centre. It is about 3 kilometres from north to south and half a kilometre from east to west. The site has the benefit of outline planning permission. The original Masterplan Design and Access Statement sets out a 10-year programme for development divided into 5 phases between 2008 and 2018. The revised masterplan incorporates an amended indicative framework with four phases allowed to run to a maximum of 4 years each to allow development flexibility although the 2018 date continues to be a broad indication of the time-scale envisaged for the delivery of the scheme. <b>Development of the site will be guided by the latest Masterplan and supporting documentation.</b></p>