

**Blaenau Gwent County Borough Council**  
Cyngor Bwrdeisdref Sirol Blaenau Gwent



# Written Statement Ddatganiad Ygrifenedig

## Deposit Local Development Plan Cynllun Adeneuo Datblygu Lleol

**Foreword by Executive Member Regeneration and Highways**

Blaenau Gwent is changing. Economies shift, communities evolve, and over time landscapes are transformed. These forces continually sculpt our County Borough to make it the beautiful and diverse place it is today. Making the most of these changes involves understanding the challenges we face and planning carefully and strategically for the future. We must, for example increase economic activity and diversify the economy; meet housing needs and improve housing; and increase the vitality and viability of our town centres; but this needs to be delivered sensitively and without compromising the unique environment, cultural and historic identity. We also need to reduce our dependency on fossil fuels and develop strategies to mitigate the effects of climate change.

The sensitivity and intricacy of these issues means that the production of Blaenau Gwent's Local Development Plan has been long and complex. It has been built upon a solid foundation of specialist social and economic studies, environmental appraisals and numerous public consultations. The result is a comprehensive plan with a clear, ambitious vision of making Blaenau Gwent 'a better place to live, work and visit'.

I would like to thank all the officers, members, stakeholders and those involved at each public consultation for all their hard work and commitment during the development of the plan. Now, with their continued help, we can move forward and achieve our Vision.



**Councillor Don Wilcox**  
**Executive Member Regeneration and Highways**



## FOREWORD



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### 1.0 INTRODUCTION

#### WHAT IS THE LOCAL DEVELOPMENT PLAN?

- 1.1 A Local Development Plan (LDP) guides the future development of an area. The LDP provides a clear vision for how new development can address the challenges faced by the County and where, when and how much new development can take place up to 2021. The aim is to provide developers and the public with certainty about the planning framework for Blaenau Gwent. Once adopted, the Council will have to comply with this LDP when making decisions on planning applications unless there are good reasons to do otherwise.

#### WHAT DOES IT DO?

- 1.2 Above all things the LDP is about shaping the future of Blaenau Gwent as a place to live, work and visit. This means deciding what sort of a place it should be in 2021, taking into account the wider issues.
- 1.3 **European Context:** Blaenau Gwent is remote from the more prosperous European capitals. However, it is located in the two regional co-operation areas, (the Atlantic Arc and the North West Europe Area), where the emphasis of the European Union is on overcoming the disadvantages of a peripheral location, through improved access, inter-regional co-operation and better linkages to the 'core capitals'. The influence of Europe is felt directly through a number of funding programmes which Blaenau Gwent actively bids for.
- 1.4 **National Context:** The emphasis of the Welsh Assembly Government is on building sustainable Welsh communities by tackling the challenges presented by population and economic change. There is a need for Wales to grow in a way that will increase competitiveness while assisting less well-off areas to catch up on general prosperity levels and reducing environmental impacts. Key measures include a focus on sustainable development which makes the most efficient use of land, reduces the need to travel and gives priority to the use of previously developed land.
- 1.5 **Regional Context:** The Wales Spatial Plan (July 2008) identifies Blaenau Gwent within the South East Wales – Capital Region, which will function as a networked city region, that reduces inequalities, and realises its national role and international potential. The success of the area relies on Cardiff developing its capital functions, together with strong and distinctive roles of other towns and cities. Ebbw Vale is one of 14 key settlements identified as having a key role to play in the success of the region. Ebbw Vale's role is to act as a service and employment hub for the north east of the Heads of the Valleys area, including Blaenau Gwent, parts of southern Powys and eastern parts of Monmouthshire.
- 1.6 This overarching framework needs to be developed at the local level. To do this it is necessary to have a clear picture of Blaenau Gwent's current position. The LDP does this through setting out the Blaenau Gwent context and identifying the key challenges. It is evident from this that the area needs to: retain its population;



## 1.0 INTRODUCTION

diversify its economy, regenerate its town centres and improve opportunities for its residents.

- 1.7 With an understanding of the challenges, it is then possible to identify a vision of what Blaenau Gwent should look like in 2021. Four themes and 16 clear objectives are developed from the vision to address the challenges identified.
- 1.8 The LDP then sets out a strategy which identifies the general locations for meeting strategic development needs such as housing, employment, retail and community facilities. The focus is on regenerating the area through creating a network of sustainable hubs around the principal hub of Ebbw Vale but recognising that there is an emphasis on growth in the north and Ebbw Vale in particular.
- 1.9 The LDP manages the development of the area by setting policies on different issues, by allocating land for development and identifying land for protection. The Plan includes 21 distinct policies which manage the development of land on varying issues around the four main themes. The LDP also allocates land for retail, housing, transport, employment, community facilities, leisure facilities, cemeteries, minerals and waste. It also includes a number of policies to protect the natural environment.
- 1.10 The LDP sets out the expected time frame and level of intervention needed to ensure that the proposals become reality. The delivery and implementation section is an important element in ensuring that the allocations are delivered.
- 1.11 It is particularly important that there is a strong system of management to ensure that the LDP is being delivered on time, to identify issues as they arise and to consider whether there is a need for review. Appendix 1 sets out a detailed monitoring framework to enable this to happen.

### HOW HAS IT BEEN PREPARED?

- 1.12 A great deal of information has been gathered to provide the basis for preparing the LDP. Some of this is from existing sources such as the Census and the Index of Multiple Deprivation, but much is original research commissioned or carried out by the Council. Most of this is accessible through the Internet or can be viewed at the Council offices. The information, often referred to as the “evidence base”, has been used to help identify the issues facing the area and to develop and test different solutions, or options. Reference is made to the evidence base throughout the LDP and a list is identified in Appendix 3.
- 1.13 The Council has worked with representatives from public, private and voluntary organisations, through a series of facilitated workshops, to identify issues and options in the context of general work on the choice of strategy and specific research studies. These events are documented and are part of the evidence base. The Council has also undertaken public consultation on the preferred strategy. The views and information from these processes have all helped to form the LDP.

- 1.14 The achievement of sustainable development is a key element of the planning system. “In Wales, sustainable development means enhancing the economic, social and environmental wellbeing of people and communities, achieving a better quality of life for our own and future generations:
- In ways which promote social justice and equality of opportunity; and
  - In ways which enhance the natural and cultural environment and respect its limits - using only our fair share of the earth’s resources and sustaining our cultural legacy.
- Sustainable development is the process by which we reach the goal of sustainability.”

(One Wales:One Planet, WAG,2009).

- 1.15 The LDP sets sustainable development at the heart of the spatial strategy for Blaenau Gwent. Sustainability Appraisal has been used to help identify issues, test options and identify the preferred option that forms the basis of this LDP. This is documented in the sustainability report that has been published with the LDP. The policies of the Plan are also based on the principles of sustainable development of enhancing the social, economic and environmental wellbeing.

### HOW TO USE THIS DOCUMENT?

#### Format of the LDP

- 1.16 This chapter has set out an overview of the Blaenau Gwent Local Development Plan and this section provides a brief explanation of how to find your way around the document.
- 1.17 **Chapter 2** sets out the key elements of European, National, Regional and Local Policy that have influenced the formulation of the Plan.
- 1.18 **Chapter 3** outlines Blaenau Gwent’s context and identifies challenges for future development.
- 1.19 In response to the challenges, **Chapter 4** contains the Council’s Vision for the development of Blaenau Gwent over the Plan period and includes a set of objectives for the Plan to meet.
- 1.20 **Chapter 5** sets out the spatial strategy for meeting strategic needs during the Plan period.
- 1.21 **Chapter 6** sets out 13 Strategic Policies required to achieve the Vision and strategic objectives and implement the strategy.
- 1.22 **Chapter 7** sets out topic based policies to provide a framework against which all future planning applications will be considered.
- 1.23 **Chapter 8** sets out how the strategy is to be delivered on the ground, that is, where new development is to be located and where land is to be protected.

## 1.0 INTRODUCTION

- 1.24 **Chapter 9** concentrates on the delivery and implementation of land allocations contained in Chapter 8. The Chapter estimates the completion of development in terms of 3 phases; 2006-2011; 2011-2016; and 2016-2021.
- 1.25 The Appendices include:
1. **Monitoring Framework** – This appendix sets out the mechanism by which the implementation of the Policies and Plan Strategy will be assessed
  2. **Statutory Designations**
  3. **Supporting Documents**
  4. **List of Supplementary Planning Guidance**
  5. **Town Centre Boundaries & Primary Retail Areas**
  6. **Road Hierarchy and Core Network**
  7. **Community Cycle Network**
  8. **Glossary of Terms**

### Proposals Map

- 1.26 The Proposals Map, shows on an Ordnance Survey base, the geographical location and extent of the site-specific development and protection policies that are designated within the LDP. Cross-referencing from the key of the Proposals Map, to the policies and proposals of the Plan is designed to aid clarification and consistency.

### Constraints Map

- 1.27 The Proposals Map generally avoids incorporating designations that are not directly proposals of the LDP itself (e.g. flood risk areas, conservation areas, listed buildings and scheduled ancient monuments). These are shown on a separate Constraints Map, which also utilises an Ordnance Survey base, and provides supporting information to the Plan. It is important to note that the constraints shown on the Constraints Map are not generally designations made by the Council and are subject to change.

### 2.0 POLICY CONTEXT

- 2.1 This Chapter sets out the key elements of European, National, Regional and Local Policy that have influenced the Plan. In order for Blaenau Gwent to maximise its potential, the Plan must be in accordance with European, National and Regional strategies and policies. More detailed information on how these policies have informed the various topics in the Plan are set out in the Background Papers.

#### EUROPEAN

##### European Convergence Operational Programme 2007-2013

- 2.2 The vision is for the West Wales and the Valleys region, of which Blaenau Gwent is a part, is to be a vibrant, entrepreneurial region at the cutting edge of sustainable economic development, with its people living in prosperous, strong, healthy, safe and bilingual communities within an ever improving natural and built environment.
- 2.3 Delivery of this vision is to be aided by the investment of around £1.4 billion of Structural Funds, through 9 identified Priorities:
- 2.4 European Regional Development Fund (ERDF)
- Building the Knowledge Based Economy
  - Improving Business Competitiveness
  - Developing Strategic Infrastructure for a Modern Economy
  - Creating an Attractive Business Environment
  - Building Sustainable Communities
- 2.5 European Social Fund (ESF)
- Supplying Young People with the Skills they need for Learning and Future Employment
  - Increasing Employment and Tackling Economic Inactivity
  - Improving Skill Levels and the Adaptability of the Workforce
  - Improving Public Services (Making the Connections)
- 2.6 Nineteen Operational Strategy Documents (Strategic Frameworks) guide the delivery of activity, including 5 spatially-driven Frameworks covering the six areas identified in the Wales Spatial Plan and 14 thematically-driven Frameworks.
- 2.7 The LDP accords with the strategy and priorities set out in the European Convergence Operational Programme Document for 2007 – 2013.

#### NATIONAL

##### Wales Spatial Plan – People, Places, Futures (July 2008)

- 2.8 In developing a Plan for Blaenau Gwent the Council must have regard to the Wales Spatial Plan (WSP). The core themes of the Plan are:
- Building Sustainable Communities;

## 2.0 POLICY CONTEXT

- Promoting A Sustainable Economy;
- Valuing our Environment;
- Achieving Sustainable Accessibility;
- Respecting Distinctiveness; and
- Working with Our Neighbours.

2.9 Blaenau Gwent is within the South East Wales – Capital Region. The vision for the area is:

*'An innovative skilled area offering a high quality of life – international yet distinctively Welsh. It will compete internationally by increasing its global visibility through stronger links between the Valleys and the coast and with the UK and the rest of Europe, helping to spread prosperity within the area and benefiting other parts of Wales.'*

2.10 Blaenau Gwent along with the neighbouring authorities of Merthyr Tydfil, Monmouthshire, Torfaen, Rhondda Cynon Taf, Caerphilly, Cardiff, Bridgend, Newport and the Vale of Glamorgan have worked together to identify more detail on how the area is to develop in the future. The Capital Region has been broken down into three areas, Heads of the Valleys Plus, Connections Corridor and the City Coastal Area.

2.11 Blaenau Gwent is within the Heads of the Valleys Plus area: an area recognised as facing some of the greatest economic and social change challenges created by economic restructuring of the late 20<sup>th</sup> Century. In terms of 'Building Sustainable Communities' **Ebbw Vale is identified as being a key settlement** that has a critical role to play in the success of the Capital Region. It must be successful in its own right and, where appropriate, **function as a service and employment hub for smaller settlements**. It will provide the **central framework around which high capacity sustainable transport links will be developed**. Other settlements in the area need modern shopping, leisure, community and cultural facilities, more attractive and affordable housing, clean vibrant town centres, accessible open countryside and employment opportunities.

2.12 In addition to being in the Heads of the Valleys Plus area Blaenau Gwent is within one of three Strategic Opportunity Areas (SOAs) which have been identified in the Capital Region. Linked to the dualling of the Heads of the Valleys road (A465) the idea of identifying the SOA is to allow greater coherence to the areas development.

2.13 In terms of 'Achieving Sustainable Accessibility' the overall priority is to make better use of the area's existing transport infrastructure, to **deliver more sustainable access to jobs and services**. General principles guiding the priorities include: stretching targets for improving journey times by bus and rail between the key settlements; bus priority measures should be implemented on key routes to ensure buses offer rapid travel between the key settlements; bus services and community transport should link other communities to these main public transport corridors; the priority for road transport is to ensure that the existing road capacity is used with maximum efficiency; and safe cycling and walking routes should be identified for commuters and communities.

- 2.14 In terms of 'Promoting a Sustainable Economy' the area needs to develop a **stronger presence in higher value services and the knowledge economy**, and to seize opportunities to create jobs in **tourism, creative industries, renewable energy, recycling and waste**. Strategic interventions, focused on **regeneration and investment in the most deprived areas** of the Capital Region, should be **along sustainable transport corridors and support the key settlements**. There is also scope for influencing the **location of public sector employment** to help to contribute to the sustainable pattern of development in the area.
- 2.15 The Welsh Assembly Government Heads of the Valleys Programme will support development of the economy, including the **sustainable tourism and leisure sector**, which has the potential to contribute to a much greater extent than is currently the case. Effective action to **raise skills levels and equip people with the skills** they need is seen as particularly important in the Heads of the Valleys area.
- 2.16 With regards to 'Valuing Our Environment' making South East Wales work as a **networked environmental region** is seen as central to addressing the challenges of past and future development. The main elements are:
- Protecting wildlife areas including river habitats and linking up to create wildlife corridors; and
  - Action to strengthen the environmental networks will enhance the quality of life, and support tourism and leisure.
- 2.17 In terms of 'Respecting Distinctiveness' each Town and City needs to foster its own **distinct sense of identity, building on its heritage and culture to create a network of settlements** with real character which complement each other and each add strength to the attractiveness of the region as a whole. **Recognising the value of the area's diversity of landscapes, built environments and distinctive communities** will be key to building confidence and helping to market a regional offer for inward investment and for tourism.
- 2.18 The Wales Spatial Plan sets out a clear spatial strategy for the region in terms of Wales and also a clear strategy for Blaenau Gwent within the South East Wales Region.

### REGIONAL

#### Turning Heads.... A Strategy for the Heads of the Valleys 2020 (June 2006)

- 2.19 The Heads of the Valleys Programme area covers the whole of Blaenau Gwent and plays a key role in channelling investment and co-ordinating action in the area. It is, therefore, vital that the Plan accords with the broad framework for change set out in Turning Heads... A Strategy for the Heads of the Valleys 2020 (June 2006). The Strategy provides a framework for regenerating the area with a focus on 5 priority themes:
- An attractive and well-used natural, historic and built environment;
  - A vibrant economic landscape offering new opportunities;



## 2.0 POLICY CONTEXT

- A well-educated, skilled and healthier population;
- An appealing and coherent tourism and leisure experience; and
- Public confidence in a shared bright future.

2.20 All 5 priority themes have helped shape the LDP.

### **South East Wales Transport Alliance - Regional Transport Plan (RTP) (2009)**

2.21 The South East Wales Regional Transport Plan vision is:

*“A modern, accessible, integrated and sustainable transport system for South East Wales which increases opportunity, promotes prosperity for all and protects the environment; where walking, cycling, public transport, and sustainable freight provide real travel alternatives.”*

2.22 South East Wales Transport Alliance’s (Sewta) priorities build on this vision, tackle problems and set the general direction of the Plan (in priority order):

1. To improve access for all to services, facilities and employment, particularly by walking, cycling and public transport.
2. To increase the proportions of trips undertaken by walking, cycling and public transport.
3. Minimising demand on the transport system.
4. To develop an efficient, safe and reliable transport system with improved transport links between the 14 key settlements in South East Wales and between South-East Wales and to the rest of Wales, the UK and Europe.
5. To provide a transport system that encourages healthy and active lifestyles.
6. To reduce significantly the emission of greenhouse gases and the impact of the transport system on local communities.
7. To ensure developments are accessible by sustainable transport and make sustainable transport and travel planning an integral component of regeneration schemes.
8. To make better use of the existing transport system.

2.23 These themes form the basis for the Plan’s transport strategy. Ebbw Vale is one of the 14 key settlements around which efficient, safe and reliable transport is to be based.

### **South East Wales Regional Waste Plan (RWP) (2008)**

2.24 The Regional Waste Strategy indicates the preferred mix of waste management/resource recovery technologies and capacities for managing the forecast arisings of all controlled waste streams, and a spatial element that guides the location of new facilities. The Plan requires Blaenau Gwent to identify **4ha of land for regional waste facilities**.

### **South Wales Regional Aggregates Technical Statement (RTS) (October 2008)**

2.25 The main recommendations arising out of the RTS for Blaenau Gwent are:



- In order to meet a proportionate share of demand, the MPA should assess the potential to make a **resource allocation of at least 3 million tonnes** in the LDP. Where feasible this should be of limestone.
- Additional carboniferous Limestone Resources need to be examined and safeguarded.
- Alternative Carboniferous Sandstone resources need to be examined and selectively / safeguarded for possible future use.

### LOCAL

#### Relationship to Other Plans and Partnerships

- 2.26 The Local Service Board is the overarching body which monitors the implementation of the Community Strategy as well as the 4 other strategic plans within Blaenau Gwent: -
- Health, Social Care and Well-Being Strategy
  - Community Safety Plan
  - The Local Development Plan
  - Children and Young People's Plan
- 2.27 The Regeneration Partnership works closely with the other 4 strategic partnerships and their plans to ensure a consistent approach to the delivery of improved outcomes for the people of Blaenau Gwent and to avoid duplication of services. The Local Development Plan is a statutory document and the relationship between this and other statutory plans and the strategic direction of strategy is shown below:



#### Making a Difference – A Community Strategy for Blaenau Gwent 2010-2030

- 2.28 The Community Strategy is at the centre of all of the statutory plans as it is the overarching framework for all planning within the Borough.
- 2.29 The Community Strategy builds on the work undertaken by the Community Plan 'proud past, bright future' (2005-2009) and takes forward the vision of making:

## 2.0 POLICY CONTEXT

Blaenau Gwent a better place to live, work and visit. The Community Strategy has 7 key themes and each theme has its own vision.

 <b>Lively and Accessible Communities</b> <i>Creating communities that people enjoy and want to live in</i>	 <b>Thriving Communities</b> <i>Offering the opportunities, support and resources in our communities for people to thrive</i>
 <b>Fair and Safe Communities</b> <i>Making people feel safer and included in our communities</i>	 <b>Learning Communities</b> <i>Giving people the skills to succeed</i>
 <b>Healthy Communities</b> <i>Helping people to be healthy and get the right care and support when they need it</i>	 <b>Green &amp; Sustainable Communities</b> <i>Improving our environment today for tomorrow</i>
 <b>Leading Communities</b> <i>Working with, and for our communities</i>	

2.30 Under each of these themes the Strategy sets out:

- What we need to do?
- How we intend to do it?
- What difference will it make?
- What are some examples of the projects and activities that will help us make this difference?

2.31 The LDP, Regeneration Strategy and Regeneration Partnership will be directly responsible for delivering on: Lively & Accessible Communities, Thriving Communities and Green & Sustainable Communities. However, it should be recognised that all themes are interrelated and that work carried out for one theme will often have a positive impact on some, or all of the other themes. The Development Plan should express, in appropriate land use planning terms, those elements of the community strategy that relate to the development and use of land.

2.32 The Council's Corporate Improvement Plan, developed under 'The Wales Programme for Improvement', cites regeneration as an underpinning theme.

### **Blaenau Gwent Regeneration Strategy and Action – Draft First Revision (December 2010 )**

2.33 The overarching aim of the Strategy is to '**Share Benefits of Regeneration Widely**' and this is to be achieved by ensuring that the benefits of regeneration are shared by all those in Blaenau Gwent.

2.34 The Strategy identifies six principles:

#### **Principle 1: Diversify the Economy and Develop Manufacturing**

Build on the diversification of the local economy by promoting and supporting new areas of opportunity, and developing the strengths of Blaenau Gwent's manufacturing industry.

### **Principle 3: Promote Learning and Modern Skills**

Create a lifelong learning culture with a commitment to improving basic and essential skills through to participation in higher education for all.

### **Principle 4: Focus Investment in key Communities**

Focus investment in Blaenau Gwent's key communities so that they are more desirable places to live, learn, and work.

### **Principle 5: Deliver 'The Works' as a National Flagship**

Drive the transformational project forward and promote the changes and opportunities widely to maximise the benefits for the entire Borough.

### **Principle 6: Develop the Transport Infrastructure**

Invest in key projects to enhance external connections and to support accessibility throughout the Borough.

2.35 Each of these principles has helped to shape the LDP.

### **Blaenau Gwent Local Housing Strategy – Quality Streets (2007-2012)**

2.36 The overall aim of the Local Housing Strategy is to: -

*“Provide a strategic framework to ensure that everyone in Blaenau Gwent has the scope and choice to attain a home that is decent, affordable and is situated in a healthy and safe environment.”*

2.37 The Strategy sets key housing objectives across tenure for the period to 2012, together with an action planning framework for the achievement of those objectives. The objectives are based around:-

- Tackling Inequality
- Land Use Planning Framework
- Affordable Housing
- Private Sector Renewal Policy
- Sustainable Development
- Energy Efficiency
- Homelessness
- Supporting people
- Housing Management
- Community Regeneration

2.38 The Local Housing Strategy has influenced the housing policies in the Plan.

## 2.0 POLICY CONTEXT

- 2.39 By ensuring that the Plan accords with these key strategies and policy documents Blaenau Gwent will be able to play its part in the development of the wider area. It will also be able to secure funding and support for delivering projects.

### 3.0 BLAENAU GWENT CONTEXT AND CHALLENGES

#### BLAENAU GWENT CONTEXT

- 3.1 The purpose of the LDP is to help shape the area's growth over the Plan period. Blaenau Gwent's location in the South East Wales region, 20 miles north of Newport and 20 miles north east of Cardiff, offers opportunities to benefit from the success of the Cardiff City Region. Blaenau Gwent covers an area of approximately 10,900 hectares and has an estimated population of 69,300 (2006). It has one of the highest population densities in Wales as most of the population is concentrated in 23% of the area; in the towns of Ebbw Vale, Tredegar, Brynmawr, Blaina and Abertillery. As a result Blaenau Gwent is characterised by a close association between densely urbanised communities and large tracts of open countryside.
- 3.2 Blaenau Gwent's origins lay in the wide range of local and natural resources for making iron and steel. As a result, heavy industry came to fill much of the three main valleys of Sirhowy, Ebbw Fach and Ebbw Fawr. Whilst the coal industry declined in the 1970's and 1980's, the steel industry was a major employer up until the closure of the Ebbw Vale works in 2002. The manufacturing sector which grew up around these industries continues to form an important part of the economy of Blaenau Gwent.
- 3.3 Early and rapid economic and population growth led to major physical expansion with dense terraces built close to workplaces along the valley floors or clinging to the valley sides. These pre1919 terrace houses make up 55% of the current housing stock.
- 3.4 The population of the area has been falling since its peak of 127,611 in 1921. However, this trend appears to be slowing and Blaenau Gwent's population is projected to rise over the early part of the 21<sup>st</sup> century.
- 3.5 Since the 1970's, the area has seen significant change and renewal. There has been clearance of some of the 19th century terraces that had become unfit and renewal programmes implemented for some of the remaining properties. A significant Council housing programme built a number of estates on the edges of the towns and villages.
- 3.6 In the 1980's, the area entered a period of considerable upheaval in terms of employment. The closure of all coal mines and the loss of steel making and associated manufacturing jobs led to a serious loss of jobs. However, many of these former sites have benefited from urban regeneration schemes. The Council made a determined effort, through a variety of means, to attract inward investment to the area and stimulate the expansion of indigenous businesses. Redevelopment on the site of the former steelworks (Garden Festival Site) included; much needed new private housing, parkland, a retail factory outlet centre and new business park.
- 3.7 The environmental degradation and pollution that were the by-products of rapid industrialisation has seen a dramatic improvement. The landscape has changed – spoil tips which once dominated the valleys have been removed or landscaped.

## 3.0 BLAENAU GWENT CONTEXT AND CHALLENGES

- 3.8 Following designation as a European Union Objective One area in 2000, and the introduction of the Heads of the Valleys Programme in 2006, the process towards transformation has accelerated. Additional resources have been invested and the results have become more visible. The opening of the railway line to Cardiff, town centre improvements, investment in cultural facilities such as the Abertillery Metropole, Ebbw Vale and Llanhilleth Institutes are already regenerating parts of the Borough.

### CHALLENGES FOR THE FUTURE

- 3.9 The Council still has much to do. The purpose of the Local Development Plan is to support the next phases of the area's ongoing regeneration by providing the statutory framework for guiding the spatial pattern of change, and the quality of the environment and forms of design. This will mean continuing and improving what has already been started and also anticipating the more recent trends in society and reflecting new needs and opportunities. The following challenges need to be addressed:
- 3.10 **Challenge 1: Economic diversification** The area suffers from high levels of unemployment and economic inactivity, high benefit dependence and limited employment opportunities which together result in low household incomes. A key challenge for the area is to secure jobs for the future. This will mean increasing the proportion of jobs in sectors with good growth prospects, such as services, knowledge-based business, advanced manufacturing, tourism and sustainable technologies. The challenge is to provide land, services and environments that will draw investment.
- 3.11 **Challenge 2: New roles for town centres** The town centres suffer high vacancy rates and low presence of national retailers compared to other valley towns. Most suffer as a result of the dominance of out of town food retail stores. A key issue is that the town centres compete against each other and have no clear roles. The challenge is to provide a new retail hierarchy, identify clear roles and limit damage from out of town retail development.
- 3.12 **Challenge 3: Stabilising the population** The area has been losing population since 1921, as a result of people leaving the area to find employment elsewhere. One of the problems with net out migration is that it tends to be biased towards those more mobile and economically active. The challenge is to provide land for housing and provide the jobs to retain people in the area.
- 3.13 **Challenge 4: Meeting housing needs and improving housing** A high proportion of Blaenau Gwent's housing is pre 1919, with 20% of this being either unfit or being in need of substantial repair. There is also a shortage in terms of flats and detached properties. More recently, affordability has become an issue as house prices rose dramatically in 2006. The challenges are to ensure new developments contain a mix of house types and tenure; that social sector housing meets the Welsh Housing Quality Standard benefiting the environment; reducing the number of vacant properties; and improving the quality of the private housing stock.



## 3.0 BLAENAU GWENT CONTEXT AND CHALLENGES

- 3.14 Challenge 5: Improving education attainment and skills** A high proportion of adults have no qualifications and education attainment is generally low. Whilst education attainment has improved considerably, lately, more needs to be done in this area. The challenge is to ensure that the infrastructure is put in place to deliver the Children and Young People's Plan requirements and that these facilities can be accessed by all.
- 3.15 Challenge 6: Improving accessibility** Being able to access services, jobs and markets is a key requirement for any area to be successful. Good links are required both inside and outside of Blaenau Gwent. The challenge is to help develop a transport network which improves connectivity within and outside of Blaenau Gwent. The dualling of the Heads of the Valleys road and improvements to the Ebbw Railway are key.
- 3.16 Challenge 7: Creating a network of hubs** Blaenau Gwent is made up of a number of towns and villages but only a few are large enough to be self sufficient in terms of comprising an adequate range and mix of services. As a consequence, it is vital that a network of hubs is created to provide the sustainable level of services for the area. This network of hubs is also a key part of delivering sustainable settlements where local and regional services can be easily accessed through sustainable modes of transport.
- 3.17 Challenge 8: Supporting sustainable transport** For those trips that do have to be made a much greater proportion will need to be by walking, cycling and public transport. This would also make a significant contribution to reducing carbon emissions and provide for those without access to a car. Blaenau Gwent has low car ownership and a poor evening and Sunday bus services. The challenge is to create an environment and transport network in which it becomes a more attractive choice to walk, cycle or travel by public transport.
- 3.18 Challenge 9: Promoting health and well-being for all** Safeguarding and renewal of settlements needs to take account of all aspects of the quality of life of those who live there, including safety, health and freedom from disturbance. In particular, Blaenau Gwent has low life expectancy and high numbers of people with limiting long-term illness. Fear of crime is also a key issue for residents. The challenge is to create environments that promote safety, health and a sense of well-being for all.
- 3.19 Challenge 10: Creating a place which supports its green environment** The setting of Blaenau Gwent, bordering the Brecon Beacons and the Vale of Usk, with its rugged mountains and its peaceful valleys, is a major asset which needs to be appreciated by residents and visitors alike. The natural environment with its variety of wildlife is valuable in its own right but can also contribute to the economic and social well-being of the area. The challenge is to protect and enhance the natural assets both to support the regeneration of Blaenau Gwent and as features in their own right.
- 3.20 Challenge 11: Creating places with a distinctive sense of identity** Blaenau Gwent has a distinctive, location history and townscape and this is a further potential key to the area's transformation. This will mean bequeathing to future



## 3.0 BLAENAU GWENT CONTEXT AND CHALLENGES

generations the best of the legacy of the past, including the heritage as an iron, coal and steel producer, the links with the Chartist movement and the birthplace of Aneurin Bevan. The challenge is to protect and enhance the best of the buildings and townscape.

**3.21 Challenge 12: Sustainable use of natural resources** Responsible use of the area's physical resources is a key part of a better future. Air and water pollution, noise, land contamination and dereliction have long blighted the area and affected people's health and well-being and this is a legacy which needs to be remedied. Climate change means that the areas subject to the risk of flooding are growing. The amount of waste going to landfill is significant and needs to be reduced. The exploitation of minerals needs to be limited. The challenge is to help ensure that the physical environment is safe and healthy; that land is used efficiently; waste is minimised, recycled and processed sustainably; and the re-use or recycling of construction and demolition material and industrial wastes serves not only to reduce the amount of waste produced but also to conserve scarce resources and minimise environmental damage.

**3.22 Challenge 13: Sustainable design and development** Blaenau Gwent has the potential to generate much more of its own energy by sustainable means that reduce carbon emissions. The design and layout of buildings could contribute to a reduction in the consumption of energy and emission of greenhouse gases. Meanwhile, some change in climate is certain to occur and it will be necessary to adapt to this in the future development of the area. The challenge is to help, through the development process, to achieve the potential for reducing greenhouse gases and impacts of climate change.

**3.23 Challenge 14: Spreading the benefits of regeneration** Alongside the challenges there are opportunities which need to be taken. For example, the closure of the Tin Plate Works in Ebbw Vale in 2002 brought fundamental changes to the structure of the Blaenau Gwent economy, taking away a source of well paid, secure employment. It now represents a massive transformational regeneration opportunity that will have a profound impact on the local environment and economy. In addition, plans for this site, has created a further key regeneration opportunity north of Ebbw Vale Town Centre. The challenge is to ensure that the benefits of regenerating these sites are spread across Blaenau Gwent.

**3.24 These challenges provide a clear picture of what the LDP needs to address.**

### 4.0 VISION AND OBJECTIVES

#### VISION

- 4.1 With an understanding of the challenges the area faces, an exciting and challenging Vision of what the area should look like in 15 years has been developed and will guide the future development of Blaenau Gwent. The Vision incorporates the Community Strategy Vision of making Blaenau Gwent ‘a better place to live, work and visit’.

***Through collaborative working, by 2021, Blaenau Gwent will become a network of sustainable, vibrant valley communities, where people have the skills, knowledge and opportunities to achieve a better quality of life and residents will live in safe, healthy and thriving communities, with access to a range of good quality affordable homes and thriving town centres. Its unique environment, cultural and historic identity will be protected and enhanced to create a place where people want to live, work and visit.***

#### OBJECTIVES

##### Delivering the Vision

- 4.2 The Vision has been broken down into four key themes, under which sixteen objectives have been identified to address the challenges faced.

##### **Theme 1: Create a Network of Sustainable Vibrant Valley Communities.**

1. By 2021, Ebbw Vale will be the main service and retail hub for the County Borough supported by a network of vibrant district/local hubs that provide a range of local services and facilities for their local communities. The district hubs will be well linked to the principal hub of Ebbw Vale through sustainable modes of transport.

*(See Strategic Policies 1, 2, 3 and 6)*

2. By 2021, the population will have increased from 69,300 to 71,100 as a result of natural change and people being attracted to the area. The overall population structure will be generally in line with that of Wales.

*(See Strategic Policies 4 and 5)*

3. By 2021, 3,666 new houses will have been built, approximately 800 of which will be affordable. New housing sites alongside improvements to existing houses will have helped create sustainable communities.

*(See Strategic Policies 4 and 5)*

## 4.0 VISION AND OBJECTIVES

4. By 2021, the use of sustainable modes of transport, particularly public transport, walking and cycling, will have increased and the quality and frequency of the public transport system improved.

*(See Strategic Policy 6)*

5. All developments have been built in accordance with the design guidance, are sustainable, safe by design, and appropriate to their context and have helped improve the quality of the physical and natural environment.

*(See Strategic Policy 7)*

6. New development has minimised further climate change contributions and, where appropriate, mitigated or adapted to its predicted effects. This has been achieved by:

- Maximising the use of land;
- Promoting the re-use and restoration of derelict land and buildings;
- By focusing development away from areas vulnerable to flooding;
- By reducing energy consumption through improved design and locating development close to hubs and public transport routes; and
- By increasing the supply of renewable energy.

*(See Strategic Policy 7)*

### **Theme 2: Create Opportunities for Sustainable Economic Growth and Promote Learning and Skills.**

7. By 2021, the regeneration plans for 'The Works', Ebbw Vale Northern Corridor and other key regeneration sites will have been delivered benefiting the residents of the County Borough through the delivery of jobs, houses and community infrastructure.

*(See Strategic Policies 1, 2, 3, 8 and 9)*

8. By 2021, employment and economic activity rates will have increased and unemployment decreased with levels nearer national averages. This has been achieved by diversifying the economic base into construction, business services, health and social care, tourism and leisure and environmental industries, whilst supporting the manufacturing sector.

*(See Strategic Policy 1 and 8)*

9. By 2021, 50 hectares of employment land and a range of premises have been delivered which meet the needs of local businesses and offers employment opportunities for local people.

*(See Strategic Policy 8)*

10. By 2021, the delivery of the Learning Zone, new schools and integrated education services, including life-long learning have facilitated improvements and broadened opportunities for education levels and skills.

*(See Strategic Policy 8)*

## 4.0 VISION AND OBJECTIVES

### **Theme 3: Create Safe, Healthy, and Vibrant Communities and Protect and Enhance the Unique Natural and Built Environment.**

11. By 2021, an accessible network of green open spaces and high quality leisure infrastructure has helped increase participation in sport and active recreation and, contributes to improvements in health and well-being.

*(See Strategic Policy 9)*

12. The unique landscape and natural heritage, has helped foster sustainable tourism and promoted community pride.

*(See Strategic Policy 10)*

13. By 2021, the biodiversity resource of Blaenau Gwent has been enhanced and the connectivity of ecological networks have been improved from 2006 levels.

*(See Strategic Policy 2 and 10)*

14. Blaenau Gwent's historical and cultural environment has been protected and enhanced and has contributed to the regeneration of the area.

*(See Strategic Policy 2 and 11)*

### **Theme 4: Create opportunities to secure an Adequate Supply of Minerals and Reduce Waste.**

15. By 2021, the 3 million tonnes of mineral resources required to be provided in Blaenau Gwent by the Regional Plan has been identified and resources of local, regional and national importance safeguarded.

*(See Strategic Policy 12)*

16. A sustainable, integrated approach to waste management has minimised the production of waste and its impact on the environment, and maximised the use of unavoidable waste as a resource. By 2021, national recycling and composting targets outlined in the Wales Waste Strategy: 'Towards Zero Waste' have been met.

*(See Strategic Policy 13)*

- 4.3 If the Vision for the County Borough is to be achieved progress must be made in meeting these objectives. It must be recognised that neither the Plan nor the Council can achieve this Vision alone and the support of various partners including other public sector organisations, private and voluntary sectors and, most importantly, residents of Blaenau Gwent is necessary.

## 4.0 VISION AND OBJECTIVES

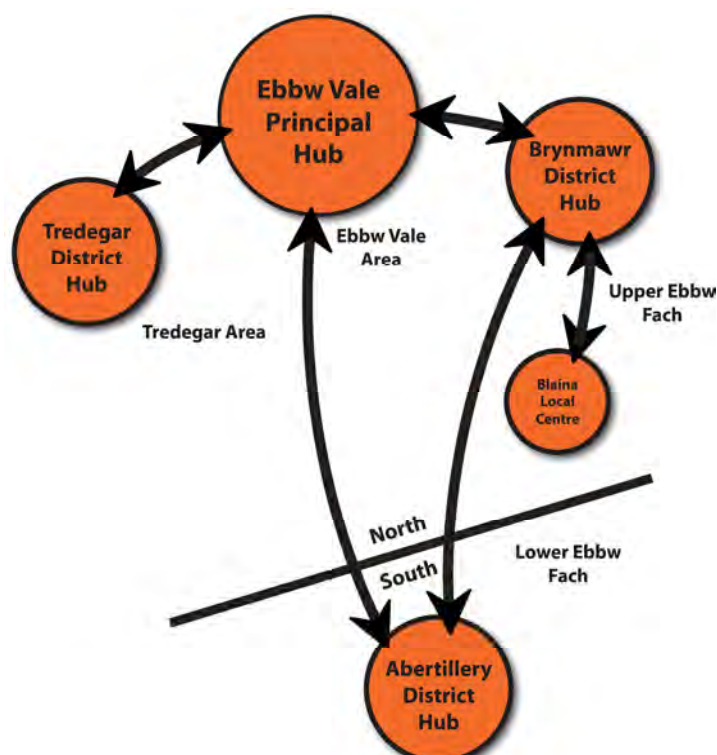
### 5.0 SPATIAL STRATEGY

- 5.1 This Chapter sets out the Strategy for Blaenau Gwent, that is, it identifies the broad locations for meeting strategic development needs such as housing, employment, retail and infrastructure, which are required to ensure the successful delivery of the Vision.
- 5.2 The LDP has taken account of: the availability of sites; the willingness of the private sector to invest; sensitivity of the environment; the basic transport and service infrastructure across Blaenau Gwent; the results of public participation and consultation; and the outcome of the Sustainability Appraisal; in determining the Spatial Strategy of '**Growth and Regeneration**'.

#### Growth and Regeneration

- 5.3 The Strategy is based on regenerating the area through building a network of district hubs around the principal hub of Ebbw Vale, whilst recognising that there is a north south divide in terms of opportunities for growth. The creation of an integrated network of modern and revitalised hubs provides an opportunity to transform the area. It creates a mechanism to co-ordinate investment and ensures the benefits of growth and regeneration are shared widely. Vital to delivering this is ensuring good connectivity between the principal hub of Ebbw Vale and the district hubs of Tredegar, Brynmawr and Abertillery, in turn ensuring that each hub is accessible to the areas they serve. In the case of the Upper Ebbw Fach area the Brynmawr District Hub is also supported by the Local Town Centre of Blaina, which serves local needs. Each of the 4 hub areas is supported by Holistic Area Regeneration Plans (HARPs), which provide more detailed projects and actions to ensure these areas are regenerated through partnership working.

**Figure 1: Town Connection Diagram**



## 5.0 SPATIAL STRATEGY

### NORTHERN STRATEGY AREA – GROWTH AND REGENERATION

- 5.4 The Northern Strategy area includes: the three hub areas of Tredegar, Ebbw Vale and Upper Ebbw Fach. The emphasis is on sustainable growth and regeneration with most of the growth concentrated in the principal hub area of Ebbw Vale.

#### Housing

- 5.5 A key challenge for the area is to halt the declining population. A major part of this Strategy is to enable the growth in population from 69,300 to 71,100. To accommodate this growth 3,666 new houses will be required between 2006-2021. A major part of this growth is a result of the increase in one-person households. Over 80% of new housing will be provided in the Northern Strategy Area with over 40% in Ebbw Vale, mainly at two strategic sites which are Ebbw Vale Northern Corridor and 'The Works'. Tredegar will accommodate 28% and Upper Ebbw Fach 13% of the housing.

#### Key areas of Change

- 5.6 A major element of this growth will be targeted at Ebbw Vale in order to take advantage of massive transformational regeneration opportunities. Two strategic sites have been identified. The first area is the Ebbw Vale Northern Corridor where large areas of employment land are available and further land will become available due to the relocation of some uses to 'The Works'. The second area is the site of the former steelworks, now known as 'The Works', which already has planning permission. These areas will undergo the greatest change.
- 5.7 **Ebbw Vale Northern Corridor** will accommodate:
- A Strategic Employment site
  - Employment and Road Side Services
  - A Commercial Leisure hub
  - 700 Houses
- 5.8 **'The Works'** will accommodate:
- A Local General Hospital
  - Business Park
  - Learning Zone
  - Leisure Centre
  - Arts Centre
  - Approximately 520 Houses

#### Employment

- 5.9 A further key challenge for the area is to increase employment opportunities and diversify the economy. Fundamental to delivering economic success is to ensure an appropriate range and mix of high quality employment sites that can support emerging employment needs. New employment allocations are concentrated in the Ebbw Vale area (85%). A further challenge for the area is low education attainment



and lack of skills. The new Learning Zone planned for 'The Works' site will play a key part in addressing this challenge.

### **Town Centres**

- 5.10** The viability of town centres is another key challenge. A major part of the strategy has been to identify a retail hierarchy. Ebbw Vale is to become a sub-regional retail centre, therefore, the majority of new retail development is focused in Ebbw Vale. Tredegar and Brynmawr are identified as district shopping centres and will principally serve the needs of their districts. Blaina is identified as a local town centre to serve local needs. The Plan also identifies new roles for the town centres. Ebbw Vale is to become the administrative and cultural centre of Blaenau Gwent. Tredegar, Brynmawr and Blaina town centres are to explore complementary roles around tourism, heritage and culture.

### **Transport**

- 5.11** Public transport improvements will be required to facilitate this level of development and will be provided through upgraded bus interchanges at Ebbw Vale and Brynmawr; an extension to the Ebbw rail line to the General Office Building at 'The Works'; new rail station at Ebbw Vale and Cwm; and improvements to the pedestrian/cycle network. Road improvements are required to the A4046 between the Heads of the Valleys road and 'The Works' and a new peripheral distributor road will be constructed through 'The Works' site. The proposed dualling of the Heads of the Valleys road between Tredegar and Brynmawr will assist in stimulating the regeneration and growth of this area. Major road links to the south also need upgrading if Blaenau Gwent is to have good connections to Wales Spatial Plan key settlements to the south.

## **SOUTHERN STRATEGY AREA - REGENERATION**

- 5.12** The Southern Strategy area covers the Lower Ebbw Fach Valley. The focus will be on regenerating the area and maximising the potential offered by the area's unique setting and cultural qualities. The southern area differs from the north due to the topography of the area. In this area the valley narrows and the valley sides become steeper. The settlements cling to the valley sides.

### **Housing**

- 5.13** There is little opportunity to provide housing due to lack of suitable sites, thus only 11% of new houses are allocated in this area. The Plan concentrates on regenerating the area through encouraging re-use of under-used and derelict properties.

### **Town Centres**

- 5.14** Abertillery is the district hub serving the surrounding settlements and is identified as a district shopping centre. The town centre will also explore opportunities to develop complementary roles around leisure and tourism.

## 5.0 SPATIAL STRATEGY

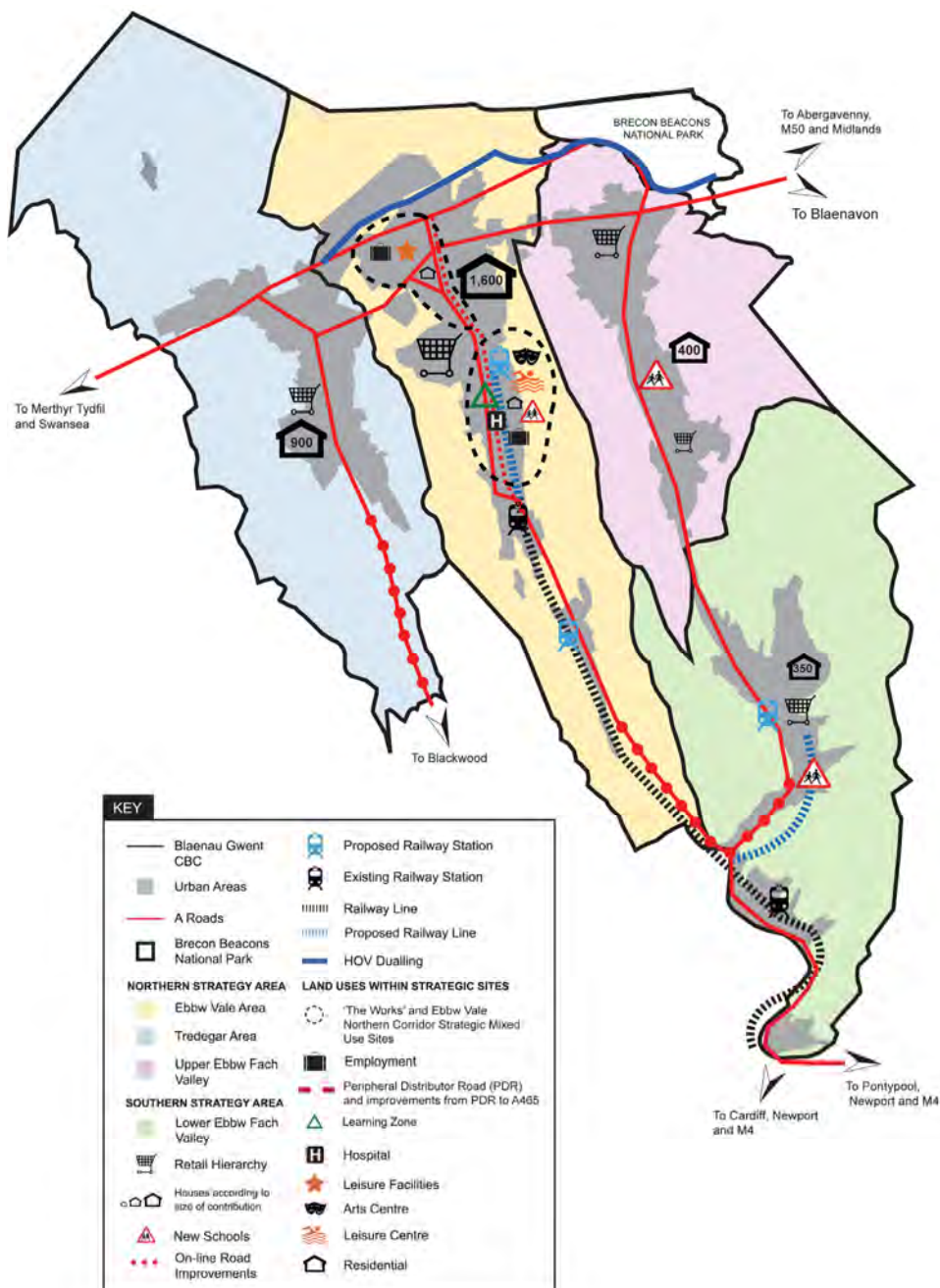
### Employment

- 5.15 In terms of employment, over 2ha of land is allocated at Roseheyworth Business Park and a tourism project is identified at Cwmtillery Lakes.

### Transport

- 5.16 A new rail line and station will improve links with Newport and Cardiff, and plans to improve the Brynmawr to Newport bus corridor will improve bus services. In terms of roads, the key is to deliver on-line improvements to the A467 south of Abertillery.

Figure 2: Key Diagram



### 6.0 STRATEGIC POLICIES

- 6.1 This Chapter sets out the Strategy in greater detail by identifying Strategic Policies on all aspects of development. The Policies are based on the themes identified from the Vision and address the objectives the LDP needs to achieve.

#### **CREATE A NETWORK OF SUSTAINABLE VIBRANT VALLEY COMMUNITIES**

##### **SP1 Northern Strategy Area – Sustainable Growth and Regeneration**

**Proposals in the Northern Strategy Area will be required to deliver sustainable growth and regeneration that benefits the whole of Blaenau Gwent. This will be achieved by: -**

- a. Supporting the creation of a network of sustainable hubs around the principal hub of Ebbw Vale.**
- b. Promoting Ebbw Vale as the principal hub for Blaenau Gwent, where the majority of social and economic growth will be accommodated. The Town Centre will be the main centre for service provision where major retail expansion, administrative and cultural developments will take place.**
- c. Delivering strategic sustainable regeneration flagship schemes at ‘The Works’ and ‘Ebbw Vale Northern Corridor’.**
- d. Supporting new roles for district and local town centres: -**
  - Tredegar District Town Centre will expand its tourism offer through maximising the benefits of local heritage;**
  - Brynmawr District Town Centre will explore opportunities to develop complementary roles around tourism; and**
  - Blaina Local Town Centre will build on and exploit its local heritage.**
- e. Enabling diversification of the economic base through mixed-use development in the district hubs of Tredegar and Brynmawr where it supports and reinforces the roles of the town centres.**
- f. Supporting a major destination attraction that would draw large numbers of people to the area and provide a significant number of jobs.**

- 6.2 The Northern Strategy Area has experienced high levels of public investment in its infrastructure and this has been accompanied by private sector investment. The development strategy of the Plan seeks to build on major regeneration opportunities in this area to ensure that Blaenau Gwent as a whole benefits.

- 6.3 The Wales Spatial Plan identifies Ebbw Vale as a key settlement that has a critical role to play in the success of the Capital Region. The Strategy recognises the

## 6.0 STRATEGIC POLICIES

importance of Ebbw Vale and identifies it as the principal hub at the centre of the network of linked hubs across the County Borough. The recent opening of the rail connection to Cardiff, ongoing construction of the Heads of the Valleys Road and the availability of two strategic sites provides major opportunities for Ebbw Vale.

- 6.4 The Principal Town Centre of Ebbw Vale is expected to perform a sub regional retail role (Policy SP3) similar to Merthyr Tydfil and Aberdare. Ebbw Vale will be the main retail centre where the emphasis will be on a good balance between comparison (non-food) and convenience (food) shopping. Land is allocated for new comparison and convenience retailing within the town centre of Ebbw Vale, under policy R1. Ebbw Vale will be the focus for service provision in Blaenau Gwent, and provide services such as the Hospital, Learning Zone, Arts Centre and main Civic Centre. The cultural role of Ebbw Vale will be developed through plans to extend and refurbish the historic General Offices at the former Ebbw Vale Steelworks into a family history and genealogy visitor attraction, which will also include the relocation of the Gwent Records Office. There are also plans for the Ebbw Vale Institute to be used for cultural activities, learning and social enterprise.
- 6.5 The Strategy also recognises the potential of two key brownfield sites located in the principal hub of Ebbw Vale which are capable of accommodating significant new development to help regenerate the area. The former Corus Site, now known as 'The Works', already has outline planning permission for housing, a hospital, Learning Zone, Leisure Centre, Arts Centre, Environmental Resource Centre, Employment, new rail station and open space including a Wetland Park. The reclamation work of this 80 ha site is well underway.
- 6.6 The Ebbw Vale Northern Corridor site is allocated for mixed-use including housing, employment and leisure. One of the strengths of the site is its position relative to the Heads of the Valleys Road and its role as a Northern gateway into the centre of Ebbw Vale. Over 70 hectares of land is or will become available over the Plan period part of which is a strategic employment site located in a prime position along the Heads of the Valleys Road.
- 6.7 Both sites will be flagship schemes and incorporate high standards of design.
- 6.8 The role of Town Centres have been identified as a key issue by stakeholders and residents. The Plan seeks to identify new roles for the District and Local Town Centres in order for them to benefit from planned tourism and recreation growth. Tredegar District Town Centre will maximise the opportunities to develop complementary roles around tourism. The planned investment in Bedwellty House and Park and development at Parc Bryn Bach provides an opportunity for Tredegar to attract visitors and for the town to benefit by catering for the needs of the visitors. The historical legacy provides opportunities to build tourism opportunities around heritage trails such as the Aneurin Bevan Trail and Ironmakers trails.
- 6.9 The location of Brynmawr, at a gateway to the Brecon Beacons National Park, Valleys Regional Park and Blaenavon World Heritage Site provides an opportunity to service visitors either through providing a stop over facility (directing and informing travellers), or by encouraging people to stay over in Brynmawr. Brynmawr

## 6.0 STRATEGIC POLICIES

is also the starting point of the Ebbw Fach Trail and has a museum that reflects the rich local heritage.

- 6.10 Blaina Local Town Centre will look to build on and exploit its local heritage. The town's historical legacy provides opportunities to build tourism opportunities around heritage trails in connection with the Chartist Movement in the area. A Chartist Exhibition and Information Centre has already been established at Salem Chapel in the town centre. The area also has strong links to mining and ironworks given that, Nantyglo and Blaina was at one point the largest iron-producing centre in the world.
- 6.11 Tourism, leisure and cultural events in the town centres will play a key role in raising the profile of Blaenau Gwent and attracting visitors to the area.
- 6.12 In the hubs of Tredegar and Brynmawr mixed-use schemes which meet the needs of their respective districts and support the roles of the towns will be encouraged. Particular support will be given where schemes enhance town centre based employment in the retail, service, leisure or tourism sectors.
- 6.13 If tourism is to play a greater role in the economy and regeneration of the area Blaenau Gwent needs a major destination attraction. Being well located in terms of access to the heads of the Valleys Road and Brecon beacons National Park there is great potential for an attraction that could draw large numbers of people to the area and provide a significant number of jobs.
- 6.14 Any proposals will be expected to create a strong image of Blaenau Gwent and increase its profile in the national and international arena. It must also be acceptable in terms of its impact on the natural and built environment and surrounding land uses.

Relevant Objectives, Development Management Policies, Allocations and Background Papers
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- |   |
|---|
| <ul style="list-style-type: none"><li>• <b>Objectives:</b> 1,5, 6, 7 and 8</li><li>• <b>Development Management Policies:</b> DM1, DM2, DM3, DM4, DM6 and DM7</li><li>• <b>Allocations:</b> MU1, MU2, MU3, AA1, R1, T1, T2, T4 and T6</li><li>• <b>Background Papers:</b> Ebbw Vale Sustainable Development Framework and 'The Works' Masterplan</li></ul> |
|---|



## 6.0 STRATEGIC POLICIES

### SP2 Southern Strategy Area – Regeneration

**Proposals in the Southern Strategy Area will be required to regenerate the area by: -**

- a. Ensuring that the district hub of Abertillery is well connected to Ebbw Vale and the wider region through safe, frequent and reliable public transport links;**
- b. Supporting Abertillery District Town Centre in developing complementary roles around culture, leisure and tourism;**
- c. Delivering ‘Activity Tourism’ opportunities in the area;**
- d. Ensuring the removal of dereliction by promoting the reuse of under used and derelict land and buildings;**
- e. Delivering regeneration schemes which provide residential development and infrastructure; and**
- f. Building on the unique identity of the area by protecting the built heritage and the natural environment.**

**6.15** The main difference between the south and the north is that the south has fewer opportunities for development, is not so well connected and has topographical constraints. The area does, however, have a strong sense of community pride and spectacular landscape. The Strategy needs to build on these strengths to secure regeneration and create sustainable communities.

**6.16** It is important that this area is well connected with Ebbw Vale and the wider region. There are a number of proposals contained in the Plan for rail, walking, cycling and improvements to the A467 road, which will help address the accessibility issue. There are also plans to improve the bus service along the A467 corridor. With the exception of the cycle and bus improvements all the improvements are expected towards the end of the Plan period (See Delivery and Implementation table in Chapter 9 for further details).

**6.17** Abertillery District Town Centre will explore opportunities to develop complementary roles around leisure and tourism. One of the strengths of Abertillery District Town Centre is the position of the centre relative to woodland and upland landscapes. There are opportunities to develop new infrastructure to enable people to use these environments and to explore the scope for mountain biking as a way of ‘opening up’ the natural setting of the town. The recent refurbishment of the Metropole and investment in the town centre will enhance the cultural role of Abertillery, in terms of the arts and entertainment. The cultural role has already been enhanced in the southern strategy area through the restoration of Llanhilleth Institute, which was part of an overall regeneration package.

## 6.0 STRATEGIC POLICIES

- 6.18 Local opportunities for employment are necessary to ensure these communities are sustainable. The surrounding countryside offers opportunities in terms of activity tourism, which is a sector of the tourism industry that aims to attract visitors by developing activity product such as cycling, walking, riding, watersports, adventure and fishing. Sites allocated for activity tourism are identified in Policy TM1.
- 6.19 Investment in the area will be targeted at removing derelict under used buildings and re-using them for residential, community or commercial development.
- 6.20 It is vital that all new development protects the environment and cultural identity of this area, as it is the key to the areas success.

### **Relevant Objectives, Development Management Policies, Allocations and Background Papers**

- **Objectives:** 1, 5, 6, 7, 13 and 14
- **Development Management Policies:** DM1, DM2, DM3, DM4, DM6, DM15, DM16, DM17 and DM18
- **Allocations:** R1, H1, HC1, T1, T2, T4, T6, ENV2, ENV3, ENV4 and TM1
- **Background Papers:** Transport, Retailing, Tourism and Environment

### **SP3 The Retail Hierarchy and Vitality and Viability of the Town Centres**

1. In order to deliver thriving town centres and protect local shopping facilities a retail hierarchy is defined as follows:

#### **Principal Town Centre**

- a. Ebbw Vale will perform a sub regional retail role.

#### **District Town Centres**

- b. Abertillery, Tredegar and Brynmawr will act as district shopping centres principally to serve the needs of their districts'. Brynmawr District Town Centre will be linked to the new retail provision at Lakeside Retail Park.

#### **Local Town Centre**

- c. Blaina will act as a local shopping centre that will be protected and enhanced to provide facilities for the local communities.

#### **Neighbourhood Centres**

- d. Local shops in neighbourhood centres will be protected to meet every day local shopping needs.



## 6.0 STRATEGIC POLICIES

2. **In order to improve the vitality and viability of the town centres:**
  - a. **Shops, offices and other commercial premises, where appropriate, will be upgraded by means of refurbishment and redevelopment;**
  - b. **Opportunities to improve the retail offer will be explored;**
  - c. **The provision of better vehicular access and circulation arrangements, improved public transport facilities and provision of additional car parking spaces will be provided where necessary; and**
  - d. **Disabled access and facilities will be improved.**

- 6.21 In order to meet future retail needs in a co-ordinated and sustainable manner, a retail hierarchy has been established. At the top of the hierarchy is the Principal Town Centre of Ebbw Vale (sub-regional role), followed by Abertillery, Tredegar and Brynmawr (District Town Centres) followed by Blaina (Local Town Centre) and Neighbourhood Centres.
- 6.22 The Wales Spatial Plan identifies Ebbw Vale as a key settlement that has a critical role to play in the success of the Capital Region. Consequently, Ebbw Vale will perform a sub-regional retail role. The LDP seeks to maintain a strong, attractive and dynamic town centre that is highly accessible and has a good degree of choice in both comparison (non-food) and convenience (food) shopping and quality services and facilities. The Plan acknowledges that the town centre has the physical capacity for further growth in its retail and service provision.
- 6.23 District and Local Town Centres form an important part of Blaenau Gwent's retail hierarchy and of its social, economic and physical fabric. In addition to providing local shopping facilities they also accommodate a range of services, facilities and employment.
- 6.24 District Town Centres are generally larger and generally contain a greater variety of retail and non-retail uses, including banks, building societies, leisure facilities and business offices. Consequently, they are generally more commercial in nature and draw comparatively larger number of shoppers. A Local Town Centre is generally smaller in size and variety of uses and more likely to retain a residential character. The size and character of District Town Centres means that they are more likely to be able to satisfactorily accommodate a greater range and mix of non-retail uses including business offices and commercial leisure facilities.
- 6.25 Local shops play a vital role in sustaining smaller neighbourhood centres and reducing the need for residents to travel to meet everyday needs. Neighbourhood centres may typically include a small convenience shop, newsagents and sub post office.
- 6.26 The Heads of the Valleys Retail Project (CACI January 2008) identified that there are opportunities, in each of the 5 retail areas, to enhance the quality of the retail offer, through attracting good independent retailers and enhancing the quality of the retail accommodation and retail environment.

## 6.0 STRATEGIC POLICIES

- 6.27 The low car ownership rates in Blaenau Gwent, together with high levels of deprivation mean that the Council needs to ensure that all members of the community can access the retail areas. This relates to access by bus, car, walking and cycling together with internal circulation and parking provision.
- 6.28 There are Town Centre Action Plans in place for the Principal and District Town Centres, which identify regeneration schemes. A Regeneration Action Plan covers Blaina Local Town Centre.
- 6.29 For each town centre in the retail hierarchy, a town centre boundary has been defined. The town centre boundaries are shown on the Proposals Map and on plans in Appendix 5.

Relevant Objectives, Development Management Policies, Allocations and Background Paper
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| <ul style="list-style-type: none"><li>• <b>Objectives:</b> 1 and 7</li><li>• <b>Development Management Policies:</b> DM2, DM3, DM6 and DM7</li><li>• <b>Allocations:</b> AA1 and R1</li><li>• <b>Background Paper:</b> Retailing</li></ul> |
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### SP4 Delivering Quality Housing

1. **To stem out-migration and attract people to the area:**
  - a. **Provision will be made for the development of 3,666 new dwellings leading to an increase of population from 69,300 in 2006 to 71,100 in 2021;**
  - b. **Support will be given to proposals to regenerate areas of social housing;**
  - c. **Private sector housing improvements will be supported; and**
  - d. **Proposals to bring empty properties back into use will be supported.**
2. **To ensure that local housing need is met and sustainable linked communities are created:**
  - a. **A mix of dwelling types, sizes and tenure, including approximately 800 units of affordable and special needs housing will be delivered to meet the needs of Blaenau Gwent's current and future population (327 of which will be delivered through S106 Agreements); and**
  - b. **Provision will be made for 6 pitches for unmet gypsy and traveller accommodation.**

- 6.30 The LDP provides a framework for the development of 3,666 new dwellings in Blaenau Gwent over the Plan period. The construction and distribution of this number of dwellings will assist in halting the process of depopulation and ensure a stable level of growth in the future. According to the WAG 2006 population projections the population is estimated to rise from 69,300 in 2006 to 71,100 in 2021.

## 6.0 STRATEGIC POLICIES

The WAG household projections identify that 4,082 households will be required to meet this growth. This has been translated to a dwelling requirement of 3,666 due to the need to reduce the vacancy rate from 5.7% to 4% over the Plan period. Statistical analysis and background to the dwelling requirement figure is contained in the Population and Housing Background Paper.

- 6.31** Welsh Assembly Government requirements to bring all Council housing up to the Welsh Housing Quality Standard will lead to the transformation of large areas of housing in Blaenau Gwent. The Council will continue to assess the viability of future housing renewal schemes across the County Borough and will continue to seek funding sources to improve the quality, longevity and energy efficiency of the housing stock across all tenures. The Council also continue to offer Disabled Facilities Grants to assist householders adapt their properties and promote independent living for disabled occupants. In addition, the Council has put in place an Empty Property Strategy to bring back into use long-term empty properties which currently have a negative impact on settlements. All of these actions will contribute to improving the area and thus stemming out migration and attracting people to the area.
- 6.32** Of major importance to the Strategy is the delivery of sustainable linked communities. To create sustainable communities, developments must include a mix of dwelling types, sizes and tenure, including new affordable dwellings. The Local Housing Market Assessment (2006) identifies that 86 units per annum need to be provided which equates to 1,290 over the Plan period. The Affordable Housing Viability Study (2010) identifies that housing sites can deliver 10% affordable units without social housing grant. The Plan is therefore able to deliver 327 new affordable dwellings through S106 agreements over the Plan period. The Council will explore opportunities to maximise the provision of affordable housing in respect of both social rented and low cost housing for sale.
- 6.33** A total of 436 affordable units are already identified in the Plan for delivery through social housing grant and a further 38 have already been delivered. This brings the overall total to 801 affordable units which is over 20% of the total dwellings identified to be provided during the Plan period. The Council in partnership with Registered Social Landlords will seek to provide the remainder of the affordable housing requirement by bringing existing underused stock back into use and through the continued operation of social housing grant. The Council also recognises that securing affordable housing must be carefully balanced against other policy requirements in the Plan. Supplementary Planning Guidance on Planning Obligations provides the detail of how this will be achieved.
- 6.34** The Blaenau Gwent Gypsy & Traveller Housing Needs Assessment (June 2007) identifies the need for a further 6 pitches in Blaenau Gwent.

### Relevant Objectives, Development Management Policies, Allocations and Background Paper

- **Objectives:** 2, 3, 5 and 6
- **Development Management Policies:** DM1, DM2, DM3, DM4, DM8, DM9, DM10 and DM13
- **Allocations:** MU1, MU2, MU3, H1, HC1 and GT1
- **Background Paper:** Population and Housing and Affordable Housing

### SP5 Spatial Distribution of Housing Sites

- a. In order to create a network of sustainable linked hubs provision for new housing will be located in the following hub areas:

	Approx
Ebbw Vale	1,600 dwellings
Tredegar	900 dwellings
Upper Ebbw Fach	400 dwellings
Lower Ebbw Fach	350 dwellings

- b. An allowance for completions to date, windfall contributions, small sites, conversions and demolitions totalling 826 dwellings is made across the County Borough.

- c. The delivery of the dwellings will be increased in five-year periods recognising the step change required to reach the higher completion figures.

2006-2011	820
2011-2016	1,320
2016-2021	1,526

6.35 To provide sufficient land to accommodate the projected growth, the LDP makes provision for the construction of 4,158 dwellings. This represents 492 (13%) units more than the requirement figure of 3,666 to allow for choice and flexibility. Full details of these calculations are provided in the Population and Housing Background Paper.

6.36 In order to create a network of sustainable hubs, land has been allocated in the four hub areas in accordance with the capacity of the areas. Over 80% of the growth is located in the Heads of the Valleys area with over 40% of the growth being centred within the principal hub of Ebbw Vale. This reflects the importance of Ebbw Vale, Brownfield opportunities and the limited number of suitable sites available in the South of the County Borough.

6.37 In recognition of the step change required to increase the build rate from current low levels it is considered appropriate to increase the requirement figure over five year periods. This will in no way change the overall requirement for the Plan period but enables the transition from the lower UDP figure to the higher LDP requirement.

## 6.0 STRATEGIC POLICIES

### Relevant Objectives, Allocations and Background Paper

- **Objectives:** 2 and 3
- **Allocations:** MU1, MU2, MU3, H1 and HC1
- **Background Paper:** Population and Housing

### SP6 Ensuring Accessibility

The Council will work with partner organisations, including the Welsh Assembly Government, South East Wales Transport Alliance, public transport operators, community transport providers, Network Rail and neighbouring Authorities to deliver a sustainable transport network which:

1. Increases connectivity through improving rail, bus and road links:
  - a. With other key settlements in the South East Wales Region, Wales, the UK and Europe;
  - b. Between the principal hub of Ebbw Vale and other identified district hubs (Tredegar, Brynmawr and Abertillery);
2. Facilitates and supports economic growth, regeneration and development priorities; whilst minimising harm to the built and natural environment and local communities;
3. Promotes Ebbw Vale as a regional public transport hub which integrates cycling, walking, bus and rail networks;
4. Facilitates an integrated and safe system of cycle and pedestrian routes connecting settlements with employment areas and town centres;
5. Facilitates the transportation of freight on the core network whilst encouraging the use of rail; and
6. Secures appropriate provision for people with special access and mobility requirements.

- 6.38 To ensure that Blaenau Gwent benefits from regeneration opportunities, it needs to be well connected with national and international transport links. The opening of the Ebbw Vale Rail line has improved public transport links but further improvements are required to the rail service in terms of the extension of the rail link to Ebbw Vale Town, the frequency of the service and the provision of a connection with Newport. It is also important that Ebbw Vale has a high-speed public transport service to other key settlements in the region, such as Merthyr, Abergavenny, Blackwood, Cardiff and Newport. The dualling of the Heads of the Valleys Road, due to be completed in the Plan period will improve road connections with the Midlands and West Wales and will provide regeneration opportunities for Blaenau Gwent.

- 6.39** Transport improvements can facilitate and support economic growth, regeneration and development priorities. Both the strategic sites rely on the provision of new or improved road links to enable development to take place. These are the Peripheral Distributor Road which serves 'The Works' and online improvements to the A4046 which will serve 'The Works' and Ebbw Vale Northern Corridor. In addition, many residential areas suffer from narrow streets which lack sufficient parking facilities resulting in environmental and safety problems. A number of small highway schemes are required throughout the County Borough to address these issues. It is important that in undertaking transport improvements, harm to the environment will be minimised and where possible, environmental benefits will be sought.
- 6.40** A key element of the Strategy is to improve connectivity between Ebbw Vale and the district hubs of Tredegar, Brynmawr and Abertillery. The re-introduction of a rail link from Ebbw Vale to Cardiff; the new role for Ebbw Vale as the principal town centre; and the provision of key services at 'The Works' reinforce the need to connect all parts of the County Borough to Ebbw Vale. The hub approach also provides an opportunity to integrate rail, bus services, walking and cycling in Blaenau Gwent. The connectivity of the hubs is key to sharing the benefits of regeneration across the area. If the benefits of regeneration are to be shared widely then all of the hubs must have good public transport connections with the principal hub of Ebbw Vale.
- 6.41** Blaenau Gwent's low car ownership results in greater dependence upon alternative modes of transport. By working in partnership with varying bodies it will be possible to ensure that all areas are served by a number of different modes of transport and have access to local and regional services. At present there is a poor bus service at weekends and evenings and this needs to be addressed if people without cars are not to be socially excluded. Journey times, particularly on longer bus routes, must be reduced, if public transport is to provide an alternative to the car.
- 6.42** Increased cycling and walking is vital not only to offer alternative modes to the car and reduce carbon emissions but in improving the health of the local population. Blaenau Gwent has some of the highest levels of ill health and long-term sickness in Wales; an accessible network of routes together with a promotional campaign will improve the health of the local population. It is also vital that the network provides links to employment sites so that people have a choice of modes of travel to work. Although, Blaenau Gwent has an extensive network of footpaths these are currently fragmented and not well maintained or signposted. This is to be rectified by actions set out in the Rights of Way Improvement Plan 2009-2014. The LDP can ensure that new developments do not have an adverse impact on the public rights of way network.
- 6.43** Whilst it is accepted that the vast majority of freight will travel by road, with the road network needing to cater for this, the opening of the Ebbw Vale Rail line offers an opportunity for rail freight at Marine Colliery, Cwm. Wherever possible, freight which travels by road will be encouraged to use the core network (See Appendix 6 for details of the road hierarchy and core network).



## 6.0 STRATEGIC POLICIES

- 6.44 Transport is a major issue for people with special access and mobility requirements and needs to be addressed in the provision of public transport, pedestrian and cycle routes.

Relevant Objectives, Development Management Policies, Allocations and Background Paper
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| <ul style="list-style-type: none"><li>• <b>Objectives:</b> 1 and 4</li><li>• <b>Development Management Policies:</b> DM1 and DM3</li><li>• <b>Allocations:</b> T1, T2, T3, T4, T5 and T6</li><li>• <b>Background Paper:</b> Transport</li></ul> |
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### SP7 Climate Change

The Council will seek to address climate change and reduce energy demand to improve the sustainability of the valley communities in Blaenau Gwent by:

1. Addressing the causes of climate change through:
  - a. Encouraging more of the County Borough's electricity and heat requirements to be generated by renewable and low/zero carbon technologies;
  - b. Supporting development proposals that incorporate decentralised heating, cooling and power networks powered by renewable energy sources, or that connect to existing communal/district heating networks;
  - c. Implementing the energy hierarchy as set out in national planning policy; and
  - d. Promoting efficient use of land through giving preference to brownfield land and development at higher densities on sites located close to transport corridors or town centres.
2. Adapting to direct and indirect impacts of climate change through:
  - a. Ensuring that developments accord with objectives of sustainability and good design as set out in national planning policy;
  - b. Directing new development away from those areas which are at high risk of flooding in line with Technical Advice Note (TAN) 15; and
  - c. Managing flood risk through incorporating measures in design and construction to reduce the effects of flooding.



- 6.45 There is now compelling scientific evidence and a consensus that climate change is taking place and man-made emissions are a significant cause. This Policy aims to provide a framework for sustainable growth by promoting development that mitigates the causes of climate change and which is able to adapt to its likely effects.
- 6.46 The Blaenau Gwent Renewable Energy Assessment (2011) identifies that there is potential for more of the County Borough's electricity and heat requirements to be generated by renewable and low/zero carbon technologies. These technologies include: onshore wind; landfill gas; energy crops; energy from waste; anaerobic digestion; sewage gas; hydropower; biomass; combined heat and power and buildings integrated renewables.
- 6.47 To achieve this, development proposals that incorporate decentralised heating, cooling and power networks powered by renewable energy sources, or that connect to existing communal/district heating networks will be supported. 'The Works' Masterplan includes an Energy Centre providing heat and power via a proposed mixture of Gas boilers, Combined Heat and Power Units and Biomass Boiler. A district heating system powered by the Energy Centre will serve large users on the site such as the Learning Campus and Leisure Centre. Smaller standalone Biomass boilers for the Hospital and Primary School will serve those buildings.
- 6.48 The Ebbw Vale Sustainable Regeneration Framework identifies that there is potential for combined heat and power system at Ebbw Vale Northern Corridor providing heat and electricity to high density parts of the site.
- 6.49 Building design should incorporate the energy hierarchy as set out in TAN 22: Planning for Sustainable Buildings in order to reduce carbon emissions. This approach can also assist in achieving zero carbon standards.
- 6.50 The quality of the built environment needs to be protected and enhanced, especially if people are to be encouraged to live in or visit the area. Careful control is required over the relationship of new to existing development. Development proposals will be permitted where they are consistent with Technical Advice Note (TAN) 12: Design or sufficiently explain in the Design and Access Statement how local context has been taken into consideration. In terms of new dwellings, proposals will also need to accord with the Council's Supplementary Planning Guidance – Model Design Guide for Wales - Residential Development.
- 6.51 With the availability of developable land as a scarce commodity, it will be necessary to demonstrate that the most efficient use of land has been achieved, favouring the re-use of previously developed land and buildings over the development of greenfield sites. New development should be located to make use of existing infrastructure, services and amenities, with increased densities on sites with good access to local facilities and public transport.
- 6.52 New development will be directed away from areas of flood risk identified in TAN 15: Development and Flood Risk as high risk (Zone C). Where development has to be considered in identified high risk areas only those developments which can be

## 6.0 STRATEGIC POLICIES

justified on the basis of the tests outlined in TAN 15 will be permitted within such areas. Where development is required to be located in such locations the Council will assess the flood risk implications of development proposals and prevent development that unacceptably increases risk to the proposed development and risk to third parties as a result of proposed development. Such development would only be allowed where development is justified in that location and information is provided to demonstrate that a proposal satisfies the Flood Consequence Assessment as set out in TAN 15.

### **Relevant Objectives, Development Management Policies and Background Paper**

- **Objectives:** 5 and 6
- **Development Management Policies:** DM1, DM2, DM3 and DM5
- **Background Paper:** Renewable Energy Assessment

## **DELIVER OPPORTUNITIES FOR SUSTAINABLE ECONOMIC GROWTH AND THE PROMOTION OF LEARNING AND SKILLS**

### **SP8 Sustainable Economic Growth**

**In order to increase economic activity, diversify the economy and ensure that residents of Blaenau Gwent maximise their economic potential: -**

- 50 ha of land for employment and business purposes will be allocated to meet economic development and employment needs;**
- The employment roles of major industrial areas will be identified to assist in the diversification of employment and to support the sustainable development of manufacturing;**
- Employment in Health and Social Care will be encouraged in town centres and in conjunction with the new hospital at 'The Works';**
- Tourism, leisure and cultural initiatives will be encouraged in town centres;**
- Rural enterprise and activity tourism will be promoted in the countryside;**
- A first class learning infrastructure will be put in place to ensure that residents gain the skills they require; and**
- Local labour agreements will be negotiated with developers to enable local people to secure employment and skills development.**

**6.53** The Strategy recognises that, in order to address some of the serious socio-economic problems in Blaenau Gwent, a progressive approach must be taken in the development of land for economic purposes. The LDP therefore allocates 50 ha of

land based on a future land requirement study and a future need for employment space assessment. The approach is intended to meet economic development and employment needs and ensure that Blaenau Gwent achieves its economic potential. Statistical analysis and background to the employment land calculations is contained in the Employment Background Paper.

- 6.54 Pre-deposit consultation and results from the 'Living in Blaenau Gwent' Survey (July 2009) provides a clear indication that job prospects are considered of primary importance in making somewhere a good place to live, and are in most need of improvement in Blaenau Gwent. Through the LDP, the Council will seek the development of a business environment that delivers a strong and diverse economy, quality, well paid jobs, and addresses the problems of economic inactivity.
- 6.55 The Blaenau Gwent economy has experienced major structural change moving from the dependence on heavy industry that historically dominated the local economy, towards manufacturing and services. The scale of changes within the global economy have resulted in the transfer of operations to many of the lower cost centres around the world. A trend common to Blaenau Gwent, Wales and the UK is the failure to attract large levels of high-tech sectors. This trend is of considerable local concern in terms of the loss of economic activity, the scale of job losses and also in terms of employment land implications that might arise from this level of change.
- 6.56 The Blaenau Gwent Regeneration Strategy and Action Plan (2010) recognises the need to diversify the economy and seeks to build on diversification of the local economy by promoting and supporting new areas of opportunity, and developing the strengths of the manufacturing industry. This is to be achieved through specialisation in high-tech industries based around key sectors such as electronics.
- 6.57 Outside manufacturing, there are a number of other key sectors where Blaenau Gwent should focus for maximum impact in the diversification of its economy such as in business services, tourism and leisure, cultural, health and social care and construction.
- 6.58 The social care sector has been growing throughout the UK and provides a substantial opportunity for employment at all levels. The development of the proposed 96-bed Local General Hospital in Ebbw Vale will provide employment across the entire range of clinical, caring and support services.
- 6.59 The Business Competitiveness Study (2009) identified a shortfall in local cultural facilities and that projects such as Parc Bryn Bach and Abertillery's Metropole Cultural and Conference Centre are making a difference, but further opportunities exist. The sector can contribute effectively to addressing the issues of employability by offering opportunities for less experienced people as well as providing high, quality cultural and leisure jobs.
- 6.60 In accordance with national planning policy rural enterprise in the countryside will be encouraged where proposals do not impact unacceptably on local amenity. Welsh

## 6.0 STRATEGIC POLICIES

Assembly Government's Climbing Higher Strategy aims to increase significantly the number of people using the Welsh natural environment for outdoor activities. The provision of facilities for sustainable outdoor and adventure activities in the countryside will encourage participation, improve health and attract visitors. In developing activity tourism it will be important to ensure that it is sustainable, that is, it must make a low impact on the environment and local culture, while helping to generate income, employment and conservation.

- 6.61** The establishment of the Learning Zone at 'The Works' bringing together Coleg Gwent and all school sixth forms in a state of the art teaching and learning facility provides the opportunity to improve educational attainment and vocational skills at every level from basic skills right up to higher education (subject to ministerial decision and Judicial Review).
- 6.62** The regeneration of Blaenau Gwent is already providing job opportunities in construction and in hard and soft landscaping. There is an unprecedented programme of development incorporating 'The Works,' Ebbw Vale Northern Corridor, the town centre developments in Abertillery, Brynmawr, Ebbw Vale, and Tredegar, schools refurbishment, Welsh Housing Quality Standard / Stock Transfer and public and private housing programmes. Planning Obligations will be used to secure local employment in the growing construction sector.

Relevant Objectives, Development Management Policies, Allocations and Background Paper
<ul style="list-style-type: none"><li>• <b>Objectives:</b> 7, 8, 9 and 10</li><li>• <b>Development Management Policies:</b> DM1, DM2, DM3, DM4 and DM11</li><li>• <b>Allocations:</b> MU1, MU2, EMP1, EMP2, ED1 and TM1</li><li>• <b>Background Paper:</b> Employment and Community Facilities</li></ul>

### CREATE SAFE, HEALTHY, AND VIBRANT COMMUNITIES AND PROTECT AND ENHANCE THE UNIQUE NATURAL AND BUILT ENVIRONMENT

#### SP9 Active and Healthy Communities

To create active and healthy communities the Council will:

- Promote the Valleys Regional Park and leisure activities;**
- Protect and improve existing open space, sport and leisure facilities; and**
- Protect and enhance accessibility to natural greenspaces for all members of the community.**

- 6.63** The countryside makes up much of the land area of Blaenau Gwent and is a positive asset that can strengthen regeneration strategies and maximise tourism opportunities. The countryside can provide an enhanced quality of life and provide

## 6.0 STRATEGIC POLICIES

benefits to people's health and well-being. This Policy seeks to develop opportunities for Blaenau Gwent to contribute to the Valleys Regional Park which is a network of countryside recreation areas linked by strategic footpaths and cycleways and represents a key opportunity to attract tourists and investment. Activity tourism, for example, mountain biking and walking will be encouraged in such areas. Development proposals that would contribute to the delivery of the Valleys Regional Park, including leisure and tourism development at Parc Bryn Bach, will be considered favourably. As it is important that proposals do not have an unacceptable impact on existing areas of environmental importance any proposals should conform to policies DM15, DM16 and DM17.

- 6.64** At present 65% of the population in Blaenau Gwent live within 400m of their nearest green space but the Plan aims to increase this to 80%. This will be achieved by creating new open space, enhancing access to existing natural green space, managing existing green space for biodiversity, and removing barriers that prevent current access to natural green space.
- 6.65** Access to public open space, natural greenspace and recreational facilities is important in promoting public health and wellbeing and enhancing quality of life for both residents and visitors. The Council will therefore seek to protect these land uses to avoid their loss as they represent an important part of the Council's strategy to improve the public health of the resident population.

Relevant Objectives, Development Management Policies, Allocations and Background Papers
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| <ul style="list-style-type: none"><li>• <b>Objectives:</b> 7 and 11</li><li>• <b>Development Management Policies:</b> DM4, DM12, DM13, DM14, DM15, DM16 and DM17</li><li>• <b>Allocations:</b> MU1, MU2, CF1, TM1 and L1</li><li>• <b>Background Papers:</b> Leisure, Environment and Tourism</li></ul> |
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### SP10 Protection and Enhancement of the Natural Environment

Blaenau Gwent's unique, natural environment and designated landscape will be protected, preserved and, where appropriate, enhanced. This will be achieved through:

- Protecting national, European and international nature conservation sites in line with national planning policy;**
- Protecting those attributes and features which make a significant contribution to the character, quality and amenity of the landscape;**
- Giving appropriate consideration to European and nationally designated and other important species and habitats identified as priorities for nature conservation, in line with national planning policy;**

## 6.0 STRATEGIC POLICIES

- d. Maintaining and enhancing the Green Infrastructure including creating a network of local wildlife sites and wildlife corridors, links and stepping stones;**
- e. Ensuring that development retains, protects and enhances features of ecological or geological interest, and provides for the appropriate management of these features; and**
- f. Ensuring development seeks to produce a net gain in biodiversity by designing in wildlife, and ensuring any unavoidable impacts are appropriately mitigated for.**

**6.66** The local natural environment has seen considerable changes over the past 30 years. As the pressures put upon it by heavy industry have subsided, the visual and wildlife qualities that are unique to the area have significantly increased. The Strategy aims to protect and enhance the local landscape, biodiversity and geodiversity. This will be achieved through the identification, protection and enhancement of international, European, national and locally important sites as well as habitats and species across the Borough.

**6.67** This Policy aims to protect key recreational and green assets (Green Infrastructure) including ecological networks and landscape features that are important for biodiversity. It is important to maintain and enhance ecological networks of natural and semi-natural habitats that have a high degree of connectivity. One way of achieving this will be through the designation of important ecological networks that have been identified as part of the process of designating SINC's and Local Nature Reserves. The identifying, protecting and linking of ecological corridors will assist in enabling wildlife to cope with climate change. Policy DM16 provides further information in support of this Policy.

**6.68** The natural environment is diverse and widespread including specific biodiversity protection for areas and habitats and species including national and local designations. It is important that these are protected from inappropriate development but, where the need for the development outweighs the nature conservation importance of the site and it can be demonstrated that the development cannot reasonably be located elsewhere, mitigation and/ or compensation will be required to ensure that there is no net loss of biodiversity. Mitigation will be necessary to offset any negative effects and where this is not possible, compensatory provision equivalent to that lost as a result of the development will be necessary. Mitigation may mean on-site or off-site mitigation and will be delivered through S106 agreements and planning conditions. However, development will be encouraged to result in a net improvement in terms of biodiversity by taking account of it as part of any development.



### Relevant Objectives, Development Management Policies, Allocations and Background Paper

- **Objectives:** 12 and 13
- **Development Management Policies:** DM15, DM16 and DM17
- **Allocations:** ENV1, ENV2 and ENV3
- **Background Paper:** Environment

### SP11 Protection and Enhancement of the Built Environment

**Blaenau Gwent's distinctive built environment will be protected, preserved and, where appropriate, enhanced. This will be achieved through:**

- a. Safeguarding nationally designated sites from inappropriate development in line with national planning policy and guidance and also protecting locally designated buildings of significant importance and conservation areas;**
- b. Enhancing sites of historic or archaeological value; and**
- c. The promotion of heritage tourism.**

**6.69** Blaenau Gwent boasts ancient monuments, historical buildings and landscapes that reflect its unique archaeology and social history. The area has 13 scheduled ancient monuments, 53 listed buildings, 2 conservation areas, 2 registered historic landscapes (which fall partially within its boundary) and 1 registered historic park and garden. Also, there are a number of buildings, which are of local importance, but are not protected by National Policies, and a list of such buildings will be compiled during the Plan period and they will be afforded protection under this Policy.

**6.70** A second conservation area has been designated in Tredegar, which provides the opportunity to encourage and promote the conservation of the architectural heritage of the designated area. The LDP considers the historic built environment as a valuable resource that should primarily be protected for its own sake in line with national planning policy but can be harnessed in a sustainable manner, for example, through promoting heritage tourism, for the purposes of regeneration. The Tourism Strategy intends to develop heritage sites as tourism attractions by developing tourism trails to heritage locations, providing on site interpretation and improving the marketing of the sites. Nantyglo Roundhouse Towers, the General Office building at Ebbw Vale and Bedwellty House and Park are three major projects, which could increase the visitor numbers to the area. The built heritage provides an important cultural and historical identity that if protected and enhanced could provide tourism opportunities. The LDP will ensure that sites are preserved and enhanced and that a framework is put in place to promote tourism opportunities.

## 6.0 STRATEGIC POLICIES

### Relevant Objectives, Development Management Policies, Allocations and Background Paper

- **Objectives:** 14
- **Development Management Policies:** DM18
- **Allocations:** TM1
- **Background Paper:** Environment

### SECURE AN ADEQUATE SUPPLY OF MINERALS AND REDUCE WASTE

#### SP12 Securing an Adequate Supply of Minerals

Blaenau Gwent will contribute to local, regional and national aggregate supplies by:

- Maintaining a 10-year land bank of permitted aggregate reserves in line with national planning policy and addressing the 3Mt apportionment identified in the Regional Technical Statement;**
- Safeguarding existing mineral reserves and potential resources from development that would preclude their future extraction or encouraging the pre-working of mineral resources, where appropriate;**
- Ensuring that future mineral working accords with national planning policy in terms of protecting areas of importance of natural and built heritage and limiting the environmental impact of mineral extraction;**
- Ensuring that high standards of restoration and aftercare measures are incorporated at sites;**
- Ensuring that impacts upon residential areas from mineral and coal operations are limited to an acceptable proven safe limit through identification of buffer zones and areas where coal working will not be acceptable; and**
- Promoting the efficient use of minerals and use of alternatives to naturally occurring minerals including the re-use of secondary aggregates.**

**6.71** An adequate and steady supply of minerals is essential to the national, regional and local economy. Minerals provide the essential raw materials for construction, roads, energy and our household and commercial needs. However, the extraction of mineral resources can have major impacts upon the environment and landscape.

**6.72** National planning policy (MPPW, MTAN1) requires Local Planning Authorities to provide a landbank of 10 years throughout the Plan period subject to environmental capacity not being exceeded. Existing permitted reserves of hard rock minerals in

## 6.0 STRATEGIC POLICIES

Blaenau Gwent stood at 3.006 million tonnes at 2009 corresponding to approximately 15.6 years at current extraction rates (2008). This means that there will only be a 3.6-year landbank at the end of the Plan period.

- 6.73** In order to address sustainability concerns the Regional Technical Statement (RTS) on Aggregates identifies a new apportionment method which is based on the proximity principle and a focus on areas which have greater environmental capacity. As a result of this work Blaenau Gwent is being required to provide 3 million tonnes of new capacity. A recent planning permission for the deepening of Trefil quarry provides 2.24 million tonnes of this requirement leaving a shortfall of 0.76 million tonnes. The Council will need to grant planning permission for either the re-working of a reclaimed tip, an extension to an existing quarry or a new quarry before 2021.
- 6.74** The strategy aims to balance the need for the safeguarding of nationally important mineral resources and ensuring their appropriate extraction against the potential impact of such development on residential occupiers, the landscape, and on sites of nature conservation interests. In accordance with national planning policy the proposals map identifies areas where coal working will not be acceptable, that is 500m from the urban boundary and within International and National designations of environmental and cultural importance.
- 6.75** The strategy is also about promoting the increased use of alternatives to naturally occurring minerals. The re-use or recycling of construction and demolition material and industrial wastes serves not only to reduce the amount of waste produced but also conserves scarce resources and minimises environmental damage.

Relevant Objectives, Development Management Policies, Allocations and Background Paper
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| <ul style="list-style-type: none"><li>• <b>Objectives:</b> 15</li><li>• <b>Development Management Policies:</b> DM4, DM19 and DM20</li><li>• <b>Allocations:</b> M1, M2, M3 and M4</li><li>• <b>Background Paper:</b> Minerals</li></ul> |
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### SP13 Delivering Sustainable Waste Management

To help deliver sustainable waste management across Blaenau Gwent the Council will ensure that:

1. Sufficient land is identified to enable an integrated network of waste management facilities to be developed across the County Borough through:
  - a. Allocating land to meet the South East Wales Regional Waste Plan requirement of 0.4- 4 hectares (Policy W1);
  - b. Encouraging the provision of in-building treatment facilities on Primary and Secondary Employment Sites (Policy DM11); and
  - c. Allocating land to meet local needs.

## 6.0 STRATEGIC POLICIES

- 3. Support is provided for treatment facilities, measures and strategies that represent the best practicable environmental option, having regard to the waste hierarchy and the proximity principle (Policy DM21);**
- 4. Provision is made for sustainable waste management storage and collection arrangements in all appropriate developments; and**
- 5. Waste minimisation is encouraged during construction.**

- 6.76** Blaenau Gwent produces around 35,000 tonnes of municipal waste each year, varying from harmless inert materials to chemical by-products and residues. It is important for the Council to manage the land use implications of this waste in an environmentally acceptable and sustainable way. Currently the main method of waste disposal is through landfill. However, the Council is moving towards more sustainable waste management practices in line with European and National Guidance. This involves increasing the amount of municipal waste recycled or composted and reducing the amount of biodegradable waste sent to landfill. As a result, additional treatment facilities are likely to be required to achieve these aims.
- 6.77** In line with the National Waste Strategy and the Regional Waste Plan (RWP), the Council will seek to promote the reduction, re-use and recycling of materials in order to reduce land take-up for waste facilities. The RWP estimates that the total land required in Blaenau Gwent for waste facilities by 2013 ranges between 0.4 and 4 hectares depending on the type of waste management /resource recover facility involved. The Plan allocates nearly 6 hectares of land for waste facilities which is above that required in the RWP.
- 6.78** Primary and Secondary employment sites identified through Policy DM11, EMP1 and EMP2 are also considered appropriate locations for new waste facilities. Advances in technology and the introduction of new legislation, policies and practices mean that many modern waste management / resource recovery facilities (on the outside) look no different to any other industrial building and (on the inside) contain industrial de-manufacturing processes or energy generation activities that are no different to many other modern industrial processes in terms of operation and impact. The identification of these sites as suitable in principle for waste management facilities, represents a more than adequate network and demonstrates a genuine choice of suitable sites exist.
- 6.79** The Plan also identifies sites to meet local waste treatment requirements.
- 6.80** Appropriate new development should include provision for the storage, recycling and management of waste. This will encourage waste reduction, recycling, composting and separation at source, in order to contribute towards meeting European and national waste management targets and divert waste from landfill.
- 6.81** Minimising or re-using waste generated through site development (including demolition waste) will reduce the amount of waste that has to be managed and

## 6.0 STRATEGIC POLICIES

ultimately disposed of. This in turn will contribute to a reduction in greenhouse gas emissions and the amount of primary construction materials extracted, processed and transported.

Relevant Objectives, Development Management Policies, Allocations and Background Paper
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| <ul style="list-style-type: none"><li>• <b>Objectives:</b> 16</li><li>• <b>Development Management Policies:</b> DM1, DM2, DM3, DM4 and DM21</li><li>• <b>Allocations:</b> W1</li><li>• <b>Background Paper:</b> Waste</li></ul> |
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## 6.0 STRATEGIC POLICIES



### 7.0 DEVELOPMENT MANAGEMENT POLICIES

- 7.1** This Chapter sets out detailed Development Management Policies, which will be used to ensure that future developments deliver the Vision, Objectives and Strategy set out in the previous Chapters. **These Development Management Policies are more restrictive than the more promotional Strategy Policies and will be used alongside national planning policies as the basis for determining planning applications.**
- 7.2** The policies are structured around the Strategy themes and, as far as possible do not reiterate national planning policy. Therefore, it is important that **full account is taken of Planning Policy Wales (PPW), Minerals Planning Policy Wales (MPPW), Circular Letters, supplementary Technical Advice Notes (TANs) issued on individual topics/issues and Mineral Technical Advice Notes (MTANs).** Each Policy is highlighted and is followed by a justification of the approach. Further information on the justification for the policy requirements are contained in the Background Papers that support the LDP.
- 7.3** **The Local Development Plan must be read as a whole. All policies are interrelated and must be read together to understand their combined effect upon a planning proposal.**

### ENSURING DEVELOPMENT CREATES A NETWORK OF SUSTAINABLE VIBRANT VALLEY COMMUNITIES

#### Design

##### DM1 New Development

Development proposals will be permitted provided: -

- 1. Sustainable Design**
  - a. Energy efficient design is achieved;**
  - b. The proposal makes efficient and effective use of resources by employing sustainable building techniques, incorporating energy and water conservation measures, and wherever possible, the use of renewable energy;**
  - c. Construction waste and pollution is minimised;**
  - d. Recycled or sustainable products and resources are used in construction, where practicable; and**
  - e. The proposal reduces surface water run off through minimising an increase in impermeable surfaces and using Sustainable Drainage systems, where appropriate.**
- 2. Amenity**
  - a. The development would be compatible with other uses in the locality;**

## 7.0 DEVELOPMENT MANAGEMENT POLICIES

- b. There would be no unacceptable impact upon the amenities of neighbouring occupiers;
- c. In the case of residential development including extensions and sub-division of dwellings, dwellings must be of appropriate size to provide satisfactory levels of amenity;
- d. There would be no unacceptable risk of harm to health and/or local amenity from unacceptably high levels of noise, vibration, odour or light pollution;
- e. The land is made stable and capable of supporting the development without risk of damage to buildings on the site or adjoining land; and
- f. Practicable and effective measures are taken to treat, contain or control any contamination.

### 3. Accessibility

- a. The proposal has regard for the safe, effective and efficient use of the transportation network;
- b. The proposal ensures that new access roads within developments are designed to an appropriate standard that prioritises the interests of pedestrians, cyclists and public transport before that of the private car;
- c. The proposal secures appropriate provision for people with special access and mobility requirements;
- d. Parking, appropriate servicing and operational space has been provided in accordance with the Council's Supplementary Planning Guidance on Access, Car Parking and Design; and
- e. Where a Transport Assessment and Travel Plan is required by national planning policy, they must demonstrate that there will be no adverse impact on trip generation and travel demand.

**7.4** Part 1 of this Policy ensures that all development is sustainable. The Planning and Energy Act 2008 and Planning Policy Wales sets standards to move towards more sustainable and zero carbon buildings in Wales.

**7.5** High quality sustainable design is vital if Blaenau Gwent is to contribute to tackling climate change. The Council will require new development to be built in accordance with sustainability standards set by WAG and the Code for Sustainable Homes and BREAM requirements. This will ensure that requirements 1a - e of this Policy are met and these standards are raised through the Plan period.

**7.6** Part 2 of this Policy is intended to control two issues – the potential adverse impacts which could arise from a development itself and conversely, the adverse effects which could occur as a result of the inappropriate location of new development close to existing or planned sources of pollution or other amenity impacts. The effects are predominantly, though not entirely related to residential uses. Consequently, the criteria will apply to all forms of development.

## 7.0 DEVELOPMENT MANAGEMENT POLICIES

- 7.7** Within Blaenau Gwent there are many disused buildings that may be suitable for conversion into residential properties. However, to safeguard against the creation of sub-standard units it is proposed that the properties must be of a suitable size and design and provide adequate amenity space to meet the needs of future occupants, in accordance with the Development Quality Requirements – Design Standards and Guidance (WAG, 2005) and Blaenau Gwent's Housing in Multiple Occupation Policy.
- 7.8** Potential sources of disturbance such as noise, vibration, odour or light can potentially have a significant effect on the quality of life of those living or working close by or on protected species. Where a proposed development may adversely affect local amenity or protected species the applicant may be required to include both an assessment of the likely impact and proposed remedial or mitigatory measures to minimise the impact. In order to minimise light pollution and increase energy efficiency, the Council will need to be satisfied that any external lighting scheme is the minimum required for security and working purposes and that it minimises potential pollution from glow and spillage.
- 7.9** Much of the Blaenau Gwent area was subject to past underground mining activities. The Local Planning Authority will be guided by advice from the Coal Authority and the Council's own technical staff whether development is acceptable and whether conditions requiring ground stability precautions should be attached to permissions. In other instances development may affect landslip areas. In such instances applications will need to be supported by a geotechnical investigation and stability report to identify any remedial measures to deal with any instability. This investigation may show that the development proposed is not possible on safety or economic grounds. In many cases, geotechnical investigations will be required prior to an application being determined.
- 7.10** The disturbance of contaminated land can have risks to public health and the environment. Where development is proposed on sites known, or suspected to be contaminated, or where the site is in the vicinity of a former landfill site, the developer will be required to carry out a risk assessment. This must establish any possible pollutant pathways and identify all necessary mitigation measures, if any, to reduce the risks and allow development to proceed.
- 7.11** The final part of this Policy ensures that all development is accessible. Development can potentially adversely affect the safe and efficient operation and use of the transport network and services. Such impacts may arise from the level of traffic generated on the highway network and the potential effects upon, for example, the reliability of bus services or safety of cyclists and pedestrians. This Policy indicates the Council's intention to refuse applications for development that may hinder the safe and efficient operation and use of the transport network.
- 7.12** The establishment of a road hierarchy facilitates the efficient use of the highways network by ensuring that traffic is channelled onto the most appropriate routes in order to maintain appropriate environmental, amenity and safety conditions. The roads identified at each level of the hierarchy are set out in Appendix 6.

## 7.0 DEVELOPMENT MANAGEMENT POLICIES

- 7.13** All new development should be highly accessible and this should be evidenced in the accompanying Design and Access statement submitted to support planning applications. The Assembly Government supports a transport hierarchy in relation to new development that establishes priorities that, wherever possible, they are accessible in the first instance by walking and cycling, then by public transport and then finally by private motor vehicles. Walking and cycling have an important role to play in the management of movement across the County Borough, particularly reducing the number of short journeys taken by the car. Developers will be required to ensure that new developments encourage walking and cycling by giving careful consideration to location, design, access arrangements, travel 'desire lines' through a development, and integration with existing and potential off-site links.
- 7.14** Blaenau Gwent has plans for an extensive community network (shared cycle/walking routes). Whilst the proposed routes are identified on the proposals maps the full extent of the network is identified in Appendix 7. It is important that new developments are linked to this network.
- 7.15** In determining applications the Council will be able to ensure that developments take into account the needs of people with special access requirements such as children, young people, the elderly and people with restricted mobility.
- 7.16** The provision of car parking is a major influence on the choice of means of transport and the pattern of development. The Council will seek to restrict developments that generate a high level of trips (e.g. offices, shops and leisure uses) to locations well served by public transport. Moreover, provision for parking will be reduced in line with improvements in public transport accessibility. Further guidance is contained in the Access, Car Parking and Design Supplementary Planning Guidance.
- 7.17** Technical Advice Note (TAN) 18 provides guidance relating to when and where a Transport Assessment is required. Developers are encouraged to submit Transport Assessments to accompany planning applications for major developments, along with sufficient information necessary to assess the suitability of an application in terms of travel demand and impact. A Transport Assessment represents a comprehensive and consistent review of all the potential impacts of a proposed development or redevelopment, with an agreed plan to reduce any adverse consequences.

### Relevant Objectives, Strategic Policies and Allocations

- **Objectives:** 4, 5 and 6
- **Strategic Policies:** SP1, SP2, SP4, SP6 and SP7
- **Allocations:** MU1, MU2, MU3, AA1, R1, H1, HC1, T1, T2, T3, T4, T5, T6, EMP1, ED1, CF1, TM1, ENV2, ENV3 and ENV4

### DM2 Design and Placemaking

Development proposals will be permitted provided: -

- a. They are appropriate to the local context in terms of type, form, scale, mix, and density;
- b. They are of good design which reinforces local character and distinctiveness of the area;
- c. The development has regard to 'Secured by Design' principles;
- d. In the case of extensions to buildings, they reflect, complement or enhance the form, siting, materials, architectural details and character of the original building, its curtilage and the wider area;
- e. In the case of proposals for new and replacement shopfronts, roller shutters and signage, they make a positive contribution to the street scene and conform to the Council's Supplementary Planning Guidance on Shopfront Design;
- f. In the case of the public realm and key locations such as town centres, major routes and junctions, the character and quality of the built form is to a high standard of design and, where appropriate, includes public art; and
- g. Landscaping and planting, where appropriate, is integral to the scheme and enhances the site and the wider context.

**7.18** All new developments must enhance and respect their surroundings and contribute towards the local identity. Developments must be of an appropriate type, form, scale, mix, and density for their location as the Council is committed to raising the standard of design on all new development.

**7.19** Much can be done to reduce opportunities for crime through management, design or changes to the environment. The design and layout of new development can make crime more difficult to commit and/or increase the risk of detection for potential offenders. Developers are therefore encouraged to take account of the principles of 'secured by design' which are available at [www.securedbydesign.com](http://www.securedbydesign.com).

**7.20** The Council acknowledges the desire of residents to stay within existing accommodation by adapting and upgrading their dwellings as their lifestyle and personal needs change. However, the changes must be balanced against the manner in which works to existing properties both individually and collectively, have an effect on the character of an area. It is important that such extensions are well designed, in relation to the main building and to the general street scene. Extensions should be subservient to the original building and, where possible,

## 7.0 DEVELOPMENT MANAGEMENT POLICIES

significant alterations and extensions should be confined to the rear and side elevations. Detailed guidance in respect of householder applications is contained in Supplementary Planning Guidance on Householder Development in Blaenau Gwent.

**7.21** The success of Blaenau Gwent's commercial centres is crucial to the delivery of the objectives of the LDP. Shopfronts and commercial frontages are an essential element of the commercial activity of Blaenau Gwent's Principal, District and Local Town Centres. If the visual quality of the area's shopping streets is to be enhanced, well-designed shopfronts built with good quality materials are essential. The design, proportion and scale of the shopfront must relate to both the building of which it is part, and to adjoining buildings. Detailed guidance is provided in the Council's Supplementary Planning Guidance on Shopfronts and Advertisements.

**7.22** Whilst all design should be of good quality it is imperative that buildings in key locations should provide a good impression of the area as this will raise the image of the area. This adds, not only to the quality of life for local residents, but also enhances the ability to attract potential investors and visitors to the area. Blaenau Gwent has a strong cultural heritage and the Council will ensure that new developments continue to add to the cultural fabric of the area. In considering proposals for public art as part of development schemes, the Council will seek artist commissions that add cultural value to the architecture, landscape design and sense of place.

**7.23** The landscape and the natural environment are amongst the most important local resources and both need to be protected and enhanced. This does not mean that there should be no change but there is a requirement for high, quality design solutions that complement or contribute to landscape character. The key is to incorporate areas of established importance and ensure these are protected and enhanced, for example through their management and the incorporation of new features such as native trees and plants.

### Relevant Objectives, Strategic Policies and Allocations

- **Objectives:** 5 and 6
- **Strategic Policies:** SP1, SP2, SP3, SP4 and SP7
- **Allocations:** MU1, MU2, MU3, AA1, R1, T5, T6, EMP1, ED1, CF1, TM1, ENV2 and ENV4



## 7.0 DEVELOPMENT MANAGEMENT POLICIES

### DM3 Air and Water Pollution

Development proposals will be permitted where:

- a. **They do not have an adverse impact upon the water environment or pose an unacceptable risk to the quality of controlled waters (including groundwater and surface water); and**
- b. **They do not result in airborne emissions which have an unacceptable effect on the health, amenity or natural environment of the surrounding area, taking into account cumulative effects of other proposed or existing sources of air pollution in the vicinity.**

- 7.24 The EU Water Framework Directive (2000/60/EC) establishes a strategic approach to water management and a common means of protecting and setting environmental objectives for all ground waters and surface waters. It aims to protect and restore clean water and ensure its long-term sustainable use. National planning policy emphasises that planning controls should be used to ensure incompatible uses of land are separated, in order to avoid potential conflict between different types of development. At present the County Borough's rivers and groundwater are failing to reach the 'Good Status' required by the Water Framework Directive due to sewer overflows and pollution from industrial estates and old mines. The Council is proactively working to help clean, protect and preserve Blaenau Gwent's rivers through a number of environmental projects.
- 7.25 Development will only be allowed where adequate provision is made for the necessary infrastructure to protect water quality and quantity. Consideration will be given to the quality and quantity of the water resource and how this impacts upon the wider environment in terms of preventing further deterioration of aquatic ecosystems associated habitats, fisheries, promoting the sustainable use of water and controlling water abstractions. Planning permission may be granted subject to conditions to secure the necessary measures, or developers may be required to enter into Planning Obligations. Applications that cannot provide adequate protection of watercourses, ground and surface water will be refused.
- 7.26 Air quality within Blaenau Gwent is influenced by the emission of pollutants from various sources within the County Borough and also by transboundary pollution emitted to air from sources within other Local Authority Areas. The UK's National Air Quality Strategy is aimed at improving and protecting ambient air quality in the UK and ensuring the protection of public health as a result of exposure to air pollution. The Strategy sets out objectives for a number of key pollutants and the Local Authority are required to periodically review the air quality within the County Borough against the objectives at locations where the public are regularly present and might be exposed to air pollution.
- 7.27 The Local Authority's ongoing review and assessment of the air quality within the County Borough has concluded that, based on the information available at present,

## 7.0 DEVELOPMENT MANAGEMENT POLICIES

it is unlikely that any of the air quality objectives that the Council are required to have regard to, are, or are likely to be exceeded in the immediate future. The Council is committed to ensuring the protection of the standard of air quality within the Borough and also, where reasonably possible, the improvement of air quality.

- 7.28** Development likely to result in emissions to air of any of the pollutants identified in the UK's National Air Quality Strategy and/or any other pollutant which may have an adverse impact upon the air quality within the Borough or has the potential to cause harm to human health and/or the environment should therefore provide a full and detailed assessment of the likely impact of these emissions. This should also demonstrate that there has been consideration of the cumulative effects of other proposed or existing sources of air pollution within the vicinity of the proposed development.
- 7.29** Development will not be permitted where it is considered that the resultant emissions to air will have an unacceptable impact on the existing and/or future air quality within the Borough or where there will be an unacceptable adverse impact on public health and/or the environment, taking into account the cumulative effects of other proposed or existing sources of air pollution in the vicinity.

### Relevant Objectives, Strategic Policies and Allocations

- **Objectives:** 5
- **Strategic Policies:** 7
- **Allocations:** MU1, MU2, MU3, AA1, R1, H1, HC1, GT1, T1, T2, T4, T5, T6, EMP1, ED1, CF1, TM1, L1, M4, W1

## Infrastructure Provision

### DM4 Infrastructure Provision

**Proposals for new development will be required to meet the infrastructure needs that it generates, including the improvement or provision of infrastructure, services and community facilities. Where on site provision cannot be achieved, off-site provision or a financial contribution will be required. Arrangements for the provision of infrastructure will be secured by the use of planning conditions attached to a planning permission or planning obligations in legal agreements or via the Community Infrastructure Levy. The Council will seek to ensure that, where appropriate, the impact of new development is mitigated to ensure that it contributes the regeneration of local communities in Blaenau Gwent.**

- 7.30** Many new developments give rise to infrastructure requirements by generating additional demand on existing services, facilities, infrastructure and environmental resources, both on site and across a wider area. In many cases these requirements can be met by the use of conditions attached to planning permissions. Where such requirements cannot be secured through a planning condition, the Local Authority will require the use of planning obligations as a more appropriate mechanism.

## 7.0 DEVELOPMENT MANAGEMENT POLICIES

Planning obligations normally take the form of legal agreements attached to planning permissions that commit the developer to provide the necessary infrastructure, or make financial contributions toward it, thereby rendering the development proposal acceptable in planning terms.

- 7.31** The introduction of the Community Infrastructure Levy Regulations (2010) makes it unlawful for a planning obligation to be taken into account if the obligation does not meet all of the following tests:
- a. Necessary to make the development acceptable in planning terms
  - b. Directly related to the development; and
  - c. Fairly and reasonably related in scale and kind to the development.
- Any planning obligation that is entered into will be guided by these tests.
- 7.32** The Community Infrastructure Levy (CIL) is a new charge which local authorities in England and Wales are empowered, but not required, to levy on most types of new development in their areas. The proceeds of the levy will provide new local and sub-regional infrastructure to support the development of an area in line with local authorities' development plans. Although no formal decision has yet been taken by Blaenau Gwent, it is likely that the CIL will be adopted in the future. At this point the infrastructure covered by CIL will no longer be sought via planning obligations. However, planning obligations will remain in place to secure Affordable Housing and localised site-based requirements.
- 7.33** Planning obligations generally apply to larger scale development where the provision of certain infrastructure required by the development is necessary to allow the development proposal to proceed. Infrastructure covers a range of services/facilities provided by public and private bodies. In certain cases improvements to or the provision of physical infrastructure may be required, such as: site access/egress and highway improvements beyond the site boundary, transport facilities and related infrastructure (footpaths, cycleways), water provision and treatment, sewerage, flood prevention and drainage, waste disposal, power generation and supply, including renewables, ICT and telecommunications. Where the development would place pressure on community facilities and services that are already near or at capacity, improvements to these services may be sought, such as: affordable housing, schools, recreation and sports facilities, open space, transport (including public transport), allotments, healthcare, community buildings, recycling facilities, public realm improvements to town centres, provision of public art for the benefit of the community and sewerage infrastructure. Local labour market agreements will be used to enable local people to secure employment and skills development in the growing construction sector. This is currently in operation at 'The Works' and will look to be extended across the County Borough. Where a development is related to green infrastructure, improvements might be sought for the replacement and/or improvement of features of ecological or geological value and increasing access to green spaces and corridors. This is not an exhaustive list but typical of the type of infrastructure improvements that may be required.
- 7.34** Depending on the nature and scale of the development proposal, the provision of the required infrastructure could take the form of on-site provision, off-site provision or financial contributions to provide the infrastructure in full or in part. Where more

## 7.0 DEVELOPMENT MANAGEMENT POLICIES

than one development is required to contribute towards a particular type of infrastructure, such as a road scheme, financial contributions may be pooled together and held by the Local Authority until such time there are sufficient funds to deliver the infrastructure. It is also not unusual for obligations to be phased over the life of a development to ensure that the required infrastructure is delivered at the appropriate time. Obligations may be sought in relation to the long-term maintenance of facilities, such as sports or play facilities, which could take the form of one-off or phased financial contributions.

- 7.35** The LDP sites that are expected to generate planning obligations are those housing allocations of 10 or more units included in Policy H1, employment allocations included in Policy EMP1, and retail allocations contained in Policy R1. For housing sites an indication of the particular requirements (what, how and when) is given in Chapter 9 – Delivery and Implementation and cross-referenced to Policies DM8 Affordable Housing and DM13 Provision for Open Space, Recreation and Leisure Facilities. With regards to employment and retail applications requirements will be sought, where relevant, for traffic, transport and highway initiatives; biodiversity and geodiversity; skills and labour market; community safety; and public art.
- 7.36** On windfall sites the range of requirements sought in relation to development proposals will be determined on a case by case basis, taking into account the location and nature of the development and the local infrastructure on which it would impact. Individual Council Departments will elaborate on their requirements as part of the planning application process. The level of provision required will be supported by a robust evidence base according to the capacity of existing facilities and the priorities of the relevant Department at any given time and do not therefore form part of the LDP.
- 7.37** In all cases, when a development proposal that would otherwise be refused would be made acceptable by securing the necessary infrastructure improvements via a planning obligation, planning permission will only be granted once the planning obligation has been signed. If such an agreement cannot be achieved the development proposal will be refused.
- 7.38** The Council has prepared Supplementary Planning Guidance on Planning Obligations to support the relevant LDP policies, provide a robust evidence base in support of those policies and elaborate on specific procedural requirements. The SPG should therefore be consulted in respect of all development proposals that are likely to trigger a requirement for the provision of new or improved infrastructure.

### Relevant Objectives, Strategic Policies and Allocations

- **Objectives:** 3, 7, 9 and 10
- **Strategic Policies:** SP1, SP2, SP4, SP8, SP9 SP11 and SP12
- **Allocations:** MU1, MU2, MU3, AA1, R1, H1, HC1, EMP1, TM1, M4 and W1

## 7.0 DEVELOPMENT MANAGEMENT POLICIES

### Renewable Energy

#### **DM5 Low and Zero Carbon Energy**

**Where planning permission is required, development proposals which promote the provision of renewable and low/zero carbon energy such as schemes for energy from onshore wind; landfill gas; energy crops; energy from waste; anaerobic digestion; sewage gas; hydropower; biomass; combined heat and power; and solar will be permitted where it can be demonstrated that there is no unacceptable effect upon the interests of nature conservation, character and appearance of the landscape, visual, biodiversity, cultural heritage, air quality, odour, noise and residential amenity.**

**Development proposals should be designed to minimise resource use during construction, operation and maintenance.**

- 7.39** In September 2009, changes were made to the permitted development rights to make provision for the installation of certain types of microgeneration by householders without the need for planning permission, namely solar photovoltaic and solar thermal panels, ground source heat pumps and flues for biomass heating. There are further proposals to extend the permitted development rights in relation to microgeneration to cover the installation of technologies on non-domestic and domestic premises.
- 7.40** The Blaenau Renewable and Low Carbon Energy Study (2011) identifies that there is potential to generate electricity and heat from renewable and low/ zero carbon technologies. These technologies include: onshore wind; landfill gas; energy crops; energy from waste; anaerobic digestion; sewage gas; hydropower; biomass; and combined heat and power. Although not assessed in the study there may also be potential for solar photovoltaic technology. The need to harness energy from renewable sources will be carefully balanced, with the impact of nature conservation, character and appearance of the landscape, visual, biodiversity, cultural heritage, air quality, odour, noise and residential amenity. The Local Development Plan seeks to ensure that any adverse local effects are identified and mitigated for through the planning process.
- 7.41** In determining proposals for the generation of hydropower, the issue of flooding and the effect of the scheme on fish will be important considerations. With regard to anaerobic digestion, in order to protect residential amenity and habitats, proposals will only be permitted on sites identified for waste through Policy W1 or employment sites that are allocated or identified as a primary or secondary site through Policies DM11, EMP1 and EMP2. Small-scale digesters, for example on farms utilising their own waste, may be exempt from this requirement.
- 7.42** National planning policy categorises wind turbine proposals in terms of their scale i.e. large, medium and small.



## 7.0 DEVELOPMENT MANAGEMENT POLICIES

- 7.43 Technical Advice Note (TAN) 8 identifies areas in Wales which are considered to be the most appropriate locations for large scale wind farm development; these areas are referred to as Strategic Search Areas (SSAs). There are no identified SSAs in Blaenau Gwent.
- 7.44 TAN 8 encourages Local Planning Authorities to define what is meant by small and medium sized wind turbine developments, community based and domestic. For the purpose of this Policy, Supplementary Planning Guidance on Renewable Energy will be produced to consider these concepts in detail.
- 7.45 Further advice on renewable energy related development will also be contained in Supplementary Planning Guidance on Renewable Energy and the Renewable and Low/ Zero Carbon Energy Study.

### Relevant Objectives, Strategic Policies and Allocations

- **Objectives:** 6
- **Strategic Policies:** SP7
- **Allocations:** MU1, MU2, H1, HC1 and EMP1

## Retail

### DM6 Use Class Restrictions in Principal and District Town Centres

Development proposals incorporating a change of use of ground floor premises in Principal and District Town Centres will be subject to the following restrictions:

- Only A1 uses will be permitted within the Primary Retail Area.
- Within the town centres, in order to minimise the impact on vitality and viability no more than 3 Hot Food Takeaways and/ or Public Houses should be located in close proximity. The number of Hot Food Takeaways, at street level, should be equal to or no greater than 7.0% and the number of public houses should be equal to or no greater than 4.0% of the total number of units in the town centre.
- Within the town centres, the change of use of the ground floor units to residential use will not be permitted.

- 7.46 This Policy applies to the Principal Town Centre of Ebbw Vale and the District Town Centres of Brynmawr, Tredegar and Abertillery.
- 7.47 Shopping not only contributes to the vitality, attractiveness and viability of town centres, but provides benefits to the local economy and can complement the leisure and tourism objectives of this Plan. It is therefore vital to protect the retail core of the main town centres and oppose developments which harm or undermine this function.



## 7.0 DEVELOPMENT MANAGEMENT POLICIES

- 7.48** A retail core referred to as a Primary Retail Area in the LDP has been identified for Principal and District Town Centres. The boundaries of the Primary Retail Areas are shown on the Proposals Map and are also shown on plans in Appendix 5.
- 7.49** This Policy restricts Primary Retail Areas to A1 uses. The clustering of A1 uses is considered beneficial for the vitality, viability and attractiveness of the town centres. The mixture of uses within the Town Centres indicate that a high percentage of units within the identified Primary Retail Areas are currently class A1 use (relates to only the ground level of premises). Further information is available in the Retailing Background Paper.
- 7.50** Outside the Primary Retail Area, a diversity of uses are encouraged. Mixed use developments combining retailing with entertainment and leisure uses should be encouraged to promote lively centres as well as reducing the need to travel to visit a range of facilities. Leisure uses can benefit the town centres, and with adequate attention to safeguarding amenities can contribute to a successful evening time economy.
- 7.51** However, the number and concentration of hot food takeaways and public houses should not dominate the town centre and therefore detract from the overall character and function of the centres.
- 7.52** The significant increase in the number of hot food takeaways and public houses within the town centres has led to concern being expressed by local residents, local business and others in the area on the vitality of the shopping areas and residential amenity. This Policy aims to protect the character and function of the town centres through firstly controlling the percentage of hot food takeaways at ground floor level and public houses, and secondly the number of hot food takeaways and public houses located in close proximity within the town centres. The Retailing Background Paper sets out the reasoned justification to these approaches. Detailed guidance on Hot Food Takeaways and Public Houses in Town Centres is contained in the Supplementary Planning Guidance.
- 7.53** Within the town centre boundaries, the change of use of ground floor units to residential will not be permitted although the conversion of first and second floors of premises within the town centres will be permitted and encouraged. The conversion of vacant and redundant first and second storey floorspace in retail areas can provide a useful addition to the residential stock and bring new life to town centres.

Relevant Objectives, Strategic Policies and Allocations
<ul style="list-style-type: none"><li>• Objectives: 1</li><li>• Strategic Policies: SP1, SP2 and SP3</li><li>• Allocations: AA1 and R1</li></ul>

## 7.0 DEVELOPMENT MANAGEMENT POLICIES

### **DM7 Use Class Restrictions in Blaina Local Town Centre**

**Development proposals incorporating a change of use of ground floor premises in Blaina Local Town Centre will be subject to the following restrictions:**

- a. In order to minimise the impact on vitality and viability no more than 3 Hot Food Takeaways and/ or Public Houses should be located in close proximity. The number of Hot Food Takeaways, at street level is equal to or no greater than 7.0% and the number of Public Houses is equal to or no greater than 4.0% of the total number of units.**
- b. In the case of a change of use to residential, the unit must have been vacant for a minimum of 12 months and/or genuine efforts have been made to market the premises.**

- 7.54** Local Town Centres play a vital role, not only as places to shop, but because they provide the opportunity for a wide range of services to be delivered locally in locations that are accessible by a choice of transport in the centre of communities.
- 7.55** Blaina is expected to act as a Local Shopping Centre, principally serving the residents of Nantyglo and Blaina. The emphasis will be on convenience (food) shopping with an element of day-to-day comparison (non-food) shopping. A range of facilities and uses will be encouraged consistent with the scale and function of the Centre, to meet people's day-to-day needs.
- 7.56** The significant increase in the number of hot food takeaways and public houses within Blaina Local Town Centre has led to concern being expressed by local residents, local businesses and others in the area on the vitality of the shopping areas and residential amenity. This Policy aims to protect the character and function of the town centres through firstly controlling the percentage of hot food takeaways at ground floor level and public houses, and secondly the number of hot food takeaways and public houses located in close proximity within the town centres. The Retailing Background Paper sets out the reasoned justification to these approaches. Detailed guidance on Hot Food Takeaway and Public Houses in Town Centres is contained in the Supplementary Planning Guidance.
- 7.57** It is acknowledged that over the life of the Plan, that some retail units within the retail centres will become redundant. Vacant units can have a significant impact on the appearance and amenity of an area and can harm wider regeneration objectives. This Policy will ensure that there is flexibility to consider the appropriate reuse of these units for residential.
- 7.58** Planning applications for the change of use to residential would need to be supported by evidence of a 12 month history of vacancy and/or a lack of response to genuine efforts to market the premises over a significant period.

## 7.0 DEVELOPMENT MANAGEMENT POLICIES

### Relevant Objectives, Strategic Policies and Allocations

- **Objectives:** 1
- **Strategic Policies:** SP1, SP2 and SP3
- **Allocations:** AA1 and R1

### Housing

#### DM8 Affordable Housing

**Where there is evidence of need the Council will seek at least 10% affordable housing on all residential proposals that:**

- Contain 10 or more dwellings; or**
- Exceeds 0.28ha in gross site area, or**
- Exceed the threshold in (a) or (b) above for adjacent sites.**

- 7.59** Affordable housing for the purpose of the land use planning system is housing where there are secure mechanisms in place to ensure that it is accessible to those who cannot afford market housing, both on first occupation and for subsequent occupiers (TAN2, 2006, paragraph 5.1). Affordable housing includes Social Rented Housing, which is provided by local authorities and registered social landlords, and Intermediate Housing, which is housing where prices or rents are above those of social rent but below market housing prices or rents.
- 7.60** The Blaenau Gwent Local Housing Market Assessment (2006) identified a need for 86 additional affordable units in Blaenau Gwent per year over the next five years. This need is made up of 46 social rented units and 40 intermediate units. However, the Council will take a flexible approach to stipulating the type of housing to ensure the development meets the need of the local area (as set out in the Local Housing Market Assessment) and assists in the delivery of mixed and balanced communities.
- 7.61** To ensure the delivery of affordable housing in accordance with the identified need, the Council will seek the provision of 10% affordable housing on sites of 10 residential units and over or sites that exceed 0.28 hectares in size (gross site area). When adjacent sites taken together exceed these thresholds affordable housing will be sought.
- 7.62** The Council's Empty Property Strategy identifies over 200 properties that are long term vacant. These properties can have a significant adverse impact on the character and appearance of a settlement. In order to address this issue and increase the overall provision of affordable homes the Council will, in certain circumstances, seek financial contributions from developers.

## 7.0 DEVELOPMENT MANAGEMENT POLICIES

- 7.63 Further advice on affordable housing requirements is contained in Supplementary Planning Guidance on Planning Obligations.

<b>Relevant Objectives, Strategic Policies and Allocations</b>
<ul style="list-style-type: none"><li>• <b>Objectives:</b> 3</li><li>• <b>Strategic Policies:</b> SP4</li><li>• <b>Allocations:</b> H1 and HC1</li></ul>



### DM9 Rural Exception Sites

Affordable housing development for local needs will be supported as an exception to policy provided the development is acceptable in terms of relevant development management policies and provided that:

- a. Evidence exists in the form of a local housing needs survey that there is a genuine demonstrable local need in the settlement for such accommodation;
- b. There are no allocated sites coming forward within the development boundary which could meet this need;
- c. Satisfactory arrangements can be made to ensure that the dwellings are retained as affordable housing for local needs in perpetuity;
- d. The proposal adjoins and forms a logical extension to the development boundary whilst avoiding ribbon and fragmented patterns of development;
- e. The proposal would not form an intrusive feature in the landscape; and
- f. The siting, layout, scale, design, density and materials of the proposal are sympathetic and appropriate to the size and character of the settlement.

In the interests of creating and maintaining sustainable mixed communities, proposals will only be considered for sites of 10 units or less.

- 7.64 The purpose of the Rural Exception Policy is to release sites for affordable housing where there is a shortage of available sites to meet need. Rural exception sites for affordable housing will only be appropriate where there is a genuine local need for affordable housing within the settlement in question and where the need cannot be met on an alternative site. The Council will require a legal agreement restricting the occupancy of dwellings to local people in need of affordable housing. Further advice on this is contained in Supplementary Planning Guidance on Planning Obligations.

## 7.0 DEVELOPMENT MANAGEMENT POLICIES

- 7.65 Strict criteria have been identified to ensure that unsuitable developments that would detrimentally affect the environment will not be approved.

Relevant Objectives, Strategic Policies and Allocations
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| <ul style="list-style-type: none"><li>• <b>Objectives:</b> 3</li><li>• <b>Strategic Policies:</b> SP4</li><li>• <b>Allocations:</b> H1 and HC1</li></ul> |
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### DM10 Sites for Gypsies and Travellers

New sites will be permitted where:

- a. The site is well related to community facilities and services;
- b. The site is already appropriately screened or capable of being adequately screened and landscaped;
- c. The site is capable of being provided with foul and surface water drainage, including appropriate infrastructure and facilities to manage wastes;
- d. The site can accommodate residential and home-based business uses without detriment to the amenity and character of the area;
- e. The site has well defined boundaries; and
- f. In the case of a transit or touring site, it has good access to the primary highway network.

- 7.66 This Policy provides a framework for assessing proposals for new gypsy and traveller sites in order to meet any unidentified future needs.

Relevant Objectives, Strategic Policies and Allocations
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| <ul style="list-style-type: none"><li>• <b>Objective:</b> 3</li><li>• <b>Strategic Policy:</b> SP4</li><li>• <b>Allocation:</b> GT1</li></ul> |
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## 7.0 DEVELOPMENT MANAGEMENT POLICIES

### ENSURING OPPORTUNITIES FOR SUSTAINABLE ECONOMIC GROWTH AND THE PROMOTION OF LEARNING AND SKILLS

#### Employment

##### **DM11 Use Class Restrictions – Employment**

**In accordance with Policies EMP1 and EMP2, development proposals on major industrial areas will be subject to the following restrictions:**

- 1. On sites allocated as Strategic Sites, development will only be permitted if it is:**
  - a. Within use class B1 and B2.**
  - b. To provide an ancillary facility or service to the proposed employment use.**
- 2. On sites allocated or identified as Business Parks, development will only be permitted if it is:**
  - a. Within use class B1.**
  - b. To provide an ancillary facility or service to the proposed employment use.**
- 3. On sites allocated or identified as Primary Sites, development will only be permitted if it is:**
  - a. Within use classes B1, B2, B8.**
  - b. An appropriate Sui Generis use.**
  - c. To provide an ancillary facility or service to the existing and proposed employment use.**
- 4. On sites allocated or identified as Secondary Sites, development will only be permitted if it is:**
  - a. Within use classes B1, B2 or B8.**
  - b. An appropriate Sui Generis use.**
  - c. To provide an ancillary facility or service to the existing and proposed employment use.**
  - d. An acceptable commercial service.**

**7.67** The purpose of this Policy is to adopt a flexible approach to employment to best serve to fulfil the land requirements in terms of B1, B2 and B8 uses as well as facilitate continued economic growth within Blaenau Gwent in a diverse and sustainable fashion. The Policy also seeks to protect existing employment land and premises which are increasingly under pressure to be developed for non-employment uses.

**7.68** The majority of industrial estates in Blaenau Gwent comprise businesses that are categorised within Use Classes B1, B2 and B8 of the Town and Country Planning Use Classes Order 1987 (as amended), however there are also examples of Sui Generis use on a number of employment areas. Examples of appropriate Sui



## 7.0 DEVELOPMENT MANAGEMENT POLICIES

Generis uses would include a builder's merchant, vehicle depots and taxi control offices.

- 7.69** Every industrial site that is allocated or identified as a primary or secondary site is considered suitable, in principle for the location of waste management facilities. Development proposals for waste management facilities on allocated or identified primary and secondary sites must be considered against other provisions of the Plan and national policy guidance, in particular TAN 15. This commitment is also referred to in Policy SP13, and both policies fulfil the requirements of the National Waste Strategy and Regional Waste Strategy.
- 7.70** Ancillary uses which fall outside the B-class uses, which support the wider function of employment sites and do not affect the integrity of these sites, may be permitted on sites allocated or identified as Strategic Sites, Business Parks, Primary and Secondary sites. Examples include cafes and crèches.
- 7.71** Examples of commercial services which might be considered acceptable on a site allocated or identified as a secondary site would include indoor health and fitness, training facilities, day nurseries, vehicle repair and maintenance businesses and other uses that are not considered appropriate in a town centre location.

### Relevant Objectives, Strategic Policies and Allocations

- **Objectives:** 7, 8 and 9
- **Strategic Policies:** SP8
- **Allocations:** MU1, MU2, EMP1 and EMP2

### Community and Leisure Facilities

#### DM12 Protection of Community and Leisure Facilities

**Proposals that would result in the loss of a community and/or leisure facility will not be permitted unless:**

- A comparable replacement facility is provided by the developer either on site or in an accessible location which is served by public transport or by foot or cycling; or**
- It can be demonstrated that the facility is surplus to requirements.**

- 7.72** Local leisure and community facilities such as sports centres and community buildings are important to the health, social and economic well being of the settlements within the County Borough (a list of community facilities can be found in the Community Facilities Background Paper). In addition, these facilities often provide the key elements to achieving more sustainable settlements by providing facilities within easy reach of people by foot or bicycle. Consequently this Policy seeks to retain such facilities. This Policy applies to all proposals that may lead to the loss of a facility.

## 7.0 DEVELOPMENT MANAGEMENT POLICIES

- 7.73 With regard to criterion b of this Policy, planning applications will need to be supported by appropriate evidence in order to demonstrate that the facility is surplus to requirements.

### Relevant Objectives, Strategic Policies and Allocations

- **Objectives:** 11
- **Strategic Policies:** SP9
- **Allocations:** ED1, CF1, TM1 and L1

## ENSURING THE CREATION OF SAFE, HEALTHY VIBRANT COMMUNITIES AND PROTECTION AND ENHANCEMENT OF THE UNIQUE NATURAL ENVIRONMENT

### Leisure

#### DM13 Provision for Open Space, Recreation and Leisure Facilities

**Where there is quantitative or qualitative deficiency in open space, recreation and leisure facilities, provision will be sought in conjunction with all new residential developments of 10 or more units, based on a minimum of 2.4 hectares of recreational open space per 1000 projected population.**

- 7.74 This Policy is aimed at securing the provision of recreational open space and other appropriate recreation and leisure facilities in conjunction with all new residential developments of 10 or more units where the development would result in a level of demand that exceeds local capacity. This Policy will help enhance the existing network of green spaces and provide increased opportunities for healthy recreation and leisure activities. A recent assessment of open space provision highlights a deficiency of outdoor sports and play space across Blaenau Gwent. Further information is available in the Leisure Background Paper.
- 7.75 Obtaining recreational open space and appropriate leisure facilities through the development process is provided for in national planning policy. It explains that Local Planning Authorities may be justified in seeking Planning Obligations to contribute to the maintenance of safe and attractive facilities and open space, and to meet the needs of new communities.
- 7.76 The Council has adopted the Fields in Trust standards and the appropriate amount of recreational open space is assessed against the standard of 2.4 hectares per 1,000 population, which is the standard endorsed by Fields in Trust.
- 7.77 As a general rule, provision of a satisfactory level and standard of open space will be sought on all new residential developments. For those developments of **10 or more dwellings** the amount of on-site open space provision is calculated from the projected population of the development and the application of the minimum standard of 2.4 hectares of recreational open space per 1,000 population.

## 7.0 DEVELOPMENT MANAGEMENT POLICIES

- 7.78** The exact requirements for each site will need to be agreed with the Council as local circumstances may require amendment to these standards, for example, the location and quality of existing provision. The Leisure Background Paper identifies the wards where there is a shortfall in provision and Chapter 9 – Delivery and Implementation gives an indication of the facilities that may be sought on allocated housing sites.
- 7.79** Whilst it is preferable to provide open space facilities on-site, where this is not practicable the Council will expect the developer to provide a financial contribution for the provision of open space off-site that is appropriately located in relation to the development, or a contribution towards the upgrading of existing nearby open spaces. Similarly, contributions for the future maintenance of any open space provision will also be required to meet the needs arising from the development.

### Relevant Objectives, Strategic Policies and Allocations

- **Objectives:** 7 and 11
- **Strategic Policies:** SP9
- **Allocations:** MU1, MU2, MU3, H1, HC1 and GT1

### DM14 Protection of Open Space

**Development proposals which affect existing Open Space will only be permitted where it can be demonstrated that: -**

- a. There is a surplus of such facilities in the locality, or;**
- b. The loss can be replaced with an equivalent or greater provision in the immediate locality; or**
- c. The development enhances an existing facility.**

- 7.80** Open Space includes all land that is available for use by the public for informal and formal recreational and leisure use. Open Space provision in Blaenau Gwent includes a range of urban and country parks, common land, community sport and recreation grounds and facilities and children's play areas. It is recognised that all these spaces play a key role, given the largely urban population, (having the 4<sup>th</sup> highest population density in Wales) offering the opportunity to improve the health and well being of residents. Open Space in Blaenau Gwent lies both within and outside of the settlement boundaries and as such has the potential to come under significant pressure for development.

### Relevant Objectives, Strategic Policies and Allocations

- **Objective:** 11
- **Strategic Policy:** SP9
- **Allocations:** H1, HC1, TM1

## 7.0 DEVELOPMENT MANAGEMENT POLICIES

### Natural Environment

#### **DM15 Biodiversity Protection and Enhancement**

- 1. Development proposals within 10 km of the Usk Bat Sites SAC that would have an impact on connectivity corridors or cause direct or indirect disturbance to the features must be subject to a project level HRA.**
- 2. Development proposals will only be permitted within, or in close proximity to sites designated as Sites of Importance for Nature Conservation (SINCs), and Local Nature Reserves (LNRs), or that affect ecological corridors and Priority Habitats and Species, where either:**
  - a. It maintains or enhances the ecological or geological importance of the designation, or**
  - b. The need for the development outweighs the nature conservation importance of the site and it can be demonstrated that the development cannot reasonably be located elsewhere and compensatory provision will be made equivalent to that lost as a result of the development.**

**7.81** Development proposals on land which although a considerable distance away (10km), could impact upon the Usk Bat Sites SAC. A key aspect of the lesser horseshoe bat is its mobility, which means that it could potentially travel many kilometres from Usk Bat Sites SAC. Therefore mitigation measures are necessary in respect of potential development in all areas with the exception of the very southern parts of the Borough. Consequently any potential development proposals that would have an impact on connectivity corridors or cause direct or indirect disturbance to the features (such as light, noise etc.) must be subject to a project level HRA.

**7.82** Blaenau Gwent is an area with a rich and diverse natural environment, including specific biodiversity protection for areas and habitats and species including international, national and local designations. International and nationally designated sites will be assessed in accordance with national planning policy. This element of the Policy applies to locally designated sites, for example, the 137 Sites of Importance for Nature Conservation (SINCS) and 6 Local Nature Reserves. It also applies to sites which contain habitats and species identified as priorities in either the UK or Local Biodiversity Action Plan (LBAP) and landscape features which may provide ecological corridors or 'stepping stones' between habitats.

**7.83** The aim of the Policy is to maintain or enhance the biodiversity or geological interest of the respective site including its habitats and species. Whilst it is important to protect the biodiversity and geodiversity of these sites from inappropriate development, it should be noted that in accordance with national planning policy the designation of non-statutory sites such as SINCs will not preclude appropriate socio-economic activities.

## 7.0 DEVELOPMENT MANAGEMENT POLICIES

- 7.84** Where development is proposed which may cause unacceptable harm, information will be required to enable a full assessment of the proposal and its impacts on biodiversity and geodiversity. Such assessments, including ecological surveys will need to be undertaken at the appropriate time of the year and by appropriately qualified persons. If the need for the development outweighs the nature conservation importance of the site then the Council will seek to secure reasonable measures to offset any impacts or loss of habitat features or species present on a site that may occur as a result of the development. Such measures will be agreed prior to commencement of development and will be secured through appropriate planning conditions and/or planning obligations. The Council's Supplementary Planning Guidance on Biodiversity and Geodiversity, includes further information and guidance to support this Policy.

### Relevant Objectives, Strategic Policies and Allocations

- **Objective:** 13
- **Strategic Policy:** SP10
- **Allocations:** MU1, MU2, MU3, AA1, R1, H1, HC1, GT1, T5, T6, EMP1, ED1, CF1, TM1, L1, ENV2, ENV3, ENV4, ENV5

### DM16 Protection and Enhancement of the Green Infrastructure

**Development proposals will be permitted provided:**

- 1. There is no loss in connectivity within the Strategic Green Infrastructure network which comprises:**
  - a. River Corridors**
  - b. Special Landscape Areas**
- 2. Where appropriate, they facilitate connections to Strategic and Local Green Infrastructure; and**
- 3. Where appropriate, they create natural open space and features to enhance linkages between the Green Infrastructure**

- 7.85** Green Infrastructure (GI) is a network of connected, accessible, multi-functional sites (including parks, woodland, informal open spaces, and nature reserves) as well as linkages (such as river corridors and wildlife corridors) that can bring about multiple social, health, economic and environmental benefits to the area. The sites are multi-functional in that apart from their ecological value they can be used for various purposes, for example, leisure activities and promoting tourism with associated benefits in terms of health and the economy.

- 7.86** The Strategic GI in Blaenau Gwent (see Appendix 1 in Environment Background Paper) consists of the mountain ridges and river corridors. The mountain ridges are designated as Special Landscape Areas (SLA), and protected under Policy ENV2 whilst the river corridors are designated as Sites of Importance for Nature Conservation (SINCs) and are afforded protection under Policy ENV3. Below this

## 7.0 DEVELOPMENT MANAGEMENT POLICIES

strategic level there is Local GI such as cycle paths, informal open space, parks, SINC's and nature reserves.

- 7.87 The main purpose of this Policy is to ensure that development does not lead to loss of connectivity between the sites forming the Strategic Green Infrastructure because although these individual sites are important in their own right it is the resulting connectedness that brings considerable added value and enables a response to climate change.
- 7.88 Another aim of this Policy is to increase connections to Strategic and Local GI to help maximise the benefits that the GI generates. The community cycle network and SINC's forms the basis of linkages between the Local and Strategic GI. An example of how connections within the Local GI are being improved is the Ebbw Fach Trail which links together 13 community green spaces that provide a variety of amenities from Beaufort to Llanhilleth, a total distance of almost 16 kilometres. Development proposals should, where possible, facilitate connections between the Local GI and the Strategic GI. A report prepared by consultants highlighted that at present 65% of the population in Blaenau Gwent live within 400m of their nearest green space but the Plan aims to increase this to 80%.
- 7.89 The Green Infrastructure will also be enhanced by creating new open space and natural features as part of new development or through developer contributions. This whole approach integrates biodiversity interests, provides a response to climate change and enables more sustainable and healthy lifestyles by incorporating interests of cyclists and walkers. This infrastructure will be developed and enhanced in accordance with the aims and objectives of the Valleys Regional Park (VRP).

### Relevant Objectives, Strategic Policies and Allocations

- **Objective:** 13
- **Strategic Policy:** SP10
- **Allocations:** MU1, MU2, H1, HC1, T1, T5, T6, EMP1, TM1 and ENV2

### DM17 Trees, Woodlands and Hedgerow Protection

**Development proposals will be permitted provided there would not be unacceptable harm to trees, woodlands and hedgerows that have natural heritage value or contribute to the character or amenity of a particular locality.**

- 7.90 Trees, woodlands and hedgerows are a key part of the landscape, making a positive contribution to both the natural and built environment. In order to retain trees, woodlands and hedgerows of natural heritage and conservation value and minimise any adverse effects of development, applicants are required to assess all trees and woodlands, on and adjoining their site, using the recommendations of the current British Standard 5837 for trees in relation to construction in conjunction with the Council's Supplementary Planning Guidance 'Trees and Development: A Guide



## 7.0 DEVELOPMENT MANAGEMENT POLICIES

to Incorporating Trees, Woodlands & Hedgerows into Development Proposals'. The assessments should be used to inform the design, and will be used by the Council in fulfilling its statutory obligations in respect of protecting trees and woodlands. In considering hedgerows, the Council will have regard to their landscape, historic and nature conservation value, as well as their function as boundaries.

- 7.91 A number of trees, woodlands and hedgerows are protected through Tree Preservation Orders (TPO's), Conservation Area Status and the Hedgerow Regulations. In such instances there is national policy and guidance, which protects them. This policy relates to trees, woodlands and hedgerows which are a key part of the landscape and make a positive contribution to both the natural and built environment but are not protected through Acts or Regulations.

### Relevant Objectives, Strategic Policies and Allocations

- **Objective:** 13
- **Strategic Policy:** SP10
- **Allocations:** MU1, MU2, MU3, H1, HC1, GT1, T5, T6, EMP1, TM1, L1, ENV2, ENV3, ENV4 and ENV5

## Built Environment

### DM18 Buildings and Structures of Local Importance

**Development proposals affecting buildings or structures which make an important contribution to the character and/or interest of the local area will only be permitted where the building's distinctive appearance, architectural integrity, and its setting would not be significantly adversely affected.**

- 7.92 There are a number of buildings within Blaenau Gwent that, although not statutorily listed by Cadw, are considered to be of significant local importance by virtue of their historic, cultural or architectural merit. Such buildings are at risk of being altered or even demolished with no regards for their local importance, since this has not been recognised. These buildings should be retained, and appropriate uses sought to maintain their essential character. A local list of such buildings will be compiled from visual surveys and consultation with local interest groups. SPG will set out methodology for such a list.

### Relevant Objectives, Strategic Policies and Allocations

- **Objective:** 14
- **Strategic Policy:** SP11
- **Allocations:** MU2, H1, HC1 and TM1

## **7.0 DEVELOPMENT MANAGEMENT POLICIES**

### **ENSURING A FRAMEWORK IS IN PLACE TO PROVIDE AN ADEQUATE SUPPLY OF MINERALS AND SUITABLE PROVISION IS MADE FOR WASTE RECYCLING FACILITIES**

#### **Minerals**

##### **DM19 Criteria for the Assessment of Mineral Applications**

**Proposals for mineral extraction and associated development, including the tipping of mineral waste and the reworking of tips, will be permitted where:**

- a. A proven need has been established for the material involved, either in a local, regional or national context;**
- b. An assessment has been made that demonstrates that it would not be feasible to supply the mineral from secondary sources;**
- c. Benefits to the local economy will result;**
- d. The impact of operations and associated works and activities together with the duration of development upon neighbouring communities and land uses can be mitigated to acceptable levels, including the effects of noise, light, dust and vibration;**
- e. The effects on surface water, groundwater resources and water supplies are acceptable;**
- f. Adverse impacts on sensitive landscapes can be minimised;**
- g. Measures can be taken to ensure that ecological and wildlife interests do not suffer significant adverse effects, particularly where designated and proposed areas of nature conservation interests or protected species may be affected;**
- h. Proposals are acceptable in terms of highway and transportation considerations, particularly the consequences of traffic movements and volume of traffic, with transportation by rail being favoured, where appropriate;**
- i. The proposal is unlikely to create or exacerbate problems associated with ground stability in the surrounding area;**
- j. Impacts on health are considered and found to be within acceptable limits;**
- k. Adverse impact on important features of the built environment and archaeologically sensitive areas, including conservation areas, listed buildings and scheduled ancient monuments can be mitigated;**

## 7.0 DEVELOPMENT MANAGEMENT POLICIES

- l. There is no adverse impact on nationally protected geological and geomorphological features;**
- m. The visual impact of the proposal can be mitigated by landscaping; and**
- n. Appropriate, acceptable proposals for restoration, after-use and after care are provided.**

**7.93** The above Policy sets out criteria against which all mineral applications will be assessed including the reworking of mineral tips for their mineral contents and complements Policy SP12. It does not preclude other policies being taken into account where relevant, and where criteria are not relevant for those not to be taken into account. More detailed guidance on the implementation of this Policy can be found in MTAN 1 and 2.

**7.94** In considering proposals for the winning and working of minerals it will be important to ensure that sensitive areas in terms of landscape, nature conservation, historic environment and local amenity are protected and that adequate restoration is carried out when operations have ceased. In order for planning permission to be granted it must be demonstrated that mineral extraction will not cause demonstrable harm and that any negative impacts can be addressed by planning conditions or agreements. Account must also be taken of the extent to which impacts can be mitigated and any positive environmental or economic benefits which may arise.

**7.95** In accordance with national planning policy a Health Impact Assessment will be required, where appropriate. This is likely to form part of any Environmental Statement submitted with the proposal.

**7.96** Restoration proposals should be phased to commence as early as possible. The authority will, where appropriate, encourage progressive restoration at the earliest opportunity. After-uses may include agriculture, forestry/woodland, public open space, recreation or other development. They should favour the creation of landscapes which are characteristic of the area and priority habitats identified in the Local Biodiversity Action Plan.

### Relevant Objectives, Strategic Policies and Allocations

- **Objective:** 15
- **Strategic Policy:** SP12
- **Allocation:** M4

## 7.0 DEVELOPMENT MANAGEMENT POLICIES

### DM20 Mineral Safeguarding

Development proposals will not be permitted where they would permanently sterilise important mineral resources within Aggregate and Coal Safeguarding Areas identified on the Proposals map unless:-

- a. The mineral resource is recovered before development commences; or
- b. There is an overriding need for the development and prior extraction cannot reasonably be undertaken; or
- c. The developer satisfactorily demonstrates that the extraction of the mineral is impracticable, uneconomic or environmentally unacceptable; or
- d. The scale and location of the development would have no significant impact on the possible working of the resource: or
- e. It is temporary development and can be implemented and the site restored within the timescale the mineral is likely to be required.

7.97 In accordance with national planning policy the LDP should safeguard aggregates and primary and secondary coal resources from permanent development that would sterilise the mineral resource. It should be noted that, according to MPPW, safeguarding “*does not necessarily indicate an acceptance of working, but that the location and quality of the mineral is known, and that the environmental constraints associated with extraction have been considered*” (WAG:2010 para. 13).

7.98 In most instances, development may proceed within safeguarding areas as long as developers demonstrate the resource in question is either of poor quality/quantity and would not be economical to exploit, or the nature of the development in question would not prejudice exploitation of the resource. Details of how the safeguarding areas have been identified are contained in the Mineral Background Paper.

Relevant Objectives, Strategic Policies and Allocations
<ul style="list-style-type: none"><li>• <b>Objective:</b> 15</li><li>• <b>Strategic Policy:</b> SP12</li><li>• <b>Allocations:</b> M2 and M3</li></ul>

### Waste

#### DM21 Waste

Proposals for the development of a waste collection or treatment facility will be permitted where:

1. There is a proven local or regional need for the facility; and
2. The proposed facility is the Best Practicable Environmental Option (BPEO); and
3. The proposed application has undertaken a sequential site selection process looking at: -
  - a. Allocated sites;
  - b. Employment sites allocated or identified as a primary or secondary site through Policy DM11 (outside flood risk areas);
  - c. Other sites taking into consideration their suitability as identified through the Area of Search maps in the Regional Waste Plan;
4. In the case of a civic amenity facility the site is located in terms of access to service a neighbourhood or settlement whilst avoiding unacceptable adverse impact on the character, environmental quality and amenities of the local area;
5. The proposal is in the countryside, it involves the reuse of existing buildings or is on land within or adjacent to existing building groups. Alternatively where it is demonstrated that new buildings/plant are needed these must have an acceptable visual and environmental impact; and
6. The following criteria are also met:
  - a. In the case of regional scale facilities, its location relates closely to and benefits from an easy access to key transport corridors and, where practicable makes use of alternative transport modes;
  - b. Proposals involving the sorting and processing of waste, are carried out within a purpose built or appropriately modified existing building, unless it can be demonstrated that part or all of the proposed operation can only be carried out in the open;
  - c. The built development associated with the proposed methods of handling, storage, treatment and processing of waste is appropriate to the nature and hazards of the waste(s) concerned;
  - d. Proposals for the incineration of waste and other thermal processes, shall incorporate measures to maximise energy recovery both in the form of heat and electricity, taking account of prevailing technology, economics and characteristics of the waste stream involved;

## 7.0 DEVELOPMENT MANAGEMENT POLICIES

- e. **Opportunities for co-locating and networking Energy for Waste (EfW) facilities with energy consuming land uses such as district heating systems or large industry energy users have been fully explored; and**
- f. **It will not result in an unacceptable adverse environmental impact that cannot be appropriately controlled by mitigating measures.**

**7.99** Targets contained within Towards Zero Waste One Wales: One Planet (WAG 2010) require a significant shift away from landfill. Waste treatment facilities reuse, recycle and recover waste materials and can significantly reduce the amount of waste going to landfill. Applicants must demonstrate that the proposal is consistent with the latest national guidance and is the BPEO or a constituent part of the BPEO for a waste stream.

**7.100** Blaenau Gwent will seek to facilitate the increase in the number, type and range in size of treatment facilities in line with the requirements of the Regional Waste Plan 1<sup>st</sup> Review. The Plan allocates land to meet these requirements. National planning policy states that the majority of waste facilities are likely to be acceptable on existing industrial estates, with landfill and windrow composting likely to be suitable on farms as part of farm diversification. The Council considers that in some instances, facilities such as anaerobic digestion and in-vessel-composting may be acceptable on farms as part of farm diversification, particularly where it can be demonstrated that the output of the process is to be applied locally. In such cases, the RWP contains Areas of Search maps for use in identifying new sites for in-building and open-air waste management / resource recovery facilities. Developers are encouraged to use the recommendations to identify suitable site locations.

**7.101** For the purpose of this Policy waste treatment projects include waste separation, recycling, composting, the treatment and transfer of special waste, the thermal treatment of waste including incineration, pyrolysis, gasification and anaerobic digestion. Proposals for the extension of existing facilities and the recycling of construction and demolition waste are also considered under this Policy.

Relevant Objectives, Strategic Policies and Allocations
<ul style="list-style-type: none"><li>• <b>Objective:</b> 16</li><li>• <b>Strategic Policy:</b> SP13</li><li>• <b>Allocation:</b> W1</li></ul>



### 8.0 ALLOCATIONS AND DESIGNATIONS

- 8.1 This Chapter identifies how the Strategy is to be delivered on the ground, that is, where new development is to be located and where land is to be protected from development.

#### **DELIVERING A NETWORK OF SUSTAINABLE VIBRANT VALLEY COMMUNITIES**

##### **Settlement Boundaries**

###### **SB1 Settlement Boundaries**

**In order to manage spatial growth a settlement boundary is identified to:**

- 1. Promote the full and effective use of urban land by defining the area within which development will normally be permitted; and**
- 2. Prevent inappropriate development in the countryside.**

- 8.2 Settlement boundaries are a key mechanism for helping to deliver the LDP's objective of maximising the use of land. They define the area within which development will normally be permitted, subject to Policies within this Plan and material planning considerations.
- 8.3 In accordance with national planning policy, outside the settlement boundary, sensitive infilling of small gaps within small groups of houses, or minor extensions to groups, may be acceptable, though much will depend upon the character of the surroundings and the number of such groups in the area. Planning applications for development in the countryside will be dealt with in accordance with national planning policy or in the case of affordable dwellings Policy DM9.
- 8.4 Settlement boundaries have been carefully assessed and follow logical, existing boundaries wherever possible. The boundaries are illustrated on the Proposals Map.

###### **Relevant Objectives and Strategic Policies**

- **Objective: 6**
- **Strategic Policy: SP7**

## 8.0 ALLOCATIONS AND DESIGNATIONS

### Mixed Use Sites

#### 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.

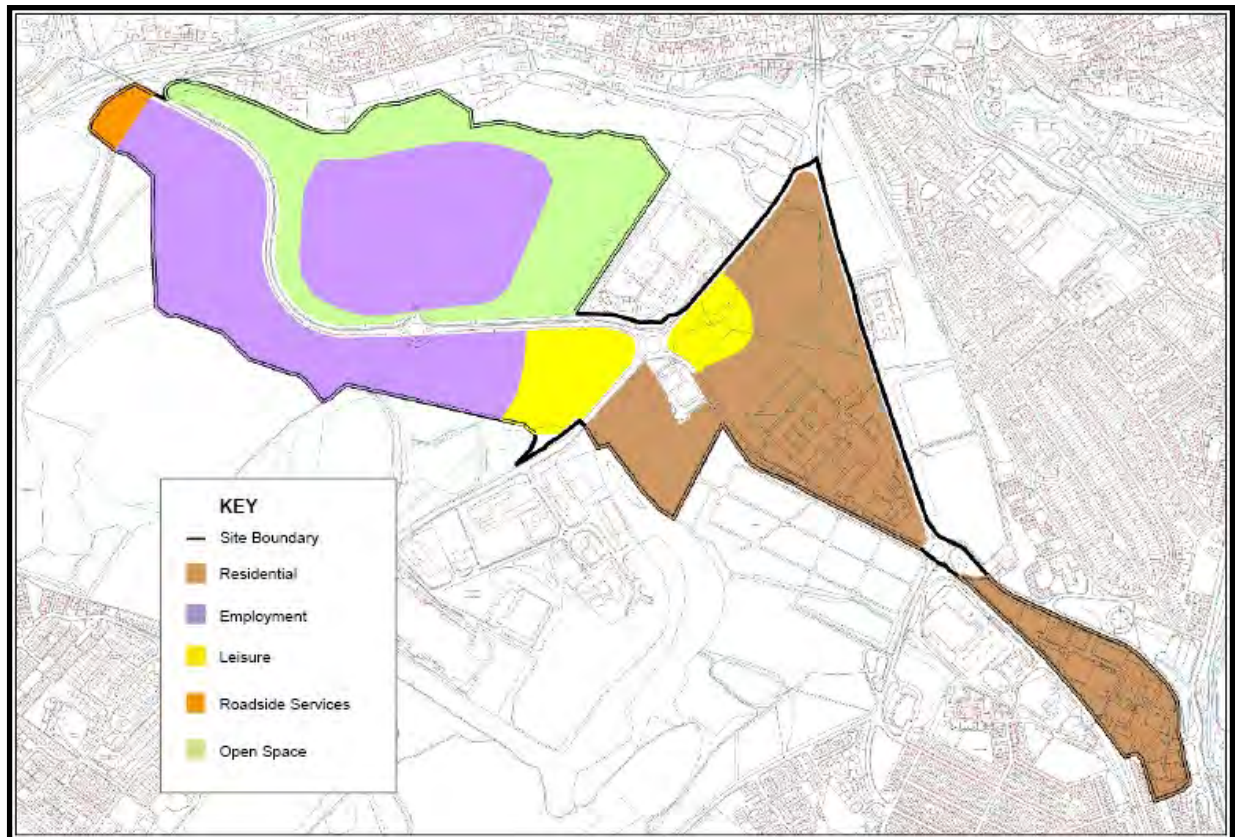
Development of the site will be guided by the Ebbw Vale Sustainable Development Framework Supplementary Planning Guidance document.

- 8.5 The site fans out from the town centre in a north westerly direction to the Heads of the Valleys Road forming a triangular area of land covering approximately 78 hectares. The site contains areas of existing built development along with larger areas of vacant land. A number of the existing developments within the corridor will be subject to change due to the relocation of existing facilities to 'The Works'. Consequently, a clear strategy is required to ensure that best use is made of the vacant sites.
- 8.6 The Council's vision for the Northern Corridor is to create *"a series of developments that compliment and enhance the vibrancy of Ebbw Vale as a sustainable community. Key aspects of the corridor will be to support a vibrant retail led town centre with sustainable residential development and provide improved economic opportunity and leisure facilities centred to the north capitalising on the opportunities for improved access presented by the planned realignment of the A465 Heads of the Valleys road."*
- 8.7 *It is intended that all the developments will achieve high sustainability and urban design standards. The developments will capitalise on the opportunities presented by the environmental setting of the area through high quality public realm and green infrastructure. A key focus will be to complement the educational opportunities presented at 'The Works' with suitable employment space and create additional opportunities in market sectors such as tourism. The Northern Corridor will support the continued evolution of Ebbw Vale town and town centre as a principal hub in Blaenau Gwent and the Heads of the Valleys area."*
- 8.8 There are a number of constraints throughout the Ebbw Vale Northern Corridor which will need to be accounted for in the ongoing development, most notably:
- Local Sites of Importance for Nature Conservation;
  - Environmental setting;
  - Traffic Flows and highway improvements; and
  - Land ownership issues.
- 8.9 The Ebbw Vale Sustainable Development Framework has assessed the development potential of the area and has identified the following elements:
- **Strategic mixed-use employment site** – on land at Rhyd-y-Blew (13.2 ha);
  - **Employment and road side services** - at Bryn Serth (10.5 ha);

## 8.0 ALLOCATIONS AND DESIGNATIONS

- **Commercial leisure hub** – commercial leisure and associated A3 uses (4 ha); and
- **Residential** - 700 units including 10% affordable housing on three parcels of land (23 ha) *(It should be noted that not all of the existing facilities are required to relocate to enable the provision of 700 dwellings).*

**Figure 3: Indicative Concept Plan of Ebbw Vale Northern Corridor**



### Relevant Objectives, Strategic and Development Management Policies

- **Objectives:** 1, 2, 3, 5, 6, 7, 8, 9 and 11
- **Strategic Policies:** SP1, SP4, SP5, SP7, SP8, SP9 and SP10
- **Development Management Policies:** DM1, DM2, DM3, DM4, DM5, DM8, DM11, DM13, DM15, DM16 and DM17

### 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 & genealogy visitor centre, environmental resource centre and wetland park.

Development of the site will be guided by the latest Masterplan and supporting documentation.

## 8.0 ALLOCATIONS AND DESIGNATIONS

**8.10** 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.

**8.11** The Vision is:

*“The Works is the regeneration of the former steelworks site in Ebbw Vale which is transforming the site into a vibrant and distinctive area. It’s a £350 million project that will create new places for learning, working and recreational. It will be integrated into the existing town centre to make stronger connections and links to important local landmarks. The scheme includes delivering new houses, primary and special education needs school, hospital, commercial floor space, a learning zone, basement park, central valley wetland park, 2km railway extension and a mechanical link. Already some of the projects have been completed (e.g. Ysbyty Aneurin Bevan and the environmental resource centre) and others are ongoing (The learning zone and general offices). The Works is widely recognised as a sustainable exemplar project across Wales and the UK and is driven by four key objectives; economic, social, resources and environmental, all of which give the project its green credentials. These objectives include retaining the history and heritage of the area, involving the community in developing the site and creating wider employment and commercial benefits for Blaenau Gwent.”*

**8.12** Key elements are:

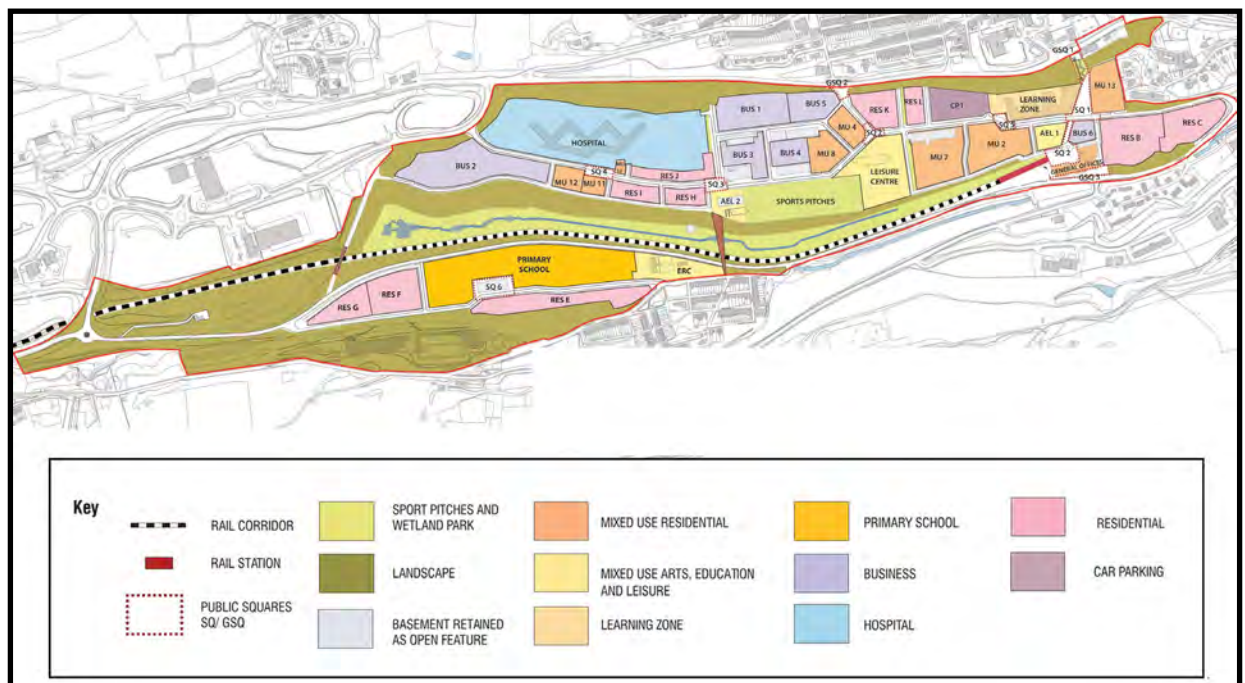
- **Aneurin Bevan Hospital** – a 96 bed Local General Hospital;
- **The Central Valley & Wetlands Park** – a green corridor running through the site;
- **Environmental Resource Centre** – Provides an education facility for local children and the community to explore the heritage and ecology of the site;
- **Employment** – 5 ha of commercial and business space primarily located adjacent to the hospital site;
- **Residential** – Approximately 520 houses at varying densities across the site built to higher than nationally required standards and including 20% affordable housing;
- **Learning Zone** – The Learning Zone includes the provision of education and training for 14-19 year olds. The Works site will also include a 21<sup>st</sup> Century 3-16 School over two sites that will provide; primary education; an integrated children’s centre, secondary education and the relocated Pen y Cwm Special School (subject to ministerial decision and Judicial Review)
- **Leisure Centre and Sports Fields** – A new leisure centre and sports pitches will be developed to provide new leisure amenities for the community;
- **Arts Centre** – A new arts centre will be developed to provide a community and professional arts/cultural event programme;



## 8.0 ALLOCATIONS AND DESIGNATIONS

- **Basement Strategy** – A range of uses are being considered for the basements including sports and leisure, exhibition space, summer markets for food & craft including a café, education and recreation facilities;
- **Retail** – The retail element will only consist of local convenience facilities, including local shops and smaller commercial units;
- **Energy Centre** – A centralised energy hub.
- **Family History & Genealogy Visitor Centre** – The Former General Offices (Grade II\* Listed Building) is to become a visitor centre bringing industrial heritage to life and showcasing one of the largest archives in Wales.
- **Public Realm** – Focus on a sequence of public squares running through the site.

**Figure 4: Indicative Concept Plan of ‘The Works’**



### Relevant Objectives, Strategic and Development Management Policies

- **Objectives:** 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14
- **Strategic Policies:** SP1, SP4, SP5, SP6, SP7, SP8, SP9, SP10, SP11
- **Development Management Policies:** DM1, DM2, DM3, DM4, DM5, DM8, DM11, DM13, DM15, DM16, DM17 and DM18

## 8.0 ALLOCATIONS AND DESIGNATIONS

### MU3 NMC Factory and Bus Depot

**In accordance with Policy SP1 land is allocated at the NMC Factory site and Bus Depot for mixed use including; 60 houses and commercial/leisure/community facility opportunity to act as an active link between the Town Centre and Lakeside Retail Park**

- 8.13 The redevelopment of the NMC Factory and Bus Depot is fundamental to the successful regeneration of Brynmawr District Town Centre. The site is located mid way between Lakeside Retail Park and Brynmawr District Town Centre. The site is a triangular piece of land covering 2.95 ha. The site contains large-scale factory buildings.
- 8.14 The Brynmawr Town Centre Visioning Report for Link Sites (2008), prepared by McGregor Smith and DTZ has identified that *“the redevelopment of the site will help to ensure that the town centre benefits from the presence of the Asda superstore and Lakeside Retail Park development.”* The Report has assessed the development potential of the site and has identified the following elements:
- **Residential** – maximum of 60 houses including 10% affordable housing; and
  - **Commercial / Leisure/ Community Facility opportunity** to act as an active link between Brynmawr District Town Centre and Lakeside Retail Park.
- 8.15 The residential element to the redevelopment of the site will sustain and increase the residential population which in turn will help regenerate the town centre by increasing footfall.
- 8.16 The leisure offer of Brynmawr is currently considered to be limited and the potential exists to develop a commercial / leisure / community facility, which would help to increase facilities for the community and attract more visitors to the town.

#### Relevant Objectives, Strategic and Development Management Policies

- **Objectives:** 1, 3, 5, 6 and 11
- **Strategic Policies:** SP1, SP3, SP4, SP5, SP7, SP8 and SP9
- **Development Management Policies:** DM1, DM2, DM4, DM8, DM13, DM15 and DM17

### Action Area

#### AA1 Action Area

**Action Areas are identified at the following locations:**

1. **Southern Gateway, Ebbw Vale**
2. **Market Square, Ebbw Vale**



## 8.0 ALLOCATIONS AND DESIGNATIONS

8.17 The Ebbw Vale Sustainable Development Framework has identified the following key factors for Ebbw Vale Principal Town Centre:

- The need to develop the links from The Works regeneration area;
- Identified market demand for a Town Centre food retail outlet as an anchor store;
- The opportunity for improved public transport infrastructure and reduced through traffic as a result of the proposed Peripheral Distributor Road within the Works; and
- The opportunities to capitalise on town centre regeneration opportunities as a consequence of the relocation and redevelopment of some of the public sector buildings in the Northern Corridor.

8.18 The Ebbw Vale Sustainable Development Framework has assessed the development potential of the town centre and has identified the following action areas:

- **Southern Gateway:** A new southern gateway to Ebbw Vale Principal Town Centre is proposed incorporating a commercial hub, direct, safe and convenient pedestrian connection between the town centre and 'The Works' (Policy MU2). The Town Centre would benefit from more visitors as a result of a proposed office development and a new food store. The development offers the opportunity to make a significant landmark statement at a key point where the funicular will bring people up from 'The Works' site. In order to create this optimum link the A4046 needs to have a traffic calmed carriageway. There is also an opportunity to explore the development of land on the opposite side of the A4046 on the site of the current petrol filling station. This could provide a private sector developer with the chance to enhance the mix and quality of retail and commercial floor space in the town.
- **Market Square:** Redevelopment of Market Square, Ebbw Vale is to provide a key link with Ebbw Vale Northern Corridor site. The proposal involves the redesign of the junction arrangement with improved pedestrian movements. The proposal also involves development opportunities for mixed-use development.

### Relevant Objectives, Strategic and Development Management Policies

- **Objectives:** 1 and 8
- **Strategic Policies:** SP1, SP2, SP3 and SP8
- **Development Management Policies:** DM1, DM2, DM3, DM4 and DM6

### R1 Retail Allocations

Land is allocated for retail development at the following locations:

Policy Number	Site Name	Hub	Indicative Net Sales Area (sq m)	Proposal Type
<b>Commitments (planning permission at April 2009)</b>				
R1.1	Rhyd y Blew Retail Park	Ebbw Vale	6,000	Non-food retail
R1.2	Extension to Festival	Ebbw Vale	1,400	Comparison

## 8.0 ALLOCATIONS AND DESIGNATIONS

	Shopping Outlet Centre			
R1.3	Extension to Tesco Stores, North West Approach	Ebbw Vale	1,700	Convenience and Comparison
<b>Proposals</b>				
AA1.1	<i>Southern Gateway</i>	<i>Ebbw Vale</i>	<i>500</i>	<i>Convenience</i>
AA1.2	<i>Market Square</i>	<i>Ebbw Vale</i>	<i>1,300</i>	<i>Comparison</i>
R1.4	Market Street	Ebbw Vale	600	Comparison

8.19 As an integral part of the Heads of Valleys Programme, CACI were commissioned to undertake a Town Centre Health Check and Shopper Attitude Survey on each of the 11 town centres within the Heads of Valleys Area. The health check and survey work covered all 5 town centres in Blaenau Gwent.

8.20 Using this data and other retail impact assessments, produced for recent retail proposals, within Blaenau Gwent it is estimated that an additional 1,085 sq m (net) of convenience retail floorspace and 2,960 sq m (net) of comparison floorspace is required by 2021. The assessment takes into account the supply side that is retail developments/proposals that have existing planning permission at April 2009. Statistical analysis and the background to the retail floorspace requirements is contained in the Retailing Background Paper.

### Convenience Retailing

8.21 Whilst there is a relatively good level of convenience goods expenditure within Blaenau Gwent, the objective in allocating new sites for additional food store provision is not just to increase the percentage of residents shopping for food within the County Borough, but also to sustain and enhance the vitality and viability of the district and local town centres.

8.22 To address the unsatisfied demand in convenience retailing 500 sq m (indicative net sales area) of land is allocated at the southern gateway in the principal town centre of Ebbw Vale for a food store. It is proposed that the remaining 585 sq m of additional convenience floorspace will be met through redevelopment schemes in the town centres.

### Comparison Retailing

8.23 In terms of comparison goods, it is estimated that 2,960 sq m (net) of additional comparison retail floorspace is required to provide for growth and to retain more of residents' expenditure within the County Borough. This would create more employment and will also be in the interests of sustainability.

8.24 To address the unsatisfied demand, the Plan allocates land at Market Square and Market Street in the principal town centre of Ebbw Vale for comparison retailing. It is proposed that the remaining 1,060 sq m of additional comparison floorspace will be met through redevelopment schemes in the town centres.

## 8.0 ALLOCATIONS AND DESIGNATIONS

- 8.25 Planning applications for edge of centre and out of town centre retail developments will be dealt with in accordance with national planning policy.
- 8.26 Detailed descriptions of the proposed retail sites can be found in the site descriptions document.

### Relevant Objectives, Strategic and Development Management Policies

- Objectives: 1 and 8
- Strategic Policies: SP1, SP2, SP3 and SP8
- Development Management Policies: DM1, DM2, DM3, DM4, DM6 and DM7

## Housing

### H1 Housing Allocations

In accordance with Policy SP5 land is allocated for residential development in the following locations:

Policy Number	Site Name	Area (Ha)	Units
<b>Ebbw Vale</b>			
H1.1	Willowtown	0.63	22
MU1	<i>Ebbw Vale Northern Corridor</i>	28	700
		<b>Total</b>	<b>722</b>
<b>Tredeggar</b>			
H1.2	Cartref Aneurin Bevan	0.38	13
H1.3	Greenacres	0.50	18
H1.4	Jesmondene Stadium, Cefn Golau	5.26	184
H1.5	Business Resource Centre, Tafarnaubach	1.2	42
H1.6	Land adjacent to Chartist Way	2.89	101
		<b>Total</b>	<b>358</b>
<b>Upper Ebbw Fach</b>			
H1.7	Garnfach School, Nantyglo	0.81	28
H1.8	Crawshay House, Brynmawr	0.71	25
H1.9	Infants School and Old Griffin Yard, Brynmawr	1.04	36
H1.10	Hafod Dawel Site, Nantyglo#	0.74	44
H1.11	West of the Recreation Ground, Nantyglo	0.42	15
H1.12	Land to the East of Blaina Road, Brynmawr	0.72	25
H1.13	Land to the North of Winchestown, Nantyglo	0.43	15
MU3	<i>NMC Factory and Bus Depot</i>		60
		<b>Total</b>	<b>248</b>
<b>Lower Ebbw Fach</b>			
H1.14	Six Bells Colliery Site, Six Bells	1.47	40
H1.15	Warm Turn, Six Bells	0.93	32
H1.16	Roseheyworth Comprehensive, Abertillery	0.95	33
H1.17	Former Mount Pleasant Court, Brynithel#	0.52	18
H1.18	Hillcrest View, Cwmtilerry#	0.83	22
H1.19	Quarry Adjacent to Cwm Farm Road, Six Bells	0.64	22

## 8.0 ALLOCATIONS AND DESIGNATIONS

Policy Number	Site Name	Area (Ha)	Units
H1.20	Land at Farm Road Swffryd	3.72	130
		<b>Total</b>	<b>297</b>
<b>TOTAL</b>			<b>1,625</b>

# Land identified for 100% affordable housing

### HC1 Housing Commitments

Policy Number	Site Name	Area (Ha)	Units
<b>Ebbw Vale</b>			
HC1.1	North of Cwmyrdderch Court Flats, Cwm	1.18	16
HC1.2	Letchworth Road	0.93	16
HC1.3	Old 45 Yard, Steelworks Road	3.49	82
HC1.4	Adjacent Pant-y- Fforest	1.63	21
HC1.5	Heol Elan #	1.2	43
HC1.6	Land at College Road#	1.04	41
HC1.7	Adj Sports Ground, Gwaun Helyg#	2.92	69
HC1.8	Higgs Yard	0.99	29
HC1.9	Mountain Road#	0.47	22
HC1.10	Briery Hill#	0.94	33
MU2	'The Works'		520
		<b>Total</b>	<b>892</b>
<b>Tredegar</b>			
HC1.11	Derelict Bus Garage, Woodfield Road#	0.36	11
HC1.12	Former LCR Factory, Charles Street	0.25	14
HC1.13	Former Factory Site, Pochin	0.65	28
HC1.14	Land at Poultry Farm, Queen Victoria Street	0.84	3
HC1.15	Upper Ty Gwyn Farm, Nantybwich	1.44	38
HC1.16	Former LCR Factory, opposite Tredegar Comprehensive School#	0.62	47
HC1.17	Peacehaven	4.81	147
HC1.18	The Goldmine, Sirhowy	0.17	16
HC1.19	BKF Plastics, Ashvale	1.83	54
HC1.20	Sirhowy Infants School Site#	0.84	23
HC1.21	Corporation Yard	0.75	23
HC1.22	Park Hill	13.09	160
		<b>Total</b>	<b>564</b>
<b>Upper Ebbw Fach</b>			
HC1.23	Recticel and Gwalia Former Factory Site, Brynmawr#	0.96	45
HC1.24	Land at Clydach Street, Brynmawr	0.64	12
HC1.25	TSA Woodcraft, Noble Square Industrial Estate, Brynmawr	0.71	25
HC1.26	Roberto Neckwear, Limestone Road, Nantyglo	0.74	19
HC1.27	Cwm Farm, Blaina	9.01	78
HC1.28	Salem Chapel, Waun Ebbw Road and Pond	0.26	11

## 8.0 ALLOCATIONS AND DESIGNATIONS

Policy Number	Site Name	Area (Ha)	Units
	Road Junction, Nantyglo		
		<b>Total</b>	<b>190</b>
<b>Lower Ebbw Fach</b>			
HC1.29	At Cwm Farm Road	0.68	20
HC1.30	Former Swffryd Junior School#	0.41	18
HC1.31	Land at Penrhiw Estate, Brynithel	1.02	23
		<b>Total</b>	<b>61</b>
<b>TOTAL</b>			<b>1,707</b>

# Land identified for 100% affordable housing

### 8.27 Land allocated under this Policy includes:

- New sites that have been identified as suitable for residential development or for a mix of uses including housing as a result of a robust candidate site assessment process; and
- Sites with planning consent for housing or for a mix of uses incorporating housing as of 1<sup>st</sup> April 2009 (in some cases subject to the signing of a Section 106 Agreement).

### 8.28 In order to stimulate growth in the residential market, the LDP has allocated land for the construction of a further 1,625 dwellings above that which already has planning permission (1,707). The number of units on these sites was identified through the use of an average density of 35 per hectare. These figures are, however, indicative and higher or lower densities may be acceptable where the proposed development addresses other policy considerations including design and sustainability (Policy DM1). The units have been allocated across a range of sites in order to offer choice and flexibility. This will contribute to the diversification of the housing stock and secure viable sustainable futures for settlements in the north of the County Borough. Settlements in the south of the County Borough will rely more heavily on small sites and windfall development.

### 8.29 The 13 sites identified as likely to come forward for 100% affordable housing are as a result of planning permissions or the availability of social housing grant and land ownership. In addition all other sites will be expected to contribute towards addressing affordable housing need in accordance with Policy DM8.

### 8.30 Detailed descriptions of these allocations can be found in the site descriptions document.

#### Relevant Objectives, Strategic and Development Management Policies

- **Objectives:** 2, 3 5, 6, 7 and 16
- **Strategic Policies:** SP1, SP4, SP5, SP6, SP7, SP10, SP13
- **Development Management Policies:** DM1, DM2, DM3, DM4, DM5, DM8, DM13, DM14, DM15, DM16, DM17, DM18 and DM21

## 8.0 ALLOCATIONS AND DESIGNATIONS

### GT1 Gypsy and Traveller Accommodation

Land is allocated south of the Cwmcraehen Gypsy and Traveller Site to accommodate 6 pitches

- 8.31 The Blaenau Gwent Gypsy & Traveller Housing Needs Assessment (June 2007) identifies the need for a further 6 pitches in Blaenau Gwent. It is proposed that this demand is met through an extension to the existing site at Cwmcraehen.

#### Relevant Objectives, Strategic and Development Management Policies

- **Objective:** 3
- **Strategic Policy:** SP4
- **Development Management Policy:** DM10

### Transport

#### T1 Cycle Routes

The existing network of cycle paths and community routes will be extended, improved and enhanced by the completion of the following schemes:

1. HoV Route linking Nine Arches Tredegar to Brynmawr
2. Link from HoV to Rassau Industrial Estate
3. HoV to Ebbw Vale and Cwm
4. Cwm to Aberbeeg
5. Link from HoV to Trefil
6. Links from HoV to Tafarnaubach Industrial Estate
7. Bedwellty Pits, Tredegar to County Boundary
8. Hilltop to Ebbw Vale to Manmoel
9. Brynmawr to Blaenavon
10. Extension of Ebbw Fach Trail from Abertillery to Aberbeeg and completion of missing section through Blaina
11. Link to Cwmtillery Lakes
12. Aberbeeg to Royal Oak
13. Royal Oak to Swfrydd



## 8.0 ALLOCATIONS AND DESIGNATIONS

- 8.32 A key factor in delivering more sustainable transport is realising a significant increase in the number of shorter trips by walking and cycling. The provision of a high quality strategic and local network of dedicated routes for these modes is an essential element in realising this growth.
- 8.33 The specific route alignments for the above improvements have yet to be considered in detail and the schemes are at differing stages of development. Indicative route alignments are shown on the LDP Proposals Map and only represent the general direction of the route. The allocations on the Proposals Map, therefore, are not prescriptive.
- 8.34 The proposed cycle routes promote sustainability, encourage healthier lifestyles and increased physical activity, and contribute to the economic prosperity of the area.

### Relevant Objectives, Strategic and Development Management Policies

- **Objectives:** 4 and 11
- **Strategic Policies:** SP1, SP2, SP6 and SP6
- **Development Management Policies:** DM1, DM3 and DM16

### T2 Rail Network and Station Improvements

Land will be safeguarded for the following rail network improvements:

1. **Extension of rail link from Ebbw Vale Parkway to Ebbw Vale Town**
2. **Provision of new station and bus interchange at Ebbw Vale**
3. **Provision of new station at Cwm**
4. **Extension of rail link to Abertillery**
5. **Provision of new station and Park and Ride at Abertillery**
6. **Rail freight provision at Marine Colliery**

- 8.35 The opening of the Ebbw Valley line for passenger services, provides an excellent opportunity to increase rail patronage. There is currently one train per hour but there are plans to increase this to two per hour with a service to Newport. Other improvements that will increase use and encourage car users to change to rail are: the extension of the rail link from Ebbw Vale Parkway to Ebbw Vale Town; the provision of a new station and bus interchange at Ebbw Vale Town; and a new station at Cwm.
- 8.36 The proposed extension to the Ebbw Valley line to Abertillery, provides an excellent opportunity to increase rail patronage in this area. The extension to the line will be complemented by the provision of a new station and park and ride facility.

## 8.0 ALLOCATIONS AND DESIGNATIONS

- 8.37 There is an opportunity at the Marine Colliery employment site to develop a rail freight station.

### Relevant Objectives, Strategic and Development Management Policies

- **Objectives:** 4 and 7
- **Strategic Policies:** SP1, SP2 and SP6
- **Development Management Policies:** DM1, DM3 and DM19

### T3 Safeguarding of Disused Railway Infrastructure

**Disused railway infrastructure east of Brynmawr will be protected from development that would compromise its future transport use.**

- 8.38 This disused railway line could potentially be re-used for transport purposes. In line with national planning policy, this route will be safeguarded from development as there is a realistic prospect of its reuse for transport purposes in the future. The Council will support the use of the land in the interim, for pedestrian, cycle and bridle routes including shared facilities.

### Relevant Objectives, Strategic and Development Management Policies

- **Objective:** 4
- **Strategic Policy:** SP6
- **Development Management Policy:** DM1 and DM3

### T4 Improvements to Bus Services

**The following bus service improvements are identified:**

1. **Bus Priority Scheme along the Brynmawr to Newport Bus Corridor**
2. **Bus Interchange improvement at Brynmawr**
3. **Bus Interchange improvement at Ebbw Vale**

- 8.39 This Policy supports improvement to bus services in Blaenau Gwent. The Brynmawr to Newport Bus Corridor is identified in the Regional Transport Plan for a bus priority scheme. It is intended that the corridor will be the focus of lane and junction priority measures. There are also plans to improve bus interchanges at Brynmawr and Ebbw Vale.

### Relevant Objectives, Strategic and Development Management Policies

- **Objectives:** 1 and 4
- **Strategic Policies:** SP3 and SP6
- **Development Management Policy:** DM1 and DM3

## 8.0 ALLOCATIONS AND DESIGNATIONS

### T5 New Roads to Facilitate Development

The following highway schemes are identified to facilitate new development:

1. **Construction of a Peripheral Distributor Road through 'The Works'**
2. **Online improvements between the Peripheral Distributor Road and the A465**

- 8.40 Whilst most development sites can be accessed directly from the existing highway network, the two strategic sites will require highway schemes to facilitate their development. The construction of the Peripheral Distributor Road (PDR) through 'The Works' is required to enable access to 'The Works' regeneration site. Online improvements to the A4046 between the Heads of the Valleys Road and the PDR are required to alleviate the highway issues at Cemetery Road and to ensure the road can accommodate the extra traffic flow from 'The Works' and the 'Ebbw Vale Northern Corridor' Strategic Mixed-Use Sites. Improvements will also take into account changes in traffic flows as a result of the dualling of the Heads of the Valleys Road.

#### Relevant Objectives, Strategic and Development Management Policies

- **Objective:** 4
- **Strategic Policy:** SP6
- **Development Management Policies:** DM1, DM2, DM3, DM15, DM16 and DM17

### T6 Regeneration Led Highway Improvements

The following highway schemes are identified to facilitate the regeneration of the area:

1. **Dualling of the A465 Heads of the Valleys Road (Tredegar to Brynmawr)**
2. **Online improvements to the A4046 south of Cwm**
3. **Online improvements to the A4048 south of Tredegar**
4. **Online improvements to the A467 south of Abertillery**

- 8.41 The A465 is identified as part of the Trans European Network (TENS) and is a key strategic link in the national trunk road network connecting West Wales with the Midlands and the North of England. It also forms a major sub regional artery along the Heads of the Valleys corridor from Swansea in the west to Abergavenny in the east. The planned dualling of 40km of road is significant, as indeed is the potential impact on communities situated along and adjacent to the Heads of the Valleys

## 8.0 ALLOCATIONS AND DESIGNATIONS

corridor. There is the expectation that the improvement will generate new and sustained economic activity and investment.

- 8.42 The Welsh Assembly Government plans to complete the dualling of the A465 Heads of the Valleys Road by 2020. To date, two sections have been completed, between Merthyr and Tredegar and Abergavenny and Gilwern. The next stage involves completing the stretch between Tredegar and Gilwern. This is to be undertaken in two phases, the Tredegar to Brynmawr section is expected to be completed by 2014 and work on the Brynmawr to Gilwern section is to start by 2014 (National Transport Plan, 2009).
- 8.43 One of the main transport problems facing the Heads of the Valleys area is the poor access to the south, especially south of Cwm. In order to facilitate regeneration, and to fully enable the creation of a network of linked hubs and links with other settlements in the region, improvements in this corridor need to be undertaken.
- 8.44 Similarly, the completion of the Tredegar by-pass has improved accessibility northbound but problems still exist on the A4048 south of Tredegar. In order to facilitate links with other settlements in the region improvements to this corridor need to be undertaken.
- 8.45 One of the main transport problems facing the southern strategy area is poor road access. Although road improvements have been undertaken on the A467 throughout its length, problems are encountered on the stretch south of Abertillery particularly at Warm Turn. There is a need for improvements to traffic flow and reduction in congestion. In order to facilitate regeneration, and to fully enable the creation of a network of linked hubs and links with other settlements in the region, improvements in this corridor need to be undertaken.

Relevant Objectives, Strategic and Development Management Policies
<ul style="list-style-type: none"><li>• <b>Objective:</b> 4</li><li>• <b>Strategic Policy:</b> SP6</li><li>• <b>Development Management Policies:</b> DM1, DM2, DM3, DM15, DM16 and DM17</li></ul>

## 8.0 ALLOCATIONS AND DESIGNATIONS

### DELIVERING OPPORTUNITIES FOR SUSTAINABLE ECONOMIC GROWTH AND PROMOTE LEARNING AND SKILLS

#### Employment

#### EMP1 Employment Allocations

The following sites are allocated for employment uses, in line with their status in the employment hierarchy identified in Policy DM11:

Policy Number	Site Name	Hub	Indicative Developable Area (Ha)
<b>Strategic Sites</b> (B1 and B2 Use Classes and an ancillary facility or service to the proposed employment use)			
MU1	<i>Rhyd-y-Blew</i>	<i>Ebbw Vale</i>	13.2
<b>Business Parks</b> (B1 Use Class and an ancillary facility or service to the proposed employment use)			
MU2	<i>'The Works' Business Hub</i>	<i>Ebbw Vale</i>	3.5
EMP1.1	Land at Festival Park	Ebbw Vale	0.7
EMP1.2	Land at Tredegar Business Park	Tredegar	2.1
EMP1.3	Land at Rising Sun Industrial Estate	Upper Ebbw Fach	1.6
<b>Primary Sites</b> (B1, B2, and B8 Use Classes, an appropriate Sui Generis use and an ancillary facility or service to the proposed employment use)			
MU1	<i>Bryn Serth</i>	<i>Ebbw Vale</i>	10.0
EMP1.4	Rassau Platform A	Ebbw Vale	3.4
EMP1.5	Rassau Platform B	Ebbw Vale	3.7
EMP1.6	Land at Waun-y-Pound	Ebbw Vale	4.6
EMP1.7	Marine Colliery	Ebbw Vale	3.4
EMP1.8	Crown Business Park Platform A	Tredegar	0.7
EMP1.9	Crown Business Park Platform B	Tredegar	1.6
EMP1.10	Land at Roseheyworth Business Park	Lower Ebbw Fach	1.5
<b>Total Indicative Developable Area</b>			<b>50.0 ha</b>

8.46 Policy SP8 recognises that in order to address some of the serious socio-economic problems in Blaenau Gwent a progressive approach must be taken in the development of land for economic purposes. The LDP therefore allocates 50 ha of land to meet economic development and employment needs. The approach is intended to ensure that Blaenau Gwent achieves its economic potential. The Policy also seeks to protect existing employment land and premises which are increasingly under pressure to be developed for non-employment uses.

8.47 The Business Park allocation at 'The Works' Business Hub, Land at Festival Park, Land at Tredegar Business Park and Land at Rising Sun Industrial Estate are

## 8.0 ALLOCATIONS AND DESIGNATIONS

designated solely for class B1 use. This covers offices and research establishments but can cover light industry where it is appropriate in a residential area. Such uses have an important role to play in terms of fostering entrepreneurialism and developing an enterprise culture, factors which are of key importance if the local, and indeed regional, economy is to grow in a sustainable fashion.

- 8.48 The designated Primary Sites currently house a mixture of Use Classes and, as such, they are considered appropriate for use classes B1, B2 and B8, namely, business and general industry, and warehousing uses.
- 8.49 A detailed description of the site allocations can be found in the site descriptions document.

### Relevant Objectives, Strategic and Development Management Policies

- **Objectives:** 5, 6, 7, 8, 9 and 16
- **Strategic Policies:** SP1, SP7, SP8, SP10 and SP13,
- **Development Management Policies:** DM1, DM2, DM3, DM4, DM5, DM11, DM15, DM16, DM17 and DM21

### EMP2 Employment Area Protection

The following sites are protected for employment use, in line with their status in the employment hierarchy identified in Policy DM11:

Policy Number	Employment Area	Hub
<b>Business Parks</b> (B1 use class and an ancillary facility or service to the proposed employment use)		
EMP2.1	Tredegar Business Park	Tredegar
<b>Primary Sites</b> (B1, B2, and B8 use classes, an appropriate sui generis use and an ancillary facility or service to the proposed employment use)		
EMP2.2	Rassau Industrial Estate	Ebbw Vale
EMP2.3	Waun-y-Pound Industrial Estate	Ebbw Vale
EMP2.4	Festival Park	Ebbw Vale
EMP2.5	Tafarnaubach Industrial Estate	Tredegar
EMP2.6	Crown Business Park	Tredegar
EMP2.7	Pond Road Workshops	Upper Ebbw Fach
EMP2.8	Blaenant Industrial Estate	Upper Ebbw Fach
EMP2.9	Barleyfield Industrial Estate	Upper Ebbw Fach
EMP2.10	Rising Sun Industrial Estate	Upper Ebbw Fach
EMP2.11	Cwmtillery Industrial Estate	Lower Ebbw Fach
EMP2.12	Roseheyworth Business Park	Lower Ebbw Fach
<b>Secondary Sites</b> (B1, B2, and B8 use classes, an appropriate sui generis use, an ancillary facility or service to the proposed employment use and an acceptable commercial service)		
EMP2.13	Cwm Draw Industrial Estate	Ebbw Vale
EMP2.14	Marine Street Industrial Estate	Ebbw Vale
EMP2.15	Sirhowy Hill Industrial Estate	Tredegar
EMP2.16	Bridge Street Industrial Estate	Tredegar



## 8.0 ALLOCATIONS AND DESIGNATIONS

Policy Number	Employment Area	Hub
EMP2.17	Noble Square Industrial Estate	Upper Ebbw Fach
EMP2.18	Blaina Enterprise Centre	Upper Ebbw Fach
EMP2.19	Cwmcrachen Industrial Estate	Upper Ebbw Fach
EMP2.20	Glandwr Industrial Estate	Lower Ebbw Fach
EMP2.21	Llanhilleth Industrial Estate	Lower Ebbw Fach

- 8.50** In addition to land allocated for future employment development (Policy EMP1), a number of employment areas exist within the County Borough that already possess functioning employment uses. Such areas will be protected from development outside of those use classes indicated by the relevant categorisation (e.g. use class B1 only for Business Parks). This protection Policy is intended to operate in tandem with Policy DM11. In this regard, proposals for the development of the vacant land within these sites are also expected to accord with those uses.
- 8.51** Tredegar Business Park is ideally suited as a location for high quality, office based uses which are geared towards the diversification of the employment base and growth of innovation and enterprise within the local economy.
- 8.52** The designated Primary Sites currently house a mixture of use classes and, as such, are considered appropriate for use classes within B1, B2 and B8, namely, offices, light and general industry, and warehousing uses.
- 8.53** The defined Secondary Sites allows the development of sui generis uses and commercial services appropriate to the development. These uses can play an important role in economic development, although it is necessary to ensure that they complement and support each other and neighbouring uses, rather than act in competition or are detriment to them.

### Relevant Objectives, Strategic and Development Management Policies

- **Objectives:** 7, 8 and 9
- **Strategic Policy:** SP8
- **Development Management Policy:** DM11

### Community Facilities

#### ED1 Education Provision

The following sites are allocated for education:

1. Ysgol Gymraeg, Brynmawr – New primary school
2. Lower Plateau Six Bells Colliery Site – New primary school

- 8.54** The Policy allocates land required by the Education Department for the provision of two new primary schools:

## 8.0 ALLOCATIONS AND DESIGNATIONS

- Ysgol Gymraeg, Brynmawr; and
- The Lower Plateau of the Six Bells Colliery Site.

- 8.55 Planning permission for a replacement Welsh medium primary school for Ysgol Gymraeg Brynmawr was secured in September 2008 on land north of Rising Sun Industrial Estate, Nantyglo. The school will provide educational facilities for 330 primary school children.
- 8.56 The lower plateau of the Six Bells Colliery Site has been identified for a new primary school, as part of the redevelopment of the whole of the Six Bells Colliery Site. The new school is likely to be developed in 2014.
- 8.57 There will also be a need to address school provision in catchment areas where there is little or no existing capacity to accommodate the additional demand likely to arise from housing development. Where necessary, in such circumstance, financial contributions will be sought from developers towards the provision of new educational facilities, in accordance with DM4 Infrastructure Provision.

### Relevant Objectives, Strategic and Development Management Policies

- **Objectives:** 5, 6, 10 and 13
- **Strategic Policies:** SP7, SP8 and SP10
- **Development Management Policies:** DM1, DM2, DM3 and DM15

### CF1 Community Centre

The following site is allocated for a community centre:

1. **Former Sirhowy Infants School, Tredegar**

- 8.58 The former Sirhowy Infants School site, Tredegar has been identified for a new community centre on the southeast part of the site. The northern section of the site will be for 23 affordable homes.
- 8.59 It is proposed that the community centre, or as it will be known “The Star Centre” will host a range of services comprising of early years provision, youth services, youth clubs and after school provision, learning, recreation, community safety, advice and information, community events and carnivals and venue hire.

### Relevant Objectives, Strategic and Development Management Policies

- **Objectives:** 5, 6, 10 and 13
- **Strategic Policies:** SP7, SP8 and SP10
- **Development Management Policies:** DM1, DM2, DM3 and DM15

### Tourism and Leisure

#### TM1 Tourism and Leisure

The following sites are allocated for tourism related activities:

1. **Eastern Valley Slopes**
2. **Garden Festival**
3. **Blue Lakes**
4. **Bedwellty House and Park**
5. **Parc Bryn Bach (including a hotel)**
6. **Nantyglo Roundhouse Towers**
7. **Cwmtillery Lakes**

#### Eastern Valley Slopes

- 8.60 The Eastern Valley Slopes and its juxtaposition with 'The Works' site Ebbw Vale ensures that the site has tremendous potential for the development of tourism, leisure and education, via promotion of access to the countryside and improvement to the natural environment through woodland planting. Much of the land is managed for pasture, with significant areas open to public access for horse riding, cycling (particularly mountain biking) and walking.
- 8.61 The site provides a physical link between the Environmental Resource Centre at the Works site and Silent Valley Nature Reserve and has an interesting and valuable ecosystem of its own. The Council will work closely with interest groups to develop the sites potential for tourism, leisure and education.

#### Garden Festival

- 8.62 There are proposals to develop Festival Park into a major tourist destination. The improvement of the shopping offer, enhancement of the café, and provision of outdoor recreation facilities, will attract further visitors to the Festival Park. Other initiatives in keeping with attracting visitors to the park will be encouraged including parkland enhancement by creating woodland walks and linking the park to the shopping area.

#### Blue Lakes

- 8.63 The Blue Lakes lie adjacent to the Aneurin Bevan Stones, and form an important green space between Tredegar and Ebbw Vale. Ebbw Vale and District Development Trust (EVAD) propose to create a new park and establish a new

## 8.0 ALLOCATIONS AND DESIGNATIONS

visitors centre with a café restaurant. It is also proposed to construct an education and learning centre, create a recreation space for walking and provide an enhanced fishing venue for local people and visitors to the area.

### **Bedwellty House and Park**

- 8.64 Tourism could contribute significantly more to the economy of the County Borough. Attractions such as Bedwellty House and Park, which form part of a network of historic buildings and landscapes, are key to attracting people to the area. This will be achieved by restoration of Bedwellty House to provide a visitor experience, restaurant, gardens and function area. There are plans to transform it into a high quality conference, wedding and visitor centre and make it a major tourist attraction.

### **Parc Bryn Bach**

- 8.65 Parc Bryn Bach is conveniently located just off the A465 and is a major tourist attraction with a lake and visitor centre. The Park offers a wide variety of facilities and activities including walking, cycling, golf, angling, model boating and flying and adventure activities. There is potential to further develop the tourism features at the Park, with opportunities for hotel development on the site and to develop the bunkhouse facilities. Parc Bryn Bach, which has been designated as a Local Nature Reserve, is likely to be one of the main park elements of the proposed Valleys Regional Park and could benefit from its close proximity to the Brecon Beacons National Park.

### **Nantyglo Roundhouse Towers**

- 8.66 Nantyglo Roundhouse Towers has potential as a heritage centre and educational resource for local people and an attraction for visitors. The Council will work closely with the owners of the property in order to develop the site.

### **Cwmtillery Lakes**

- 8.67 Cwmtillery Lakes provides an educational and recreational resource for the local community and is used for walking, bird watching and fishing. A new community-led project, called CALON, is seeking to establish an Outdoor Gateway and Education Centre at the Jim Owen Pavilion as a base for locals and visitors to utilise the significant potential for outdoor activities within the surrounding countryside of Cwmtillery. The proposed Calon Centre will also serve as a community centre offering venue hire, light refreshments and tourism information.

#### **Relevant Objectives, Strategic and Development Management Policies**

- **Objectives:** 11 and 12
- **Strategic Policies:** SP2, SP9 and SP11
- **Development Management Policies:** DM1, DM2, DM3, DM4, DM12, DM13, DM14, DM15, DM16, DM17 and DM18

## 8.0 ALLOCATIONS AND DESIGNATIONS

### DELIVERING PROTECTION AND ENHANCEMENT OF THE UNIQUE NATURAL AND BUILT ENVIRONMENT AND DELIVERING SAFE AND HEALTHY VIBRANT COMMUNITIES

#### Leisure

##### L1 Formal Leisure Facilities

**Land is allocated for leisure at:**

1. **Chartist Way, Tredegar**

8.68 The Policy allocates land required by Leisure Services for the provision of outdoor recreational facilities at the above named site.

8.69 An area of land is allocated for informal play space at Chartist Way, Tredegar with a kick-about area planned adjacent to an existing play area.

#### Relevant Objectives, Strategic and Development Management Policies

- **Objectives:** 11 and 12
- **Strategic Policies:** SP9
- **Development Management Policies:** DM13, DM15, DM16 and DM17

#### Environment

##### ENV1 Green Wedges

**Green Wedges have been identified at the following locations in order to prevent coalescence between settlements:**

1. **Beaufort and Brynmawr**
2. **Tredegar and Ebbw Vale**

8.70 The extent of these areas is shown on the LDP Proposals Map and within these areas development that prejudices the open nature of the land will not be permitted.

8.71 The need to define and maintain open spaces between and within urban areas and settlements to prevent coalescence is considered important for the County Borough to protect the integrity of the built and natural environment. Rural Exception Sites will not be acceptable within Green Wedges.

8.72 Although other Policies in the Plan are aimed at restricting development in the countryside, it is considered necessary to provide additional protection to areas of important and vulnerable open land by restricting development on the urban fringe and between settlements. Each of the Green Wedges has been identified following

## 8.0 ALLOCATIONS AND DESIGNATIONS

consideration of factors such as development pressure, urban form and the potential for eventual coalescence of settlements.

### Relevant Objectives and Strategic Policies

- **Objective:** 13
- **Strategic Policy:** SP10

### ENV2 Special Landscape Areas

**Special Landscape Areas are identified and will be protected at the following locations:**

1. **St Illtyd Plateau and Ebbw Eastern Sides**
2. **Eastern Ridge and Mynydd James**
3. **Cwm Tyleri and Cwm Celyn**
4. **Mynydd Carn-y-Cefn and Cefn yr Arail**
5. **Mynydd Bedwellty, Rhymney Hill and Sirhowy Sides**
6. **Cefn Manmoel**
7. **Trefil and Garnlydan Surrounds**
8. **Beaufort Common**

**Development within the defined Special Landscape Areas will be expected to conform to the highest standards of design, siting, layout and materials appropriate to the character of the area.**

**8.73** Special Landscape Areas (SLAs) are shown on the LDP Proposals Map and have been designated to protect areas that are considered to be important to the overall landscape, history, culture, biodiversity and geology of the County Borough. The designation of these landscape areas has been undertaken at a local level, using a regionally agreed methodology. The methodology used to identify the SLA's in Blaenau Gwent builds on the Countryside Council for Wales LANDMAP methodology and considers factors such as:

- Prominence;
- Spectacle – dramatic topography and views;
- Unspoilt areas - Pre-industrial patterns of land use;
- Remoteness and tranquility;
- Vulnerability and sensitivity to change;
- Locally rare landscape; and
- Special landscapes.



## 8.0 ALLOCATIONS AND DESIGNATIONS

- 8.74 In order to protect the visual qualities of each SLA, development proposals within these areas will be required to conform to the highest possible design standards.
- 8.75 Details of the SLAs are contained in the Blaenau Gwent Special Landscape Areas Report (2009).

### Relevant Objectives, Strategic and Development Management Policies

- **Objective:** 13
- **Strategic Policy:** SP10
- **Development Management Policies:** DM15, DM16 and DM17

### ENV3 Sites of Importance for Nature Conservation

Sites of Importance for Nature Conservation are identified at the following locations:

Policy Number	Site Name	Policy Number	Site Name
<b>Ebbw Vale Area</b>			
1.	Beaufort Hill Ponds & Woodland	21.	Waun-Lwyd species rich grassland
2.	Bryn Serth	22.	Waun y Pound
3.	Bwlch-y-Garn North	23.	Pond Group 1
4.	Bwlch-y-Garn South	24.	Pond Group 3
5.	Castell-coryn Grassland	25.	Pond Group 5
6.	Craig y Deri Pond	26.	Rassau Pond
7.	Eastville Road Meadow	27.	Rhyd y Blew
8.	Festival Lake	28.	Ebbw River
9.	Slopes of Mynydd Carn-y-Cefn (West) (1 of 2)	29.	Slopes of Mynydd Carn-y-Cefn (West) (2 of 2)
10.	Garden City	30.	Tarren y Trwyn Pond
11.	Garden City Pond	31.	Ty Llwyn Pond
12.	Garn-Cam-Isaf	32.	Land at Park View, Beaufort
13.	Garnlydan	33.	Land at Parkhill Crescent
14.	Hillside with acidic flushes	34.	Adjacent to Drysiog Farm
15.	Land Surrounding Wetland Centre	35.	Rear of New Cwm Terrace
16.	Gorse Bank Field	36.	Nant-y-Croft Rassau
17.	Meadowbank Field	37.	Cwm Slopes, Festival Park
18.	Pond 1709/045 Bwlch-y-Garn	38.	Old Allotments
19.	Land to the rear of Glwyndr Road, Rassau	39.	East of Penrhiwgwingi
20.	Mynydd Carn-y-Cefn and Cefn-yr-Arail Ebbw Vale & Upper Ebbw Fach	40.	Mynydd Manmoel, Ebbw Vale & Tredegar

## 8.0 ALLOCATIONS AND DESIGNATIONS

Policy Number	Site Name	Policy Number	Site Name
<b>Tredegar Area</b>			
41.	Sirhowy Hill Woodlands & Cardiff Pond	61.	Tredegar Leisure Centre Grasslands
42.	Garn-ddu Meadow	62.	Bedwellty Pits Field
43.	Hirgan Fields Grassland	63.	Bryn-Bach School
44.	Industrial Estate Grasslands	64.	Cefyn Pyllau-duon Pond
45.	Lower Farm Field	65.	Nant Trefil Pond
46.	Lower Troedrhiwgwair	66.	Chapel House Field
47.	Parc Bryn Bach	67.	Darren Ddu
48.	Trefil Las Pond	68.	Trefil Ddu Pond (1 of 4)
49.	St. James Reservoir	69.	Trefil Ddu Pond 2 (2 of 4)
50.	Mynydd Bedwellte	70.	Trefil Ddu Pond 3 (3 of 4)
51.	Nine Arches Grassland	71.	Trefil Ddu Pond 4 (4 of 4)
52.	North Pen-y-Lan Grassland	72.	Trefil Village Grassland
53.	Milgatw Farm Grassland	73.	Pyllau-duon Pond
54.	Fairview Field	74.	Upper Troedrhiwgwair Grasslands
55.	Pine Tree House Grassland	75.	Scotch Peter's Pond
56.	River Sirhowy	76.	South of Troedygwair
57.	Sheepfold Grasslands	77.	Highlands Grassland
58.	Shon Sheffrey's Reservoir Banks	78.	The Ducky/ The Small Ducky
59.	South Pen-y-Lan Grassland	79.	Tredegar Patch Grassland
60.	The Fountain Inn Meadows		
<b>Upper Ebbw Fach Area</b>			
80.	Adjacent to Blaen-y-Cwm School	93.	Adjacent to Noble Square
81.	Blaenafon Road Pond 1	94.	Clydach River
82.	Blaenafon Road Pond 2	95.	Coalbrookvale
83.	Bourneville Slip	96.	Coed Troestre
84.	Bryn Farm	97.	Cwmcelyn East
85.	Brynawelon Pond	98.	Brynmawr Pond
86.	Pen y Waun Pond	99.	Cwmcelyn West
87.	Semtex Pond	100.	Edge of the Mulfran
88.	River Ebbw Fach	101.	Embankment Grassland
89.	Parc Nant y Waun	102.	Golf Course Pond
90.	Troestre Pond	103.	Llwydcoed Pond
91.	Pond Group 2, Brynmawr/Beaufort Hill	104.	Land to the east of Pant View Houses, Coed Cae
92.	Nantyglo Meadow		
<b>Lower Ebbw Fach</b>			
105.	Arail Farm Slopes North	115.	Cefn Bach, Abertillery
106.	Arail Farm Slopes South	116.	Coed y Gilfach
107.	Arail Pond	117.	Craig Swffryd
108.	Blaentillery Farm North	118.	Tirpentwys Cut
109.	North of Hendre Gwyndwr	119.	Cwm Farm Pond
110.	River Tyleri	120.	Coedcae Coch
111.	Six Bells Colliery Site	121.	Land to the east of Bournville Road
112.	Swffryd Wood	122.	Cwmtillery Lakes
113.	Blaentillery Farm South	123.	East of Gwastad Farm
114.	Swffryd-fach	124.	Hafod-y-Dafal acid grassland

## 8.0 ALLOCATIONS AND DESIGNATIONS

Policy Number	Site Name	Policy Number	Site Name
125.	Mulfran, Mynydd Coity, Mynydd James & Gwastad	132.	Greenmeadow Farm
126.	Cwm Big North	133.	Cwmtillery Reservoir
127.	Swffryd Ganol Pond	134.	Llanerch Padarn West
128.	Coetgae Pond	135.	Roseheyworth Community Woodlands
129.	West of Blaentillery Farm	136.	Llanerch Padarn East
130.	Cefn Bach	137.	Coed Argoed
131.	Quarry at Gilfach Wen Farm		

- 8.76** The current provision of SAC's and SSSI's alone is not sufficient to maintain the biodiversity of Blaenau Gwent. It is therefore important to identify locally designated wildlife sites such as Sites of Importance for Nature Conservation (SINC). Blaenau Gwent currently has 137 SINC's which are shown on the Proposals Map. Work is in progress to designate a number of other SINCS. As soon as a site has been assessed and qualifies as a SINC under the 'Guidelines for the Selection of Wildlife Sites in South Wales' and 'Mid valleys Criteria for the selection of SINCS' (Gwent Wildlife Trust, 2004 and 2008), then its status as a SINC will be honoured and it will be covered by this Policy.

### Relevant Objectives, Strategic and Development Management Policies

- **Objectives:** 5, 6 and 13
- **Strategic Policies:** SP7 and SP10
- **Development Management Policies:** DM1, DM2, DM3, DM15, DM16 and DM17

### ENV4 Land Reclamation Schemes

Land reclamation schemes are proposed at the following locations:

1. **Pennant Street, Ebbw Vale**
2. **Parc Bryn Bach, Tredegar**
3. **Cwmcraehen, Brynmawr**
4. **Llanhilleth Pithead Baths, Llanhilleth**

- 8.77** As a consequence of the industrial history of Blaenau Gwent there are a number of derelict sites. However, not all derelict land requires reclamation as some have reverted to nature; it is in the public interest to leave such sites undisturbed. Many of the sites are in highly visual areas and land reclamation will enable the removal of eyesores, which currently blight the landscape. It will also enable the restoration of areas to their natural appearance, thereby improving the visual environment. At the same time such sites may be of high biodiversity value and as ecological surveys are normally required on brownfield sites one will be required prior to any reclamation works.

## 8.0 ALLOCATIONS AND DESIGNATIONS

### Relevant Objectives, Strategic and Development Management Policies

- **Objectives:** 6
- **Strategic Policies:** SP2 and SP7
- **Development Management Policies:** DM1, DM3, DM15 and DM17

### ENV5 Cemeteries

Extensions to the existing cemeteries are identified at the following locations:

1. **Cefn Golau Cemetery, Tredegar**
2. **Dukestown Cemetery, Tredegar**
3. **Blaina Cemetery, Blaina**

- 8.78 Blaenau Gwent County Borough Council currently manages seven cemeteries. The Council has undertaken a review of the current Cemeteries capacity within Blaenau Gwent. The review identifies that extensions to the existing cemeteries are required at three of the seven sites. The Plan allocates land for these extensions.

### Relevant Objectives, Strategic and Development Management Policies

- **Objectives:** 1
- **Strategic Policies:** SP1 and SP2
- **Development Management Policies:** DM1, DM2, DM3, DM15 and DM17

## DELIVERING AN ADEQUATE SUPPLY OF MINERALS AND FACILITIES TO ENABLE A REDUCTION IN WASTE TO LANDFILL

### Minerals

#### M1 Safeguarding of Minerals

The following mineral resources are identified on the Proposals Maps:

1. **The Limestone resource**
2. **The Sandstone resource**
3. **The Primary and Secondary Coal Resource**

## 8.0 ALLOCATIONS AND DESIGNATIONS

- 8.79 The identification of safeguarding areas for the above minerals does not carry any presumption that planning permission would be granted for their extraction. The purpose of safeguarding is to ensure that known resources are not needlessly sterilised by permanent development (Policy DM20).
- 8.80 The limestone resource is confined to the northern extremity of Blaenau Gwent north of Trefil whereas; the sandstone resource is generally located in the mid and southern parts.
- 8.81 The Proposals Map identifies the primary and secondary coal resource areas (as identified by the British Geological Survey) as one safeguarding area, as they benefit from the same safeguarding considerations. The primary resource includes the thicker closely-spaced coals, with the secondary resource area having thinner, more widely spaced coals. These areas are generally located in the north of the County Borough and along the valley floors.

### Relevant Objectives and Strategic Policies

- **Objective:** 15
- **Strategic Policy:** SP12

### M2 Mineral Buffer Zones

#### Within a Mineral Buffer Zone:

- a. Any proposed development that would prejudice the extraction of the mineral or operation of the site will be refused; and
- b. No new mineral extraction will be permitted.

The following Mineral Buffer Zones are identified on the Proposals Maps:

1. The Limestone quarry at Trefil, Tredegar (200 metre buffer)
2. Six Bells and Vivian Tips, Six Bells (500 metre buffer)
3. Blaentillary Drift No.2, Blaenavon (500 metre buffer)

- 8.82 In accordance with national planning policy buffer zones are identified around permitted mineral sites to safeguard sites from new development that would prejudice future extraction of permitted reserves or the operation of the site. Mineral Buffer Zones have been identified around the limestone quarry at Trefil, the open cast coal recovery operation at Six Bells and around Blaentillary Drift, which is located in Torfaen County Borough.

### Relevant Objectives, Strategic and Development Management Policies

- **Objectives:** 15
- **Strategic Policies:** SP12
- **Development Management Policies:** DM20

## 8.0 ALLOCATIONS AND DESIGNATIONS

### **M3 Areas where Coal Working will not be Acceptable**

**Areas where coal working will not be acceptable are identified on the Proposals Map.**

- 8.83 In accordance with national planning policy, the LDP identifies areas where coal working will not be acceptable, these are 500m from the settlement boundary and within International and National designations of environmental and cultural importance.

#### **Relevant Objectives, Strategic and Development Management Policies**

- **Objectives:** 15
- **Strategic Policies:** SP12
- **Development Management Policies:** DM20

### **M4 Preferred Areas**

**Preferred Areas and associated buffer zones are identified at:**

1. **Adjacent Trefil Quarry, Tredegar (200 metre buffer)**
2. **Tir Pentwys Tip, Llanhilleth (200 metre buffer)**
3. **Land South East of Cwm, Ebbw Vale (200 metre buffer)**

- 8.84 The Regional Technical Statement (RTS) on Aggregates identified the need to assess the potential to make a resource allocation of at least 3 million tonnes in the LDP. According to the RTS 'where feasible this is to be limestone'. A recent permission for the deepening of Trefil Quarry has resulted in an additional resource allocation of 2.24 million tonnes which means that Blaenau Gwent needs to identify a further 0.76 million tonnes.

- 8.85 It has not been possible to allocate specific sites to meet the shortfall of this requirement. Instead three preferred areas have been identified. Preferred Areas are areas of known mineral resources with some commercial potential, and where planning permission might reasonably be expected. Any application for aggregate extraction will be considered against Policy DM19 and national planning policy.

- 8.86 Land adjacent to the existing Trefil Quarry has been identified as an area of known mineral resource with commercial potential. The resource may provide for a continuous supply for use as building stone and in making concrete. Development of the site is dependent on the ability to address a number of environmental concerns.



## 8.0 ALLOCATIONS AND DESIGNATIONS

- 8.87** The Tir Pentwys Tip lies east of Llanhilleth within the Pennant Sandstone outcrop. It is a westward extension of the Tir Pentwys spoil reclamation proposal in neighbouring Torfaen County Borough Council. No sampling or testing information for the western part of this area has been seen but it is likely that it will contain High Specification Aggregate and lower quality general fill material. Development of the site is dependent on the Torfaen part of the site receiving planning permission.
- 8.88** Land South East of Cwm has been identified in the 'Former Gwent' Aggregate Study as being suitable for identification as a Preferred Area. The area contains 60Mt of high Polished Stone Value (PSV) sandstone.

### Relevant Objectives, Strategic and Development Management Policies

- **Objectives:** 4 and 15
- **Strategic Policies:** SP6 and SP12
- **Development Management Policies:** DM15 and DM19

## Waste

### W1 Land for Waste Management

**The following site is identified to accommodate regional waste management facilities:**

- 1. Land south of Waun-y-Pound, Ebbw Vale**

**The following site is identified to accommodate local waste management facilities:**

- 2. Silent Valley, Cwm**

- 8.89** The South East Regional Waste Plan indicates that between 0.4 and 4 hectares of land will be required for waste management facilities within Blaenau Gwent to serve more than one local authority. The above site provides over 5 hectares for the location of waste management facilities to serve more than one local authority.
- 8.90** Land south of the existing Waun-y-Pound Industrial Estate in Ebbw Vale is well located in terms of the Heads of the Valleys Road and the principal hub of Ebbw Vale. Adjacent land is already used as a Civic Amenity Site for the recycling of waste and therefore there is an opportunity to co-locate facilities. The site is identified as being suitable for waste management facilities such as Anaerobic Digestion or In Vessel Composting and may be suitable for other waste management facilities.
- 8.91** The existing Silent Valley waste facility is centrally located in the County Borough south of the principal hub of Ebbw Vale. The land identified is located to the north of the existing Silent Valley landfill site which continues to form the principal destination for much of the residual and unavoidable municipal waste generated in

## 8.0 ALLOCATIONS AND DESIGNATIONS

Blaenau Gwent. The site is identified as being suitable for a bulking / waste transfer facility.

8.92 Detailed descriptions of the sites can be found in the site descriptions document.

Relevant Objectives, Strategic and Development Management Policies
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- |   |
|---|
| <ul style="list-style-type: none"><li>• <b>Objective:</b> 16</li><li>• <b>Strategic Policy:</b> SP13</li><li>• <b>Development Management Policies:</b> DM4 and DM21</li></ul> |
|---|

### 9.0 DELIVERY AND IMPLEMENTATION

- 9.1 This Chapter concentrates on the allocated sites in Chapter 8 of the Local Development Plan. The designation policies are not addressed within this Chapter.

#### **Infrastructure Needs**

- 9.2 The private sector is expected to make a contribution towards infrastructure, including transport improvements, leisure, educational and community facilities. These are identified in the infrastructure needs column, where known.

#### **Phasing of Development**

- 9.3 The detail in the phasing of development column estimates the completion of the development, in terms of 3 phases:
- **Phase 1 2006 - 2011:** sites are included in this phase if planning permission has been granted;
  - **Phase 2 2011 - 2016:** sites are included in this phase where funding is likely to be available in the timeframe; and
  - **Phase 3 2016 - 2021:** reflects longer-term commitments.
- 9.4 The phasing of development provided in this Chapter is indicative only. If the situation alters, it is acceptable for the development to come forward early.

#### **Funding Sources and Responsibility for Delivery**

- 9.5 In general, the retail and housing allocations are expected to be delivered by the private sector, including Housing Associations (Registered Social Landlords (RSLs)). Employment allocations may require a kick start from the public sector.
- 9.6 It must be appreciated that the ability of the private sector to deliver the above will be heavily influenced by external economic circumstances, including the UK and World economic cycles. For this reason it is highly likely that delivery of housing completions in particular will vary over the 15 year period of the Plan.

## 9.0 DELIVERY AND IMPLEMENTATION

- 9.7 Public sector budgets will also vary over time due to future funding reductions. Most public sector capital programmes have relatively short, three or five year time horizons, so it is impossible to be precise about the implementation of much of the infrastructure over a 15-year time period.

## 9.0 DELIVERY AND IMPLEMENTATION

Policy Number	Site Name	Infrastructure Needs	Phasing of Development	Funding Sources	Responsibility for Delivery
<b>MU Mixed Use Allocations</b>					
MU1	<b>Ebbw Vale Northern Corridor</b> Rhyd-y-blew Strategic mixed-use Employment Site  700 houses  Bryn Serth - Employment and Road side services  Leisure Hub	Refer to the Ebbw Vale Sustainable Regeneration Framework	Phase 2 and 3  Phase 2 and 3  Phase 2 and 3  Phase 2 and 3	European Convergence £2m WAG Match funding £3m  Private Sector  Private Sector  Private Sector	WAG, DE&T  Private Sector  Private Sector  Private Sector
MU2	<b>'The Works', Ebbw Vale Learning Zone</b>  3-16 School Provision SEN & ICC (Hotmill site) & 3-16 School Provision (Coldmill)	Refer to 'The Works' Masterplan Design and Access Statement Update	Phase 1 – Currently under construction with completion anticipated Jul 2012  Phase 2 – Construction to start April 2011 completion	WAG £23.5m; Convergence Funding £8m; Coleg Gwent £1m; BGCBC £1m  WAG £47m; BGCBC Capital/Prudential borrowing £7m;	BGCBC  BGCBC

## 9.0 DELIVERY AND IMPLEMENTATION

Policy Number	Site Name	Infrastructure Needs	Phasing of Development	Funding Sources	Responsibility for Delivery
			anticipated 2012	Other £1m	
	Aneurin Bevan Hospital		Complete	N/a	NHS
	Leisure Centre		Phase 2 Construction to start Jan 2011; completion anticipated 2012	WAG £4m; Education £4m; BGCBC Capital/Prudential Borrowing £7m.	BGCBC
	520 Houses		Phase 2 and 3	Private Sector	Private Sector
	Family History and Genealogy Visitor Centre		Phase 1 Project under construction with a view to completion in Jun 2011	Convergence £2.65m; HOV £3.74m; BGCBC Capital/Prudential borrowing £4.9m; Other £0.1m	BGCBC
	Environmental Resource Centre		Complete	N/a	BGCBC
	Central Valley Wetland Park		Complete	N/a	BGCBC
	Employment		Phase 2	European Convergence £4m; Match Funding £4m	Private



## 9.0 DELIVERY AND IMPLEMENTATION

Policy Number	Site Name	Infrastructure Needs	Phasing of Development	Funding Sources	Responsibility for Delivery
	Infrastructure including Energy Centre & Car Park		Phase 2 & 3  Phase 1 – Project due to start in 2010 anticipated completion 2011	Private  WAG £6m; DE&T £4m	BGCBC  BGCBC
MU3	NMC Factory and Bus Depot, Brynmawr  60 Houses Commercial/Leisure/ Community Facility	<b>Access:</b> The access will need to be upgraded to facilitate the proposal and appropriate links to the town centre will need to be established <b>Education:</b> Secondary School Contribution	Phase 3	HOV & Private Sector	BGCBC & Private Sector
<b>AA1 Action Area</b>					
AA1.1	Southern Gateway, Ebbw Vale	Refer to the Ebbw Vale Sustainable Regeneration Framework	Phase 2	Private Sector	Private Sector BGCBC
AA1.2	Market Square, Ebbw Vale	Refer to the Ebbw Vale Sustainable Regeneration Framework	Phase 2 and 3	Private Sector	Private Sector BGCBC
<b>R1 Retail Allocations</b>					
R1.1	Rhyd y Blew Retail Park, Ebbw Vale	N/a	Phase 1 – Planning permission granted in 2006	Private Sector	Private Sector
R1.2	Extension to Festival Shopping Outlet Centre, Ebbw Vale	N/a	Phase 1 - Planning permission granted in 2007	Private Sector	Private Sector
R1.3	Extension to Tesco Stores,	N/a	Phase 1 -	Private Sector	Private Sector

## 9.0 DELIVERY AND IMPLEMENTATION

Policy Number	Site Name	Infrastructure Needs	Phasing of Development	Funding Sources	Responsibility for Delivery
	North West Approach, Ebbw Vale		Planning permission granted in 2008		
R1.4	Market Street, Ebbw Vale	N/a	Phase 2	Private Sector	Private Sector
<b>H1 Housing Allocations</b>					
H1.1	Willowtown School, Ebbw Vale	<b>Water Supply:</b> require off-site mainlaying from a point of adequacy on larger diameter/pressure watermain <b>Leisure:</b> Improve existing facilities at Letchworth Road Play Area. <b>Affordable Housing:</b> 10% provision	Phase 2	Private Sector	Public Sector for Sale and Private sector for Implementation
H1.2	Cartref Aneurin Bevan, Tredegar	<b>Water Supply:</b> require off-site mainlaying from a point of adequacy on larger diameter/pressure watermain <b>Access:</b> The existing access road needs widening. <b>Leisure:</b> Improve existing Recreational facilities for young people at Parc Bryn Bach. <b>Affordable Housing:</b> 10% provision	Phase 3	Private	Public Sector for Sale and Private Sector for implementation
H1.3	Greenacres, Tredegar	<b>Water Supply:</b> require off-site mainlaying from a point of adequacy on larger diameter/pressure watermain <b>Access:</b> The existing access road needs widening. <b>Leisure:</b> Improve existing Recreational facilities for young people at Ty Newydd <b>Affordable Housing:</b> 10% provision	Phase 3	Private Sector	Public Sector for Sale and Private Sector for implementation
H1.4	Jesmondene Stadium, Tredegar	<b>Sewerage:</b> Parts of the public sewerage network suffer form hydraulic overloading. <b>Access:</b> A new access road is required. <b>Leisure:</b> Onsite provision of a	Phase 2 and 3	Private Sector	Private Sector

## 9.0 DELIVERY AND IMPLEMENTATION

Policy Number	Site Name	Infrastructure Needs	Phasing of Development	Funding Sources	Responsibility for Delivery
		playground. Size to be determined by financial contribution. <b>Affordable Housing:</b> 10% provision			
H1.5	Business Resource Centre, Tredegar	<b>Water Supply:</b> require off-site mainlaying from a point of adequacy on larger diameter/pressure watermain <b>Leisure:</b> Recreational facilities for young people at Parc Bryn Bach. <b>Affordable Housing:</b> 10% provision	Phase 3	Private Sector	Public Sector for Sale and Private Sector for implementation
H1.6	Land adjacent to Chartist Way, Tredegar	<b>Highways:</b> A Section 278 agreement is required to enable highway improvements. <b>Leisure:</b> Provision of a MUGA and Wheeled Sports Area. <b>Affordable Housing:</b> 10% provision	Phase 2 and 3	Private Sector	Public Sector for Sale and Private Sector for implementation
H1.7	Garnfach School, Nantyglo	<b>Water Supply:</b> require off-site mainlaying from a point of adequacy on larger diameter/pressure watermain <b>Access:</b> Access road needs widening. <b>Leisure:</b> Develop new fixed wheeled sports area in the Nantyglo Ward. <b>Education:</b> Secondary School Contribution <b>Affordable Housing:</b> 10% provision	Phase 2	Private Sector	Public Sector for Sale and Private Sector for Implementation
H1.8	Crawshay House, Brynmawr	<b>Water Supply:</b> This site would require off-site mainlaying from a point of adequacy on larger diameter/pressure watermain. <b>Access:</b> Access road needs upgrading. <b>Leisure:</b> Develop a new MUGA in the Brynmawr Ward. <b>Education:</b> Secondary School	Phase 3	Private Sector	Public Sector for Sale and Private Sector for Implementation

## 9.0 DELIVERY AND IMPLEMENTATION

Policy Number	Site Name	Infrastructure Needs	Phasing of Development	Funding Sources	Responsibility for Delivery
		Contribution <b>Affordable Housing:</b> 10% provision			
H1.9	Infants School & Old Griffin Yard, Brynmawr	<b>Water Supply:</b> This site would require off-site mainlaying from a point of adequacy on larger diameter/pressure watermain. <b>Access:</b> A Section 278 will be required to provide a new access road. <b>Leisure:</b> Develop a new MUGA in the Brynmawr Ward. Education: Secondary School Contribution <b>Affordable Housing:</b> 10% provision	Phase 3	Private Sector	Public and Private Sector for Sale and Private Sector for implementation
H1.10	Hafod Dawel Site, Nantyglo	<b>Water Supply:</b> require off-site mainlaying from a point of adequacy on larger diameter/pressure watermain <b>Leisure:</b> Develop new fixed wheeled sports area in the Nantyglo Ward. <b>Education:</b> Secondary School Contribution	Phase 2	Public Sector – Social Housing Grant (SHG)	Registered Social Landlord
H1.11	West of the Recreation Ground, Nantyglo	<b>Water Supply:</b> require off-site mainlaying from a point of adequacy on larger diameter/pressure watermain <b>Leisure:</b> Develop new fixed wheeled sports area in the Nantyglo Ward. <b>Education:</b> Secondary School Contribution <b>Affordable Housing:</b> 10% provision	Phase 2	Private Sector	Private Sector
H1.12	Land to the East of Blaina Road, Brynmawr	<b>Leisure:</b> Develop a new MUGA in the Brynmawr Ward. <b>Education:</b> Secondary School Contribution	Phase 3	Private Sector	Private Sector

## 9.0 DELIVERY AND IMPLEMENTATION

Policy Number	Site Name	Infrastructure Needs	Phasing of Development	Funding Sources	Responsibility for Delivery
		<b>Affordable Housing:</b> 10% provision			
H1.13	Land to the North of Winchestown, Nantyglo	<b>Water Supply:</b> require off-site mainlaying from a point of adequacy on larger diameter/pressure watermain. Improvements required to road fronting the site. <b>Leisure:</b> Develop new fixed wheeled sports area in the Nantyglo Ward. <b>Education:</b> Secondary School Contribution <b>Affordable Housing:</b> 10% provision	Phase 3	Private sector	Private sector
H1.14	Six Bells Colliery Site, Six Bells	<b>Water Supply:</b> require off-site mainlaying from a point of adequacy on larger diameter/pressure watermain. The existing access to the site will need to be upgraded. <b>Leisure:</b> Develop existing facilities in Parc Arrael Griifin <b>Education:</b> Primary and Secondary School Contribution <b>Affordable Housing:</b> 10% provision	Phase 2	Private Sector	Public Sector for Sale and Private Sector for implementation
H1.15	Warm Turn, Six Bells	<b>Water Supply:</b> This site would require off-site mainlaying from a point of adequacy on larger diameter/pressure watermain. Where off-site watermain are required, these can be provided under a water requisition scheme, the costs borne by potential developers. <b>Leisure:</b> Improve facilities at the existing Play Area in "Warm Turn". <b>Education:</b> Secondary School Contribution	Phase 2	Private Sector	Private Sector

## 9.0 DELIVERY AND IMPLEMENTATION

Policy Number	Site Name	Infrastructure Needs	Phasing of Development	Funding Sources	Responsibility for Delivery
		<b>Affordable Housing:</b> 10% provision			
H1.16	Roseheyworth Comprehensive, Abertillery	<b>Water Supply:</b> require off-site mainlaying from a point of adequacy on larger diameter/pressure watermain <b>Leisure:</b> Improve existing facilities on Roseheyworth Playing Fields <b>Education:</b> Secondary School Contribution <b>Affordable Housing:</b> 10% provision	Phase 2	Private Sector	Public Sector for Sale and Private Sector for implementation
H1.17	Former Mount Pleasant Court, Brynithel	<b>Water Supply:</b> require off-site mainlaying from a point of adequacy on larger diameter/pressure watermain <b>Leisure:</b> Improve existing facilities on Brynithel Recreation Ground <b>Education:</b> Secondary School Contribution <b>Affordable Housing:</b> 10% provision	Phase 2	Public Sector	Registered Social Landlord
H1.18	Hillcrest View, Cwmtillery	<b>Water Supply:</b> This site would require off-site mainlaying from a point of adequacy on larger diameter/pressure watermain. Where off-site watermain are required, these can be provided under a water requisition scheme, the costs borne by potential developers. <b>Leisure:</b> Improve existing facilities on Jim Owen Recreation Ground. <b>Education:</b> Secondary School Contribution	Phase 2	Public Sector - Social Housing Grant	Registered Social Landlord
H1.19	Quarry Adj to Cwm Farm Road, Six Bells	<b>Water Supply:</b> This site would require off-site mainlaying from a point of adequacy on larger diameter/pressure watermain. Where off-site watermain	Phase 3	Private Sector	Private Sector



## 9.0 DELIVERY AND IMPLEMENTATION

Policy Number	Site Name	Infrastructure Needs	Phasing of Development	Funding Sources	Responsibility for Delivery
		<p>are required, these can be provided under a water requisition scheme, the costs borne by potential developers.</p> <p><b>Access:</b> A new access is required to the site.</p> <p><b>Leisure:</b> Improve existing facilities in Six Bells Park.</p> <p><b>Education:</b> Secondary and Primary School Contribution</p> <p><b>Affordable Housing:</b> 10% provision</p>			
H1.20	Land at Farm Road, Swffryd	<p><b>Water Supply:</b> This site would require off-site mainlaying from a point of adequacy on larger diameter/pressure watermain. Where off-site watermain are required, these can be provided under a water requisition scheme, the costs borne by potential developers.</p> <p><b>Access:</b> Will only be permitted via Gordon Avenue subject to local highway improvements. Secondary emergency vehicular access will also be required via Farm Road.</p> <p><b>Leisure:</b> On site provision</p> <p><b>Education:</b> Secondary School Contribution</p> <p><b>Affordable Housing:</b> 10% provision</p>	Phase 3	Private Sector	Private Sector
<b>HC1 Housing Commitments</b>					
HC1.1	North of Cwmyrdderch Court Flats, Ebbw Vale	N/a	Phase 1 - Planning Permission Granted	Private Sector	Private Sector
HC1.2	Letchworth Road, Ebbw	N/a	Phase 1 -	Private Sector	Private Sector

## 9.0 DELIVERY AND IMPLEMENTATION

Policy Number	Site Name	Infrastructure Needs	Phasing of Development	Funding Sources	Responsibility for Delivery
	Vale		Planning Permission Granted		
HC1.3	Old 45 Yard, Steelworks Road, Ebbw Vale	N/a	Phase 1 and 2 – Planning Permission Granted	Private Sector	Private Sector
HC1.4	Adjacent Pant-y-Fforest, Ebbw Vale	N/a	Phase 2 - Planning Permission Granted	Private Sector	Private Sector
HC1.5	Heol Elan, Ebbw Vale	N/a	Phase 1 – Planning Permission Granted	Social Housing Grant	Registered Social Landlord
HC1.6	Land at College Road, Ebbw Vale	N/a	Phase 1 Planning Permission Granted	Social Housing Grant	Registered Social Landlord
HC1.7	Adj Sports Ground, Gwaun Helyg, Ebbw Vale	<b>S106 Requirements:</b> Education requirement	Phase 2 - Planning Permission Granted Subject to signing of S106	Public Sector	Registered Social Landlord
HC1.8	Higgs Yard, Ebbw Vale	<b>S106 Requirements:</b> Education and Leisure Contributions	Phase 2 - Planning Permission Granted Subject to signing of S106	Private Sector	Private Sector
HC1.9	Mountain Road, Ebbw	<b>S106 Requirements:</b> Leisure and	Phase 1	Social Housing	Registered

## 9.0 DELIVERY AND IMPLEMENTATION

Policy Number	Site Name	Infrastructure Needs	Phasing of Development	Funding Sources	Responsibility for Delivery
	Vale	Education Contributions	Planning Permission Granted	Grant	Social Landlord
HC1.10	Briery Hill, Ebbw Vale	N/a	Phase 2 Planning Permission Granted Subject to Signing of S106	Social Housing Grant	Registered Social Landlord
HC1.11	Derelict Bus Garage, Woodfield Road, Tredegar	N/a	Phase 1 – Planning Permission Granted	Private Sector	Registered Social Landlord
HC1.12	Former LCR Factory, Charles Street, Tredegar	N/a	Phase 1 – Planning Permission Granted	Private Sector	Private Sector
HC1.13	Former Factory Site, Pochin, Tredegar	N/a	Phase 2 – Planning Permission Granted	Private Sector	Private Sector
HC1.14	Land at Poultry Farm, Queen Victoria Street, Tredegar	N/a	Phase 1 – Planning Permission Granted	Private Sector	Private Sector
HC1.15	Upper Ty Gwyn Farm, Nantybawch, Tredegar	N/a	Phase 1 and 2 – Planning Permission Granted	Private Sector	Private Sector
HC1.16	Former LCR Factory, opposite Tredegar Comprehensive School,	N/a	Phase 1 – Planning Permission	Social Housing Grant	Registered Social Landlord

## 9.0 DELIVERY AND IMPLEMENTATION

Policy Number	Site Name	Infrastructure Needs	Phasing of Development	Funding Sources	Responsibility for Delivery
	Tredegar		Granted		
HC1.17	Peacehaven, Tredegar	<b>S106 Requirements:</b> 8 units of affordable housing. Education, Leisure and Landscaping Contribution Off site highway improvements	Phase 2 and 3 – Planning Permission Granted Subject to Signing of S106	Private Sector	Private Sector
HC1.18	The Goldmine, Sirhowy, Tredegar	N/a	Phase 1 – Planning Permission Granted	Private Sector	Private Sector
HC1.19	BKF Plastics, Ashvale, Tredegar	<b>S106 Requirements:</b> Affordable Housing 20% Education Contribution Leisure Contribution New footway. Traffic Calming Measures New lighting Street Signage	Phase 2 – Planning Permission Granted Subject to the signing of a S106 Agreement	Private Sector	Private Sector
HC1.20	Sirhowy Infants School Site, Tredegar	<b>S106 Requirement:</b> Education Contribution	Phase 2 – Planning Permission Granted Subject to signing of S106 Agreement	Social Housing Grant	Registered Social Landlord
HC1.21	Corporation Yard, Tredegar	N/a	Phase 2 – Planning Permission Granted	Private Sector	Private Sector
HC1.22	Park Hill, Tredegar	<b>S016 Requirement:</b>	Phase 2 and 3	Private Sector	Private Sector

## 9.0 DELIVERY AND IMPLEMENTATION

Policy Number	Site Name	Infrastructure Needs	Phasing of Development	Funding Sources	Responsibility for Delivery
		Under negotiation on RM application 20% Affordable Housing Contribution for Leisure & Ecology Mitigations	Planning Permission Granted		
HC1.23	Recticel and Gwalia Former Factory Site, Brynmawr	N/a	Phase 2 – Planning Permission Granted Subject to Signing of S106	SCIF Funding	Registered Social Landlord
HC1.24	Land at Clydach Street, Brynmawr	N/a	Phase 1 – Planning Permission Granted Site under construction	Private Sector	Private Sector
HC1.25	TSA Woodcraft, Noble Square Industrial Estate, Brynmawr	N/a	Phase 1 – Planning Permission Granted Site under construction	Private Sector	Private Sector
HC1.26	Roberto Neckwear, Limestone Road, Nantyglo	N/a	Phase 2 – Planning Permission Granted	Private Sector	Private Sector
HC1.27	Cwm Farm, Blaina	N/a	Phase 1 – Planning Permission Granted Site under Construction	Private Sector	Private Sector

## 9.0 DELIVERY AND IMPLEMENTATION

Policy Number	Site Name	Infrastructure Needs	Phasing of Development	Funding Sources	Responsibility for Delivery
HC1.28	Salem Chapel, Waun Ebbw Road and Pond Road Junction, Nantyglo	N/a	Phase 2 – Planning Permission Granted	Private Sector	Private Sector
HC1.29	At Cwm Farm Road, Abertillery	N/a	Phase 2 – Planning Permission Granted	Private Sector	Private Sector
HC1.30	Former Swffryd Junior School, Swffryd	<b>S106 Requirement</b> Education Contribution	Phase 1 – Planning Permission Granted Subject to signing of S106	Public Sector - SHG	Registered Social Landlord
HC1.31	Land at Penrhiw Estate, Brynithel	N/a	Phase 2 – Planning Permission Granted	Private Sector	Private Sector
<b>GT1 Gypsy and Traveller Accommodation</b>					
GT1	Land South of Cwmcrachen Gypsy Site, Nantyglo		Phase 3	WAG	BGCBC
<b>T1 Cycle Routes</b>					
T1.1	HoV Route linking Nine Arches Tredegar to Brynmawr		Phase 1-2 - This route is identified in the Regional Transport Plan (RTP) as part of the existing programme	£750,000 Convergence and WAG funding	BGCBC
T1.2		Link from HoV to Rassau Industrial Estate	Phase 1-2 -	Transport Grant (TG)	BGCBC



## 9.0 DELIVERY AND IMPLEMENTATION

Policy Number	Site Name	Infrastructure Needs	Phasing of Development	Funding Sources	Responsibility for Delivery
			This route is identified in the RTP as part of the existing programme	RTP (Regional Transport Plan S106/CIL	
T1.3		HoV to Ebbw Vale and Cwm	Phase 1-2 - This route is identified in the RTP as part of the existing programme	TG RTP S106/CIL	BGCBC
T1.4		Cwm to Aberbeeg	Phase 1-2 - This route is identified in the RTP as part of the existing programme	TG RTP S106/CIL	BGCBC
T1.5		Link from HoV to Trefil	Phase 2-3	TG RTP S106/CIL	BGCBC
T1.6		Links from HoV to Tafarnaubach Industrial Estate	Phase 1-2 - This route is identified in the RTP as part of the existing programme	TG RTP S106/CIL	BGCBC
T1.7	Bedwellty Pits, Tredegar to County Boundary		Phase 1-2	£500,000 WAG & Convergence funding	BGCBC
T1.8		Hilltop to Ebbw Vale to Manmoel	Phase 2-3	TG RTP S106/CIL	BGCBC

## 9.0 DELIVERY AND IMPLEMENTATION

Policy Number	Site Name	Infrastructure Needs	Phasing of Development	Funding Sources	Responsibility for Delivery
T1.9	Brynmawr to Blaenavon		Phase 1-2 - This route is identified in the RTP as part of the existing programme	£750,000 WAG and Convergence funding	BGCBC
T1.10	Extension of Ebbw Fach Trail from Abertillery to Aberbeeg and completion of missing section through Blaina		Phase 1-2 - This route is identified in the RTP as part of the existing programme	£400,000 WAG and Convergence funding	BGCBC
T1.11		Link to Cwmtillery Lakes	Phase 2-3	TG TP S106/CIL	BGCBC
T1.12		Aberbeeg to Royal Oak	Phase 1-2 - This route is identified in the RTP as part of the existing programme	TG RTP S106/CIL	BGCBC
T1.13	Royal Oak to Swffryd		Phase 1-2 - This route is identified in the RTP as part of the existing programme	£560,000 WAG and Convergence funding (Crumlin to Pontypool)	BGCBC
<b>T2 Rail Networks and Station Improvements</b>					
T2.1		Extension of rail link from Parkway to Ebbw Vale Town	to be confirmed (tbc)	tbc S106/CIL	WAG
T2.2		Provision of new station and public transport interchange at Ebbw Vale	tbc	tbc S106/CIL	WAG

## 9.0 DELIVERY AND IMPLEMENTATION

Policy Number	Site Name	Infrastructure Needs	Phasing of Development	Funding Sources	Responsibility for Delivery
T2.3		Provision of new station at Cwm	tbc	tbc S106/CIL	WAG
T2.4		Extension of rail link to Abertillery	to be determined (tbd)	tbd S106/CIL	WAG
T2.5		Provision of new station and Park and Ride at Abertillery	tbd	tbd S106/CIL	WAG
T2.6		Rail freight provision at Marine Colliery	Phase 2-3	Private Sector	Private Sector
<b>T4 Improvements to Bus Services</b>					
T4.1		Bus Priority Scheme along the Brynmawr to Newport Bus Corridor	Phase 2	RTP S106/CIL	BGCBC
T4.2		Bus Interchange improvement at Brynmawr	Phase 2	RTP and Convergence funding S106/CIL	BGCBC
T4.3	Bus Interchange improvement at Ebbw Vale		Phase 2	£2m WEFO 26% TMF 38% BGCBC 6% WAG/HOV 20% Other 8%	BGCBC
<b>T5 New Roads to Facilitate Development</b>					
T5.1		Construction of a Peripheral Distributor Road through 'The Works'	Phase 2	RTP S106/CIL	BGCBC
T5.2		Online improvements between the Peripheral Distributor Road and the A465	Phase 2	RTP S106/CIL	BGCBC
<b>T6 Regeneration led Highway Improvements</b>					
T6.1	Dualling of the A465 Heads of the Valleys Road (Tredegar to Brynmawr)		Phase 2 - April 2011 to 2014	WAG	WAG
T6.2	Online improvements to the A4046 south of Cwm		Phase 2-3	BGCBC	BGCBC

## 9.0 DELIVERY AND IMPLEMENTATION

Policy Number	Site Name	Infrastructure Needs	Phasing of Development	Funding Sources	Responsibility for Delivery
T6.3	Online improvements to the A4048 south of Tredegar		Phase 2-3	BGCBC	BGCBC
T6.4	Online improvements to the A467 south of Abertillery		Phase 2-3	BGCBC	BGCBC
<b>EMP1 Employment Allocations</b>					
EMP 1.1	Land at Festival Park, Ebbw Vale	<b>Access:</b> an access point will need to be constructed from the existing access roadway serving the adjoining plateau. <b>Water Supply:</b> An assessment should be made to understand the extent of off site watermain, the costs will be borne by potential developers.	Phase 2	Private Sector	Public Sector for sale and Private Sector for implementation
EMP1.2	Land at Tredegar Business Park, Tredegar	<b>Sewerage:</b> Parts of the public sewerage network suffer form hydraulic overloading.	Phase 2  Phase 2	European Convergence - £2million Match Funding £2 million  BGCBC Private Sector	Public Sector   BGCBC Public Sector for sale and Private Sector for implementation
EMP1.3	Land at Rising Sun Industrial Estate, Nantyglo	<b>Access:</b> Access is obtainable through the school to the north. Access should be improved in design and construction.	Phase 2  Phase 2	European Convergence  BGCBC  Private Sector	Public Sector  BGCBC

## 9.0 DELIVERY AND IMPLEMENTATION

Policy Number	Site Name	Infrastructure Needs	Phasing of Development	Funding Sources	Responsibility for Delivery
					Public Sector for sale and Private Sector for implementation
EMP 1.4	Rassau Platform A, Ebbw Vale	<b>Access:</b> the site benefits from existing highway infrastructure although access roadways will need to be upgraded.	Phase 2	Private Sector	Private Sector
EMP 1.5	Rassau Platform B, Ebbw Vale	<b>Access:</b> an access road to the site will need to be constructed through the extension of the existing access road serving the employment site to the west.	Phase 3	Private Sector	Private Sector
EMP 1.6	Land at Waun-y-Pound, Tredegar	<b>Sewerage:</b> there is no public sewerage system in the area. Any new development will require the provision of satisfactory alternative facilities for sewerage disposal.	Phase 2	WAG HOV Private Sector	Public Sector for lease of site and Private Sector for implementation
EMP 1.7	Marine Colliery, Ebbw Vale	<b>Sewerage:</b> Parts of the public sewerage network suffer from hydraulic overloading.	Phase 2	Private Sector	Public Sector for sale and Private Sector for implementation
EMP 1.8	Crown Business Park Platform A, Tredegar	<b>Access:</b> an access point will need to be constructed from the existing highway infrastructure serving the adjacent employment sites to the north.	Phase 2	Private Sector	Public Sector for sale and Private Sector for implementation
EMP1.9	Crown Business Park Platform B, Tredegar	<b>Water Supply:</b> This site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains.	Phase 2	Private Sector	Public Sector for sale and Private sector for implementation

## 9.0 DELIVERY AND IMPLEMENTATION

Policy Number	Site Name	Infrastructure Needs	Phasing of Development	Funding Sources	Responsibility for Delivery
EMP1.10	Land at Roseheyworth Business Park, Cwmtillery	<b>Access:</b> an access road to the site will need to be constructed through the extension of the existing access road serving the Roseheyworth Business Park. <b>Water Supply:</b> An assessment should be made to understand the extent of off site watermain, the costs will be borne by potential developers.	Phase 2	Private Sector	Public Sector for sale and Private Sector for implementation
<b>ED1 Education Provision</b>					
ED1.1	Ysgol Gymraeg, Brynmawr	N/A	Phase 1 – complete	N/A	Public Sector
ED1.2	Lower Plateau Six Bells Colliery Site	<b>Access:</b> The junction serving the site at Six Bells Road has poor visibility splays, which need to be improved.	Phase 2 – build scheduled in 2013-2014	Public Sector WAG	Public Sector
<b>CF1 Community Centre</b>					
CF1.1	Sirhowy Infants School, Tredegar	N/a	Phase 1 - Planning Permission Granted Subject to signing of S106 Agreement Build scheduled in 2010/11	HARPS BIG Lottery	Tredegar Communities First  Sirhowy Tenants and Residents Association  United Welsh Housing Association
<b>TM1 Tourism and Leisure</b>					
TM1.1	Eastern Valley Slopes, Ebbw Vale	N/a	Phase 1 - 2	HOV  Bid will be drawn up on completion of	BGCBC



## 9.0 DELIVERY AND IMPLEMENTATION

Policy Number	Site Name	Infrastructure Needs	Phasing of Development	Funding Sources	Responsibility for Delivery
				Phase 1	
TM1.2	Garden Festival, Ebbw Vale	N/a	Phase 1 - 2	Private Sector	Private Sector
TM1.3	Blue Lakes, Tredegar	N/a	Phase 2	HOV £350,000 Valleys Regional Park £200,000 Other grants (Section 16) £50,000	EVAD
TM1.4	Bedwellty House and Park, Tredegar	N/a	Phase 1 - 2	HLF £3.6m HOV £1.0m CADW £125,000 Convergence £500,000 HARPS £900,000	BGCBC
TM1.5	Parc Bryn Bach (including a hotel), Tredegar	N/a	Phase 1 - 2	HARPS £550,000 BGCBC £91,000  Private Sector	BGCBC  Private Sector
TM1.6	Nantyglo Roundhouse Towers, Nantyglo	N/a	Phase 1 – 2	BGCBC CADW HLF	BGCBC
TM1.7	Cwmtillery Lakes, Cwmtillery	N/a	Phase 2	HOV Convergence WAG HLF Coalfields Regeneration Trust	Communities First
<b>L1 Formal Leisure Facilities</b>					
L1.1	Chartist Way, Tredegar	N/a	Phase 2	BGCBC S106/CIL	BGCBC
<b>ENV4 Land Reclamation Schemes</b>					
ENV4.1	Pennant Street phase 2,	N/a	Phase 3	WAG	BGCBC

## 9.0 DELIVERY AND IMPLEMENTATION

Policy Number	Site Name	Infrastructure Needs	Phasing of Development	Funding Sources	Responsibility for Delivery
	Ebbw Vale				
ENV4.2	Parc Bryn Bach, Tredegar	N/a	Phase 2	WAG	BGCBC
ENV4.3	Cwmcrachen, Brynmawr	N/a	Phase 3	WAG.	BGCBC
ENV4.4	Llanhilleth Pithead Baths, Llanhilleth	N/a	Phase 2	WAG	BGCBC
<b>ENV5 Cemeteries</b>					
ENV5.1	Cefn Golau Cemetery, Tredegar	N/a	Phase 1 – complete	BGCBC – Council's Capital Budget	BGCBC
ENV5.2	Dukestown Cemetery, Tredegar	N/a	Phase 3	BGCBC – Council's Capital Budget	BGCBC
ENV5.3	Blaina Cemetery, Blaina	N/a	Phase 1 - complete	BGCBC – Council's Capital Budget	BGCBC
<b>W1 Land for Waste Management</b>					
W1.1	Land south of Waun-y-Pound, Tredegar	<b>Sewerage:</b> there is no public sewerage system in the area. Any new development will require the provision of satisfactory alternative facilities for sewerage disposal.	Phase 2	WAG £7m	HOV
W1.2	Silent Valley, Ebbw Vale	<b>Sewerage:</b> there is no public sewerage system in the area. Any new development will require the provision of satisfactory alternative facilities for sewerage disposal.	Phase 2-3	BGCBC –Council's Capital Budget	BGCBC

## 9.0 DELIVERY AND IMPLEMENTATION

### SURVEY REQUIREMENTS FOR HOUSING, EMPLOYMENT and RETAIL ALLOCATIONS

The table below indicates the surveys that have been highlighted through the candidate site assessment process. These should be undertaken on a site by site basis and submitted to the Local Planning Authority as part of any future planning application. It should be noted that the surveys listed with the Appendix are in addition to any other surveys that may arise from policies contained in the Plan such as design and access statements.

Where sites already have the benefit of planning consent, the information necessary to determine the application will already have been submitted to the Local Authority. However, in the event of any future applications or renewals of planning consent, it may be necessary for additional survey information to be submitted to reflect changing circumstances and planning guidance. Developers are therefore advised to enter into pre-application discussions with the Local Authority to determine whether additional surveys will be required.

Policy Number	Site Name	Planning Consent	Transport Assessment	TAN 11 Noise Assessment	BS4142 Noise Assessment	Noise Assessment	BS5387 Tree Survey	Full ecological survey including trees and significant vegetation	Biodiversity Constraints and Enhancement Plan	Flood Consequences Assessment	Ground Investigation
<b>H1 Housing Allocations</b>											
H1.1	Willowtown School, Ebbw Vale							✓	✓		✓
H1.2	Cartref Aneurin Bevan, Tredegar						✓	✓	✓		
H1.3	Greenacres, Tredegar						✓	✓	✓		
H1.4	Jesmondene Stadium, Cefn Golau		✓					✓	✓		✓
H1.5	Business Resource Centre, Tafarnaubach			✓			✓	✓	✓		✓
H1.6	Adj Chartist Way, Tredegar		✓				✓	✓	✓		✓
H1.7	Garnfach School, Nantyglo						✓		✓		
H1.8	Crawshay House, Brynmawr						✓	✓	✓		

## 9.0 DELIVERY AND IMPLEMENTATION

Policy Number	Site Name	Planning Consent	Transport Assessment	TAN 11 Noise Assessment	BS4142 Noise Assessment	Noise Assessment	BS5387 Tree Survey	Full ecological survey including trees and significant vegetation	Biodiversity Constraints and Enhancement Plan	Flood Consequences Assessment	Ground Investigation
H1.9	Infants School & Old Griffin Yard, Brynmawr						✓	✓	✓		✓
H1.10	Hafod Dawel Site, Nantyglo	✓									
H1.11	West of the Recreation Ground, Nantyglo							✓	✓		✓
H1.12	Land to the East of Blaina Road, Brynmawr						✓				✓
H1.13	Land to the North of Winchestown, Nantyglo							✓	✓		✓
H1.14	Six Bells Colliery Site, Six Bells						✓	✓	✓		✓
H1.15	Warm Turn, Six Bells			✓		✓	✓	✓	✓		✓
H1.16	Roseheyworth Comprehensive, Abertillery						✓	✓	✓		
H1.17	Former Mount Pleasant Court, Brynithel#						✓	✓	✓		
H1.18	Hillcrest View, Cwmtillery#	✓									
H1.19	Quarry Adj to Cwm Farm Road, Six Bells						✓	✓	✓		✓
H1.20	Land at Farm Road, Swffryd		✓					✓	✓		
<b>EMP1 Employment Allocations</b>											
EMP 1.1	Land at Festival Park					✓		✓	✓		✓
EMP 1.2	Land at Tredegar Business Park				✓			✓	✓		✓
EMP 1.3	Land at Rising Sun Industrial Estate				✓			✓	✓		✓
EMP 1.4	Rassau Platform A					✓		✓	✓		✓
EMP 1.5	Rassau Platform B					✓		✓	✓		✓
EMP 1.6	Land at Waun-y-Pound					✓		✓	✓		✓
EMP 1.7	Marine Colliery					✓		✓	✓	✓	✓
EMP1.8	Crown Business Park Platform A				✓			✓	✓		✓
EMP 1.9	Crown Business Park Platform B							✓	✓		✓

## 9.0 DELIVERY AND IMPLEMENTATION

Policy Number	Site Name	Planning Consent	Transport Assessment	TAN 11 Noise Assessment	BS4142 Noise Assessment	Noise Assessment	BS5387 Tree Survey	Full ecological survey including trees and significant vegetation	Biodiversity Constraints and Enhancement Plan	Flood Consequences Assessment	Ground Investigation
EMP 1.10	Land at Roseheyworth Business Park					✓	✓	✓	✓	✓	✓
<b>R1 Retail Allocations</b>											
R1.4	Market Street, Ebbw Vale				✓		✓				✓

## 9.0 DELIVERY AND IMPLEMENTATION

### APPENDIX 1 – MONITORING FRAMEWORK

Monitoring is a fundamental part of the LDP process. It provides an opportunity for the implementation and effectiveness of planning policies to be assessed, and forms the basis for review of the Plan, where necessary. The LDP is subject to a 4-year review period.

WAG guidance requires that local authorities prepare an Annual Monitoring Report (AMR) to be submitted each year. The AMR assesses the effectiveness of policies in the LDP against various indicators and targets, identifies any significant contextual changes that have taken place, highlights any policies which are not functioning effectively and seeks to rectify any gaps in monitoring or data collection.

**The AMR is the principal mechanism through which the implementation of policies in the LDP is measured and ensures that policies are based on up-to-date evidence.**

The Monitoring Framework sets out the mechanism by which the implementation of the Policies and Plan Strategy will be assessed. However, the LDP Manual advises that it is not appropriate for every Policy to be monitored. The Monitoring Framework proposes to monitor the LDP Strategy. It makes sense to monitor the Policies that have been included in the Plan specifically for the purpose of realising the Strategy i.e. the Strategic Policies. These are also the point from which the Development Management Policies and Allocation Policies are derived. The successful implementation of the Development Management Policies and Allocation policies will assist in realising the Strategy and therefore the Strategy Policies provide a reasonable gauge of how other Policies are fairing and whether there are any Policies not being implemented.

**The Monitoring Framework comprises the following items:**

**Monitoring Aim:**

This sets the outcome the Strategic Policy is aiming to deliver.

**Indicator:**

An indicator is the measure used to monitor the performance of a particular policy.



## APPENDIX 1: MONITORING FRAMEWORK

### **Core Indicators:**

The LDP Manual (2006) sets out a number of core output indicators, which are considered by the Welsh Assembly Government to be essential for assessing implementation of national policy.

### **Local Indicators**

In addition to the Core Indicators, the Council has identified Local Indicators to further help demonstrate the direction of travel of the LDP towards the delivery of the LDP objectives and Strategic Policies.

### **Source Data:**

This identifies the data set that will be used to provide the statistical input to the monitoring item.

### **Monitoring Target:**

Sets out the position, as it would be at the end of the Plan period if the Policy were implemented as intended. It also provides 'stepping stone' targets to enable us to monitor progress. The monitoring target is in the form of a time factor and a level that is anticipated will be achieved. It should be noted that some monitoring targets will not have 'stepping stone targets and will have one for the end of the period. That is because there isn't an appropriate intermediate level that could be used or the policy will be realised in one hit e.g. site allocation.

### **Trigger level:**

This, in essence is a level to which a Policy has diverged from the monitoring target to such an extent that it could identify that the Policy is failing to be implemented or needs to be amended. In identifying trigger levels consideration needs to be given to quantify what constitutes a significant variation from the base level. This will be different for each monitoring aim.

## APPENDIX 1: MONITORING FRAMEWORK

**TABLE 1: STRATEGIC POLICY (SP) 1 NORTHERN STRATEGY AREA – SUSTAINABLE GROWTH AND REGENERATION**

Policy / Objective Number	Indicator	Source Data	Monitoring Target	Trigger Points to Consider Review
<b>Monitoring Aim</b>				
<b>To ensure sustainable growth and regeneration in the north of the Borough</b>				
SP1  Objectives 1 & 7	Amount of major retail, office and leisure development (sq m) (CI 1)	BGCBC planning applications	85% of all new retail, office and leisure developments	- 20%
	Number of net additional affordable and general market dwellings built per annum(CI 2)	Joint Housing Land Availability Study	85% of all new dwellings	- 20%
	Net employment land supply/development (ha /sq m) per annum (CI 10)	Employment Land Database	85% of all new employment development	- 20%
	Amount of development, including housing, permitted on allocated sites in the development plan as a % of development plan allocations and as a percentage of total development permitted (ha and units) (CI 4)	BGCBC planning applications	50% of all allocations by 2016 100% of all allocations by 2021 75% of total development permitted	-10% No trigger +10%

## APPENDIX 1: MONITORING FRAMEWORK

**TABLE 2: STRATEGIC POLICY (SP) 2 SOUTHERN STRATEGY AREA – REGENERATION**

Policy / Objective Number	Indicator	Source Data	Monitoring Target	Trigger Points to Consider Review
<b>Monitoring Aim</b>				
<b>To ensure regeneration in the south of the Borough</b>				
SP2  Objectives 1, 6, 11 & 12	Amount of major retail, office and leisure development (sq m) (CI 1)	BGCBC planning applications	15% of all new retail, office and leisure developments	-5%
	Number of net additional affordable and general market dwellings built per annum (CI 2)	Joint Housing Land Availability Study	15% of all new dwellings	-5%
	Net employment land supply / development (ha/sq m) per annum (CI 10)	Employment Land Database	15% of all new employment development	-5%
	Number of leisure/tourism developments completed per annum (LI 14)	BGCBC – Tourism section	Completion of the tourism and leisure development at Cwmtillery Lakes by 2021	0% completion by 2021
	Number of land reclamation schemes completed per annum (LI 6)	BGCBC planning applications	Completion of the land reclamation scheme at Pit Head Baths, Llanhilleth by 2021	0% completion by 2021

## APPENDIX 1: MONITORING FRAMEWORK

**TABLE 3: STRATEGIC POLICY (SP) 3 – THE RETAIL HIERARCHY AND VITALITY AND VIABILITY OF THE TOWN CENTRES**

Policy / Objective Number	Indicator	Source Data	Monitoring Target	Trigger Points to Consider Review
<b>Monitoring Aim</b> <b>To ensure town centres thrive through the implementation of the retail hierarchy</b>				
SP3  Objective 1	Amount of major retail, office and leisure development (sq m) (CI 1)	BGCBC planning applications	80% of retail expansion, administrative and cultural development to be located in Ebbw Vale town centre	- 10%
	Number of A1 uses in primary retail areas as a percentage of all units in the primary retail area (LI 1)	Annual Town Centre Health Check	Increase the % of A1 uses in Ebbw Vale's primary retail area from a base level of 61% (2009)	- 10% of base level
			Increase the % of A1 uses in Abertillery's primary retail area at a base level of 45% (2009)	-10% of base level
			Increase the % of A1 uses in Brynmawr's primary retail area from a base level of 61% (2009)	-10% of base level
			Increase the % of A1 uses in Tredegar's primary retail area at a base level of 67% (2009)	-10% of base level

## APPENDIX 1: MONITORING FRAMEWORK

Policy / Objective Number	Indicator	Source Data	Monitoring Target	Trigger Points to Consider Review
<b>Monitoring Aim</b> <b>To ensure the Improvement of viability in the Town Centres</b>				
SP3  Objective 1	Annual vacancy rate in Town Centres (LI 2)	Annual Town Centre Health Checks	Vacancy rate in Ebbw Vale Town Centre at a base level of 11.5% (2009) Vacancy rate in Abertillery Town Centre at a base level of 20% (2009)  Vacancy rate in Brynmawr Town Centre at a base level of 11% (2009)  Vacancy rate in Tredegar Town Centre at a base level of 12% (2009)  Vacancy rate in Blaina Local Town Centre at a base level of 25% (2009)	+ 5% of base level      + 5% of base level  + 5% of base level  + 5% of base level

## APPENDIX 1: MONITORING FRAMEWORK

**TABLE 4: STRATEGIC POLICY (SP) 4 – DELIVERING QUALITY HOUSING**

Policy / Objective Number	Indicator	Source Data	Monitoring Target	Trigger Points to Consider Review
Monitoring Aim To secure construction of 3,666 net additional dwellings by 2021 and halt population decline				
SP4  Objectives 2 & 3	Number of net additional affordable and general market dwellings built per annum (CI 2)	Joint Housing Land Availability Study	Completion of 820 dwellings in delivery phase 1 (2006 - 2011)	+ /- 30%
	Population level of Blaenau Gwent (LI 3)	Mid year estimate of population	Completion of 1,320 dwellings in delivery phase 2 (2011 - 2016)	+ /- 50%
			Completion of 1,526 dwellings in delivery phase 3 (2016 - 2021)	+ /- 50%
			Increase population to 69,113 by 2011	+ /- 1%
			Increase population to 69,968 by 2016	+ /- 1%
			Increase population to 71,100 by 2021	+ /- 1%
Monitoring Aim To ensure the delivery of 799 affordable dwellings, 325 of which through planning obligations				
SP4  Objective 3	Number of net additional affordable dwellings and general market housing built per annum (CI 2)	BGCBC Annual Survey of Affordable Housing	108 affordable dwellings provided on developments using Social Housing Grant by 2011	-10%

## APPENDIX 1: MONITORING FRAMEWORK

Policy / Objective Number	Indicator	Source Data	Monitoring Target	Trigger Points to Consider Review
			108 affordable dwellings provided on developments using Social Housing Grant by 2016	-10%
			109 affordable dwellings provided on developments using Social Housing Grant by 2021	-10%
		Land Registry Data	Change in average sales values (Affordable Housing Viability Study March 2010)	+/- 10%
		BGCBC planning applications	Building Regulations and Code for Sustainable Homes	A change which would impact on viability of development



**TABLE 5: STRATEGIC POLICY 5 – SPATIAL DISTRIBUTION OF HOUSING SITES**

Policy / Objective Number	Indicator	Source Data	Monitoring Target	Trigger Points to Consider Review
<b>Monitoring Aim</b> <b>To ensure that housing is delivered in all areas in accordance with the strategy</b>				
SP5  Objective 3	Number of net additional affordable and general market housing dwellings built in the Plan area per annum (C1 2)	Housing Land Availability Study	Completion of 48% of new dwellings in Ebbw Vale by 2021	+ /- 10%
			Completion of 28% of new dwellings in Tredegar by 2021	+ /- 10%
			Completion of 13% of new dwellings in Upper Ebbw Fach by 2021	+ /- 5%
			Completion of 11% of new dwellings in Lower Ebbw Fach by 2021	+ /- 5%
	The housing land supply taken from the current Housing Land Availability Study (TAN 1) (CI 3)	Housing Land Availability Study	Maintain 5 year supply	Below 5 years supply
	Net additional Gypsy and Traveller units (LI 4)	BGCBC planning applications	6 units by 2021	100%
	Amount of development, including housing, permitted on allocated sites in the development plan as a % of development plan allocations and as a	BGCBC planning applications	75% of housing units on allocated sites	-10%

## APPENDIX 1: MONITORING FRAMEWORK

	percentage of total development permitted (CI 4)			
<b>Monitoring Aim</b> <b>To ensure the delivery of housing in accordance with the strategy to increase build rates over the Plan period</b>				
SP5 Objective 3	Number of net additional affordable and general market housing dwellings built in the Plan area per annum (C1 2)	Joint Housing Land Availability Study	Completion of 820 dwellings in delivery phase 1 (2006 - 2011)  Completion of 1,320 dwellings in delivery phase 2 (2011 - 2016)  Completion of 1,526 dwellings in delivery phase 3 (2016 - 2021)	+ /- 50%  +/- 50%  + /- 50%

**TABLE 6: STRATEGIC POLICY 6 – ENSURING ACCESSIBILITY**

Policy / Objective Number	Monitoring Aim	Source Data	Monitoring Target	Trigger Points to Consider Review
<b>Monitoring Aim</b>				
<b>To ensure improved connectivity within Blaenau Gwent and with the wider area</b>				
SP6  Objective 4	Number of highway and public transport schemes implemented (LI 5)	BGCBC – Transport section and WAG	<p>Completion of the bus priority scheme along the Brynmawr to Newport bus corridor, the bus interchange improvement at Ebbw Vale, Peripheral Distributor Road through The Works, online improvements between PDR and A465; and the dualling of the A465 Heads of the Valleys Road by 2016</p> <p>Completion of the rail link from Parkway to Ebbw Vale, new town rail station with bus interchange at Ebbw Vale, extension of rail link to Abertillery, new station and park and ride at Abertillery, new station at Cwm, provision of hourly rail service between Ebbw Vale and Newport, bus interchange improvement at Brynmawr, online improvements to the A4046 south of Cwm online improvement to the A4048 south of Tredegar; and online improvements to the A467 south of Abertillery by 2021</p>	<p>0% completion by 2016</p> <p>0% completion by 2021</p>

## APPENDIX 1: MONITORING FRAMEWORK

Policy / Objective Number	Monitoring Aim	Source Data	Monitoring Target	Trigger Points to Consider Review
<b>Monitoring Aim</b> <b>To ensure improved connectivity within Blaenau Gwent and with the wider area</b>				
			Completion of community network (walking and cycle routes) by 2021	0% completion by 2021

## APPENDIX 1: MONITORING FRAMEWORK

**TABLE 7: STRATEGIC POLICY 7 – CLIMATE CHANGE**

Policy / Objective Number	Indicator	Source Data	Monitoring Target	Trigger Points to Consider Review
<b>Monitoring Aim</b> <b>To ensure that more of the County Borough's electricity and heat requirements are generated by renewable and low/zero carbon energy</b>				
SP7 Objective 6	The capacity of renewable energy developments installed per annum (CI 5)	BGCBC planning applications	38% of electricity to be delivered by renewable low/zero carbon energy  6% of heat to be delivered by renewable low/zero carbon energy	15% to be delivered by 2016  38% to be delivered by 2021  3% to be delivered by 2016  6% to be delivered by 2021
<b>Monitoring Aim</b> <b>To ensure the efficient use of land</b>				
SP7 Objective 6	Average density of housing development permitted on allocated sites (CI 6)  Amount of development, including housing, permitted on allocated sites in the development plan as a % of development plan allocations and as a % of total development permitted (ha and units) (CI 7)  Amount of new development permitted on previously developed land (brownfield redevelopment and conversions)	BGCBC planning applications  BGCBC planning applications  BGCBC planning applications	Above 35 per hectare on sites close to public transport corridors  100% of allocated sites to be developed by end of plan period  70% of all development to be on allocated sites  80% of new development to be on brownfield land	100%  No trigger  -10%  - 20% for 3 consecutive years

## APPENDIX 1: MONITORING FRAMEWORK

Policy / Objective Number	Indicator	Source Data	Monitoring Target	Trigger Points to Consider Review
	expressed as a percentage of all development permitted (CI 8)			
	The number of land reclamation schemes completed per annum (LI 6)	BGCBC planning applications	Completion of Parc Bryn Bach and Llanhilleth Pithead baths by 2016  Completion of Pennant Street and Cwmcraehen by 2021	0% completion by 2016  0% completion by 2021
<b>Monitoring Aim</b> <b>To ensure all development accords with the objectives of sustainability</b>				
SP7  Objectives 5 & 6	The number of new homes and non residential developments built to Code 4 (and above) for Sustainable Homes and BREEAM Excellent as a percentage of all developments required to meet the standards(LI 7)	BGCBC planning applications	25% of new homes to meet level 4 or above Code for Sustainable Homes (Annual Assessment)  20% of non residential developments to meet BREEAM	- 10%  - 10%
<b>Monitoring Aim</b> <b>To avoid development in areas at high risk of flooding</b>				
SP7  Objective 6	Amount of development (by TAN 15 paragraph 5.1 development category) permitted in C1 and C2 floodplain areas not meeting all TAN 15 tests (C1 9)	Environment Agency	No permissions for highly vulnerable or Emergency Services within flood zone C2  100% of those permitted to meet the justification test and have shown that the consequences of flooding can be managed at an acceptable level.	3 or more  1 or more

## APPENDIX 1: MONITORING FRAMEWORK

**TABLE 8: STRATEGIC POLICY 8 – SUSTAINABLE ECONOMIC GROWTH**

Policy / Objective Number	Indicator	Source Data	Monitoring Target	Trigger Points to Consider Review
<b>Monitoring Aim</b> <b>To ensure sufficient employment land is provided to increase economic activity</b>				
SP8  Objectives 8 & 9	Net employment land supply / development (ha/sq m) (CI 10)	Employment land database	Completion of 23ha of employment land in delivery phase 2 (2011-2016)	+/- 50%
			Completion of 27 ha of employment land in delivery phase 3 (2016-2021)	+/- 50%
	Employment rate for Blaenau Gwent (LI 8)	Nomis – official labour market statistics	Increase employment rate from 61.7% at 2009 to: • 65.6% - 2016 • 69.4% - 2021	-3%
	Percentage of economic inactive wanting a job (LI 9)	Nomis – official labour market statistics	Reduce percentage of economic inactive wanting a job from 8.4% at 2009 to: • 7.35% - 2016 • 6.3% - 2021	+1%
<b>Monitoring Aim</b> <b>To ensure the diversification of the economic base</b>				
SP8  Objective 8	Official labour market statistics for Blaenau Gwent identifying number of employees in different sectors (L1 10)	Nomis – official labour market statistics	Maintain the number of employee jobs in manufacturing at 5,300 (2008)  Increase the number of employee jobs in construction industry from 800 (Blaenau Gwent, 2008) to 982	-2%  -1%



## APPENDIX 1: MONITORING FRAMEWORK

			(Wales, 2008)	
			Increase the number of employee jobs in services industry from 12,700 (Blaenau Gwent, 2008) to 13,797	- 2%
			Increase the number of employee jobs in tourism related industry from 1,100 (Blaenau Gwent, 2008) to 1,625 (Wales, 2008)	1%
	Delivery of learning infrastructure (LI 11)	BGCBC planning applications and survey	Completion of new primary school at Ysgol Gymraeg, Brynmawr by 2011	0% completion by 2011
			Completion of the learning zone and new primary school on the lower plateau of Six Bells Colliery Site by 2016	0% completion by 2016
	Delivery of health infrastructure (LI 12)	BGCBC planning applications and survey	Completion of Aneurin Bevan Hospital by 2011	0% completion by 2011
			Completion of primary care resource centres by 2021	0% completion by 2021

## APPENDIX 1: MONITORING FRAMEWORK

**TABLE 9: STRATEGIC POLICY 9 – ACTIVE AND HEALTHY COMMUNITIES**

Policy / Objective Number	Indicator	Source Data	Monitoring Target	Trigger Points to Consider Review
<b>Monitoring Aim</b>				
<b>To increase opportunities for people to participate in active and healthy activities</b>				
SP9  Objective 11 & 12	Amount of greenfield and open space lost to development (ha) which is not allocated in the Plan (CI 11)	BGCBC planning applications	0% of greenfield and open space lost to development	+20%
	Hectares of recreational open space per 1000 population (FIT standard) (LI 12)	BGCBC – Open Space Assessment	Working towards FIT standards of 2.4 hectares of recreational open space per 1000 projected population (current standard 1.2 hectares)	Decrease
	Number of eligible applications making provision for open space or providing a contribution as a percentage of all eligible applications (LI 13)	BGCBC planning applications	100% of eligible applications (ten or more dwellings), to make provision for open space or provide a contribution	-20%
	Number of tourism/leisure facilities completed per annum (LI 14)	BGCBC planning applications	Completion of Bedwellty House and Park by 2011	0% completion by 2011
			Completion of Parc Bryn Bach, including a hotel, Eastern Valley Slopes, Garden Festival, Cwmtillery Lakes and Blue Lakes by 2016	0% completion by 2016
			Completion of Nantyglo Roundhouse and Towers and community cycle routes by 2021	0% completion by 2021
	Number of people with access to natural	BGCBC – Access	Increase the number of people with	-5%

## APPENDIX 1: MONITORING FRAMEWORK

Policy / Objective Number	Indicator	Source Data	Monitoring Target	Trigger Points to Consider Review
	greenspace within 400m of their home as a percentage of all people (LI 15)	to Green Space Study	access to natural greenspace within 400m of their home from the current level (2007) of 65% to: <ul style="list-style-type: none"> <li>• 77% - 2016</li> <li>• 80% - 2021</li> </ul>	

**TABLE 10: STRATEGIC POLICY 10 – PROTECTION AND ENHANCEMENT OF THE NATURAL ENVIRONMENT**

Policy / Objective Number	Indicator	Source Data	Monitoring Target	Trigger Points to Consider Review
<b>Monitoring Aim</b> <b>To ensure the protection preservation and enhancement of the natural environment</b>				
SP10  Objective 12	The amount of SSSI, lost to development per annum (LI 16)	BGCBC Planning applications	No net loss of area of SSSI to development	-1%
	The amount of protected woodland and trees lost to development per annum (LI 17)		No net loss of protected woodland and trees	-1%
	The amount of SINC and LNRs lost to development per annum (LI 18)		No net loss of SINC / LNRs lost to development	-1%
	The number of mitigation schemes secured annually in comparison to number of schemes which result in loss of SINC/LNR (LI 19)		100% schemes which result in loss of SIN/LNR to provide compensatory provision	-25%
	Number of developments which have an adverse effect on European sites (LI 20)	CCW records	All applications to have no adverse effect on the status of European sites	No trigger

## APPENDIX 1: MONITORING FRAMEWORK

**TABLE 11: STRATEGIC POLICY 11 – PROTECTION AND ENHANCEMENT OF THE BUILT ENVIRONMENT**

Policy / Objective Number	Indicator	Source Data	Monitoring Target	Trigger Points to Consider Review
<b>Monitoring Aim</b> <b>To ensure that listed buildings and archaeological sites are protected preserved and where appropriate enhanced</b>				
SP11  Objective 13	Number of listed buildings and historic sites (LI 21)	BGCBC planning applications	No applications to result in the loss of listed buildings	Greater than 1 for 3 or more consecutive years
	Number of listed buildings or archaeological sites enhanced (LI 22)	BGCBC planning applications	All applications for listed buildings or archaeological sites to enhance the building or site	No trigger
	Number of listed or local buildings of historical value brought into use for tourism (LI 23)	BGCBC – Tourism	Increase the number of listed or local buildings of historical value brought into use for tourism – 1 per 5 year delivery phase	Less than 1 in the 5 year delivery phase

**TABLE 12: STRATEGIC POLICY 12 – SECURING AN ADEQUATE SUPPLY OF MINERALS**

Policy / Objective Number	Indicator	Source Data	Monitoring Target	Trigger Points to Consider Review
<b>Monitoring Aim</b>				
<b>To ensure a 10 year land bank and provision of 3Mt of aggregates</b>				
SP12  Objective 14	Number of years land bank of permitted aggregate reserves (LI 24)	South Wales Regional Aggregates Working Party – Annual Survey	100% provision of a 10 year landbank (measured annually) through the plan period	Less than 10 year supply
	The extent of primary land-won aggregates permitted expressed as a percentage of the total capacity required, as identified in the regional waste Plan (CI 12)		100% of 3Mt	Less than 100% at 2016

## APPENDIX 1: MONITORING FRAMEWORK

**TABLE 13: STRATEGIC POLICY 13 – DELIVERING SUSTAINABLE WASTE MANAGEMENT**

Policy / Objective Number	Indicator	Source Data	Monitoring Target	Trigger Points to Consider Review
<b>Monitoring Aim</b> <b>To ensure the delivery of sustainable waste management</b>				
SP13  Objective 15	Amount of waste management capacity permitted expressed as a percentage of the total capacity required, as identified in the regional waste Plan (CI 13)	BGCBC planning application and surveys	46,000 tonnes by 2021	33% completion by 2016  100% completion by 2021
	Delivery of regional waste facility (LI 25)	BGCBC - Waste Section	Completion of regional waste management facilities by 2016	100% by 2016
	Amount of waste arising, and managed by management type (L1 26)	BGCBC Waste Section	Meet Wise About Waste Targets for: Re-use & recycling / composting for municipal waste of: 09/10 12/13 15/16 19/20 40% 52% 58% 64% Minimum proportion of reuse/recycling/composting from kerbside collection: 12/13 15/16 19/20 80% 80% 80%	No trigger



### APPENDIX 2 - STATUTORY DESIGNATIONS

#### **Special Areas of Conservation**

- None within Blaenau Gwent County Borough
- There are two Special Areas of Conservation adjacent to the County Borough Boundary which are: - Usk Bat Site and Cwm Clydach Woodlands

#### **Sites of Special Scientific Interest**

- Cwm Merddog Woodlands
- Brynmawr Sections

#### **Conservation Area**

- Bedwellty Park and Garden
- Tredegar Townscape Initiative

#### **Historic Landscapes**

- Brynmawr/Clydach Gorge
- Blaenavon

#### **Historic Parks and Gardens**

- Bedwellty Park and Garden

#### **Local Nature Reserves**

- Silent Valley
- Parc Nant y Waun
- Sirhowy Hill Woodlands and Cardiff Pond
- Cwmtillery Lakes
- Beaufort Hills Pond and Woodland
- Parc Bryn Bach

#### **Distribution of Scheduled Ancient Monuments**

##### **Tredegar Area**

- Incline Haulage Winding Engine, Mynydd Bedwellty
- Tredegar Ironworks Cholera Cemetery
- Sirhowy Ironworks, Site of
- Trefil Quarries North
- Trefil Tramroad
- Twyn Bryn March Round Cairn
- Afon Sirhowy Hut Circle

##### **Ebbw Vale Area**

- Marine Colliery Pumping Engine
- Cefn Man Moel Cross-Ridge Dyke
- Y Domen Fawr round cairn

##### **Upper Ebbw Fach**

- Clydach Railroad Section near Brynmawr

## APPENDIX 2 – STATUTORY DESIGNATIONS

- Clydach Coal Level

### Lower Ebbw Fach

- St Illtyd Castle Mound

### Distribution of Listed Buildings

	Grade II*	Grade II
<b>Tredegar Area</b>		
Blaen y Cwm Viaduct		*
The Town Clock	*	
The Fountain Inn		*
Stables and Barn at the Fountain Inn		*
Harcourt Terrace Wesleyan Methodist Chapel, including schoolroom and front railings		*
St George's Church		*
W boundary walls, gates and railings at St George's church		*
Bedwellty House		*
Ice House to NW of Bedwellty House		*
Great Exhibition Lump of Coal at Bedwellty Park		*
Boundary Stone at Bedwellty House		*
Bandstand at Bedwellty Park		*
War Memorial at Bedwellty Park		*
N.C.B. Club		*
Christina Louise Nursing Home (aka Central Surgery)		*
Saron Congregational Chapel, including attached schoolroom		*
Front Walls and railings at Saron Congregational Chapel		*
Milgatw	*	
Agricultural Range at Milgatw		*
Sirhowy Ironworks	*	
Former Tramroad Bridge over Sirhowy River		*
Ironworks Boundary Stone		*
Former Tredegar Company Shop		*
<b>Ebbw Vale Area</b>		
Carmel Independent Chapel		*
Church House		*
Colliery Ventilation Furnace at Llandafal		*
Christ Church		*

## APPENDIX 2 – STATUTORY DESIGNATIONS

Entrance Gates and Railings at Christ Church		*
Penuel Scout Hall (formerly Penuel CM Chapel)		*
Ebbw Vale Adult Education Centre		*
Ebbw Vale War Memorial		*
Mount Pleasant Stores		*
British Steel Tinsplate Works General Office	*	
Furnace Bank	*	
Newtown Bridge		
Ebenezer Presbyterian Chapel, including New Cottage		*
<b>Upper Ebbw Fach</b>	*	
Former Boiler House at Dunlop Semtex Factory		
The Vicarage		*
NE Roundhouse at Roundhouse Farm	*	
SW Roundhouse at Roundhouse Farm	*	
Agricultural Range at Roundhouse Farm	*	
Berea United Reformed Chapel, including gates and railings		*
Salem Baptist Chapel		*
Former Pump House at Dunlop Semtex Factory		*
Chapel Farm		*
<b>Lower Ebbw Fach</b>		*
Abertillery War Memorial		
St Illtyd's Church	*	
Hafod-arthen		*
Former Colliery Workmen's Institute		*
Ty-Ilwyd		*
Swffryd-ganol including front garden wall		*
Barn Range including cow-house at Swffryd-ganol		*
Aberbeeg 'Packhorse' Bridge		*
<b>Total Listed Buildings</b>		<b>53</b>



### APPENDIX 3 – LIST OF SUPPORTING DOCUMENTS

#### A. Blaenau Gwent Local Development Plan Preparation

##### **Delivery Agreement**

- Delivery Agreement (May 2007)
- Revised Delivery Agreement (Jan 2011)

##### **Pre-Deposit Participation**

- Issues Paper (July 2007)
- Issues Paper Report of Consultation (Sept 2007)
- Draft Report of Consultation - Issues and Vision Workshop (Aug 2007)
- Draft Report of Consultation - Vision and Strategy Options Workshop Oct 19 2007 (March 2008)
- Draft Report of Consultation - Vision and Strategy Options Workshop Nov 22 2007 (March 2008)
- Draft Report of Consultation - Vision and Strategy Options Workshop Nov 30 2007 (March 2008)
- Report on the development of the Vision (March 2008)
- Report on the development of the Options (March 2008)
- Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) Scoping Report (Atkins 2007)

##### **Pre-Deposit Consultation Supporting Documents**

- Blaenau Gwent Local Development Plan, Preferred Strategy (BGCBC 2008)
- Initial Sustainability Appraisal Report (Atkins 2008)
- The Habitat Regulation Screening Report (BGCBC 2008)
- Candidate Site Register (BGCBC 2008)
- Regulation 15 Report of Consultation (BGCBC 2009)
- Population and Housing Background Paper (BGCBC 2009)
- Employment Background Paper (BGCBC 2009)

##### **Deposit Plan Consultation Supporting Documents**

- Initial Consultation Report (BGCBC 2011)
- Sustainability Appraisal Report and Appendices (Atkins 2011)
- Habitat Regulations Assessment (Screening Report) (Capita Symonds 2011)
- Habitat Regulation Assessment (Appropriate Assessment) (Capita Symonds 2011)
- Findings of the Candidate Site Assessment Process (BGCBC 2011)
- Site Descriptions (BGCBC 2011)

### B. Background Papers

- Retailing Background Paper (BGCBC 2011)
- Population and Housing Background Paper (BGCBC 2011)
- Affordable Housing Background Paper (BGCBC 2011)
- Transport Background Paper (BGCBC 2011)
- Employment Background Paper (BGCBC 2011)
- Community Facilities Background Paper (BGCBC 2011)
- Leisure Background Paper (BGCBC 2011)
- Tourism Background Paper (BGCBC 2011)
- Environment Background Paper (BGCBC 2011)
- Minerals Background Paper (BGCBC 2011)
- Waste Background Paper (BGCBC 2011)
- Candidate Site Methodology (BGCBC 2011)

### C. Studies

- Employment Sites and Premises Study (URS July 2007)
- Strategic Flood Consequence Assessment (Stage 1, 2 & 3) (URS/Scott Wilson 2011)
- Viability Assessment (District Valuer Services 2010)
- Renewable & Low Carbon Energy Study (BGCBC 2011)
- Ebbw Vale Sustainable Development Framework (ERM 2010)
- The Heads of the Valleys Retail Project (CAC1 2008)
- Blaenau Gwent Local Housing Market Assessment (ORS 2006)
- Blaenau Gwent Gypsy & Traveller Housing Needs Assessment (BGCBC 2007)
- Living in Blaenau Gwent Survey (Cello mruk 2009)
- Business Competitiveness Study (Gavurin Ltd 2009)
- Proposals for Designation of Special Landscape Areas in Blaenau Gwent (Bronwen Thomas 2009)
- Heads of Valleys Greenspace Provision (Exegesis 2007)
- The Brynmawr Town Centre Visioning Report for Link Sites (Macgregor Smith 2008)
- Former Gwent Aggregate Study (Cuesta Consulting 2009)

### D. Strategies and Plans

#### National Strategies

- Wales Spatial Plan – People, Places Futures (WAG 2008)
- Towards Zero Waste One Wales: One Planet (WAG 2010)

#### Regional Strategies

- Turning Heads...A Strategy for the Heads of the Valleys 2020 (WAG 2006)
- South East Wales Transport Alliance – Regional Transport Plan (SEWTA 2009)
- South East Wales Regional Waste Plan (SEWRWG 2008)

- South Wales Regional Aggregates Technical Statement (SWRAP 2008)

### **Blaenau Gwent Local Strategies and Plans**

- Making a Difference – A Community Strategy for Blaenau Gwent 2010-2030 (2010)
- Draft Health, Social Care and Well-Being Strategy, 'Healthier Future 3' (Aneurin Bevan Health Board and Blaenau Gwent County Borough Council 2011)
- Draft Children and Young Peoples Plan 'Working to Address Issues of Child Poverty (2011)
- Community Safety Plan (2008)
- Blaenau Gwent Regeneration Strategy (2009)
- Blaenau Gwent Local Housing Strategy – Quality Streets (2007)
- The Works Design and Access Statement (Masterplan Update Sept 2010)(Alan Baxter et al 2010)
- Local Biodiversity Action Plan (2010)
- Empty Property Strategy (BGCBC 2009)

### **Holistic Area Regeneration Plans (HARP)**

- HARP Ebbw Fawr
- HARP Upper Sirhowy
- HARP Upper Ebbw Fach
- HARP Lower Ebbw Fach

**Please note that this is not an exhaustive list, each Background Paper contains a list of reference documents and studies used to inform the development of the Plan.**





### APPENDIX 4 - LIST OF SUPPLEMENTARY PLANNING GUIDANCE

Supplementary Planning Guidance on the following topics will be issued to support the Local Development Plan: -

#### **Supplementary Planning Guidance**

- Residential Development - A Model Design Guide For Wales
- Access, Car Parking and Design Supplementary Planning Guidance
- A Design Guide for Householder Development
- Shopfronts and Advertisements
- Hot Food Takeaways and Public Houses in Town Centres
- Renewable and Low Carbon Energy
- Planning Obligations
- Biodiversity and Geodiversity
- Trees and Development: A Guide to Incorporating Trees, Woodlands & Hedgerows into Development Proposals
- Buildings and Structures of Local Importance
- Tredegar Heritage Initiative

#### **Development Briefs**

- Six Bells

Please note that further Development Briefs will be prepared to support the Plan allocations.

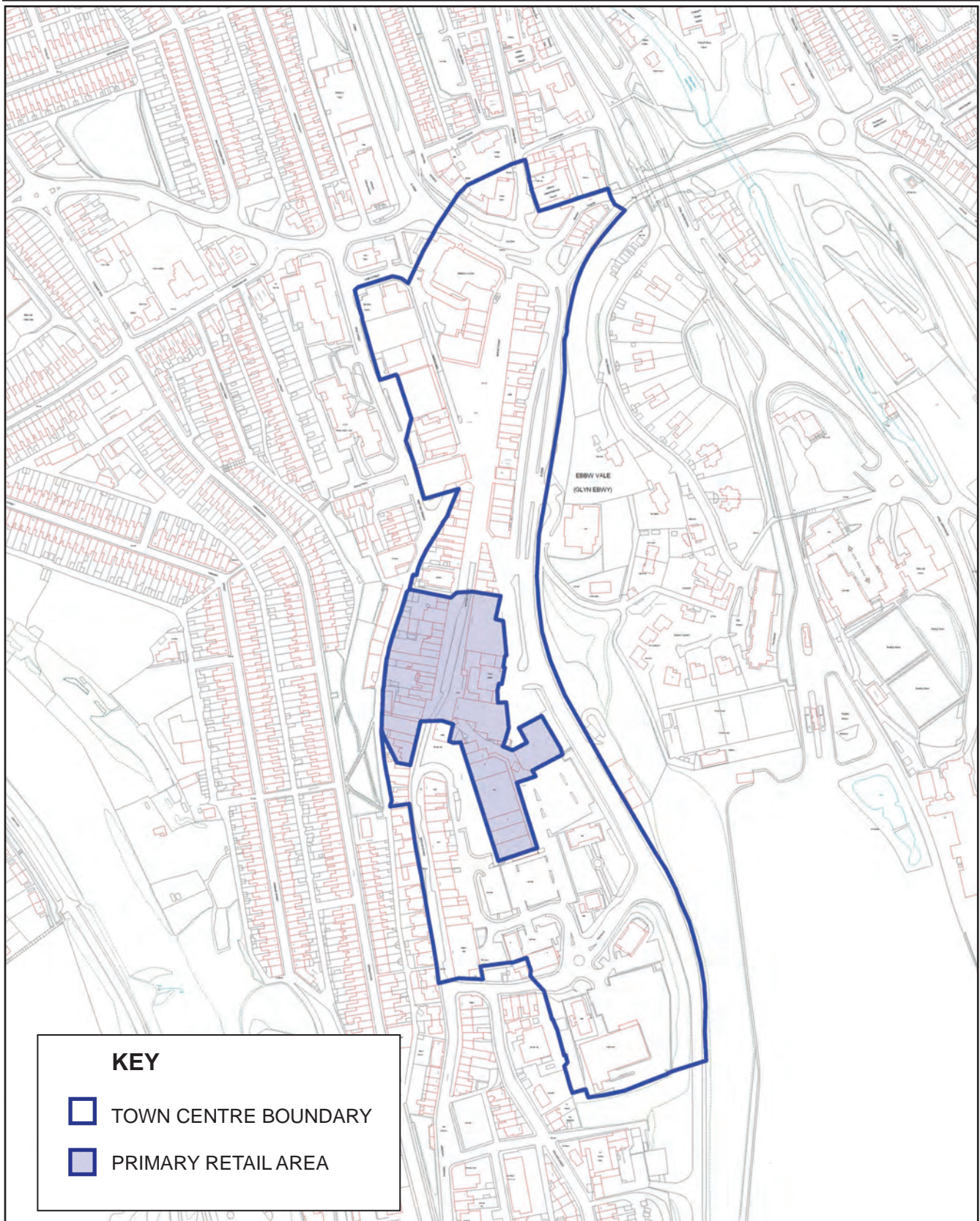
#### **Masterplans**

- Ebbw Vale Sustainable Development Framework
- 'The Works' Masterplan



Date : 18/01/2010	Blaenau Gwent Local Development Plan	 <b>Blaenau Gwent</b> <small>Cynghor Bwrdeistref Sirol</small> <small>County Borough Council</small> Regeneration Division
Scale : 1:4000	Town Centre Boundaries & Primary Retail Areas	

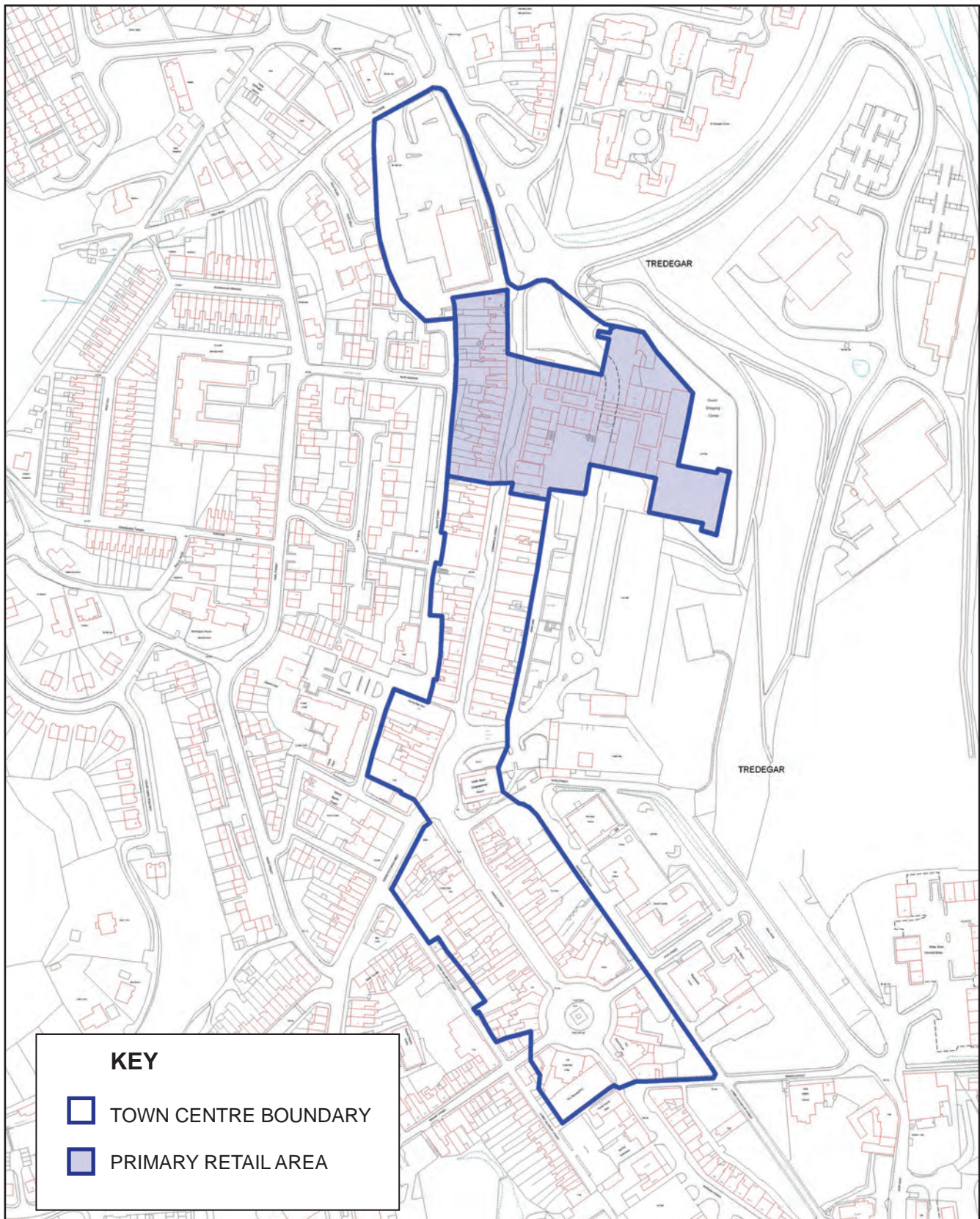
**Town Name: Ebbw Vale**





Date : 18/01/2010	Blaenau Gwent Local Development Plan	 <b>Blaenau Gwent</b> <small>Gynghor Bwrdeistref Sirol</small> <small>County Borough Council</small> Regeneration Division
Scale : 1:4000	Town Centre Boundaries & Primary Retail Areas	

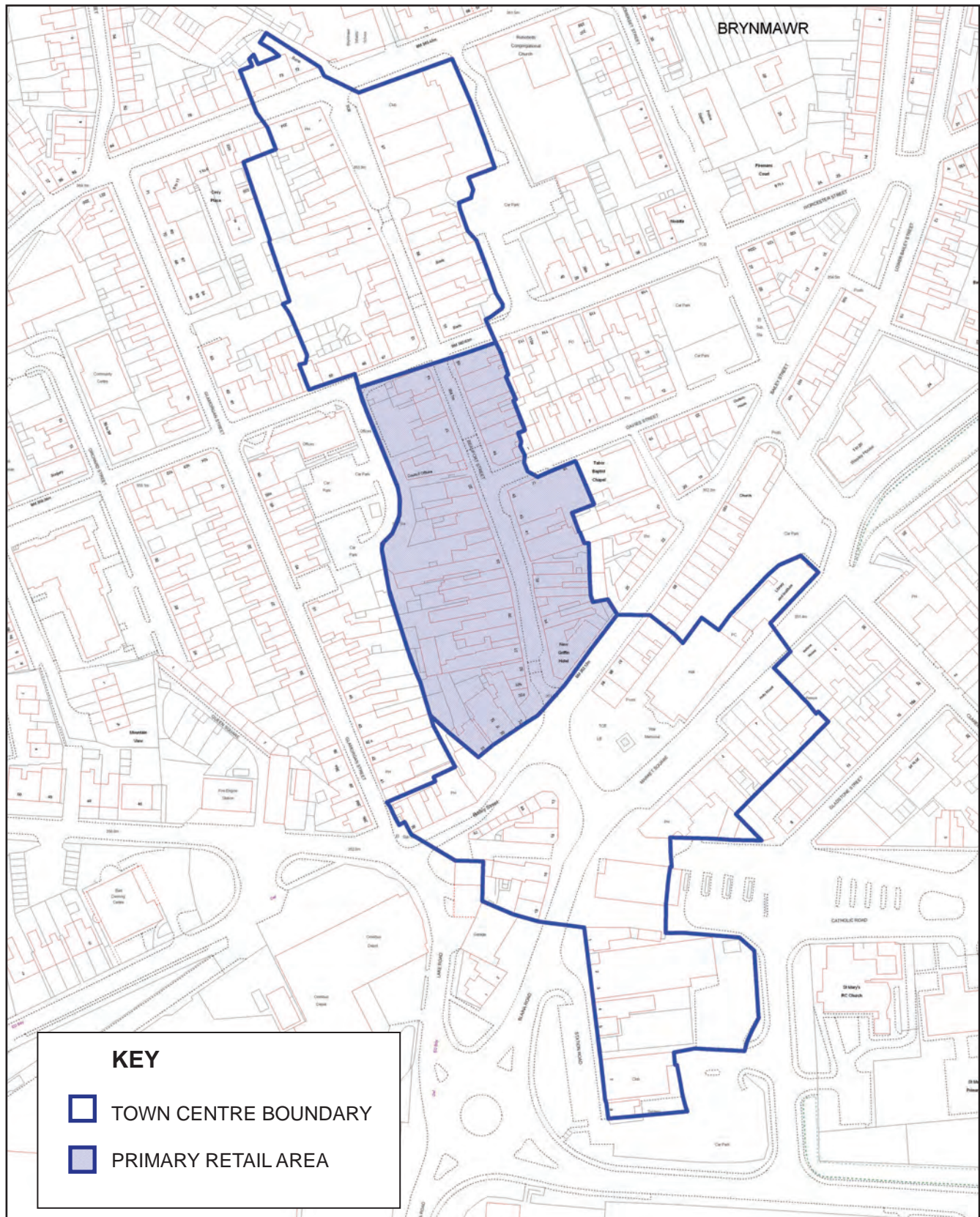
**Town Name: Tredegar**





Date : 18/01/2010	Blaenau Gwent Local Development Plan	 <b>Blaenau Gwent</b> County Borough Council Regeneration Division
Scale : 1:4000	Town Centre Boundaries & Primary Retail Areas	

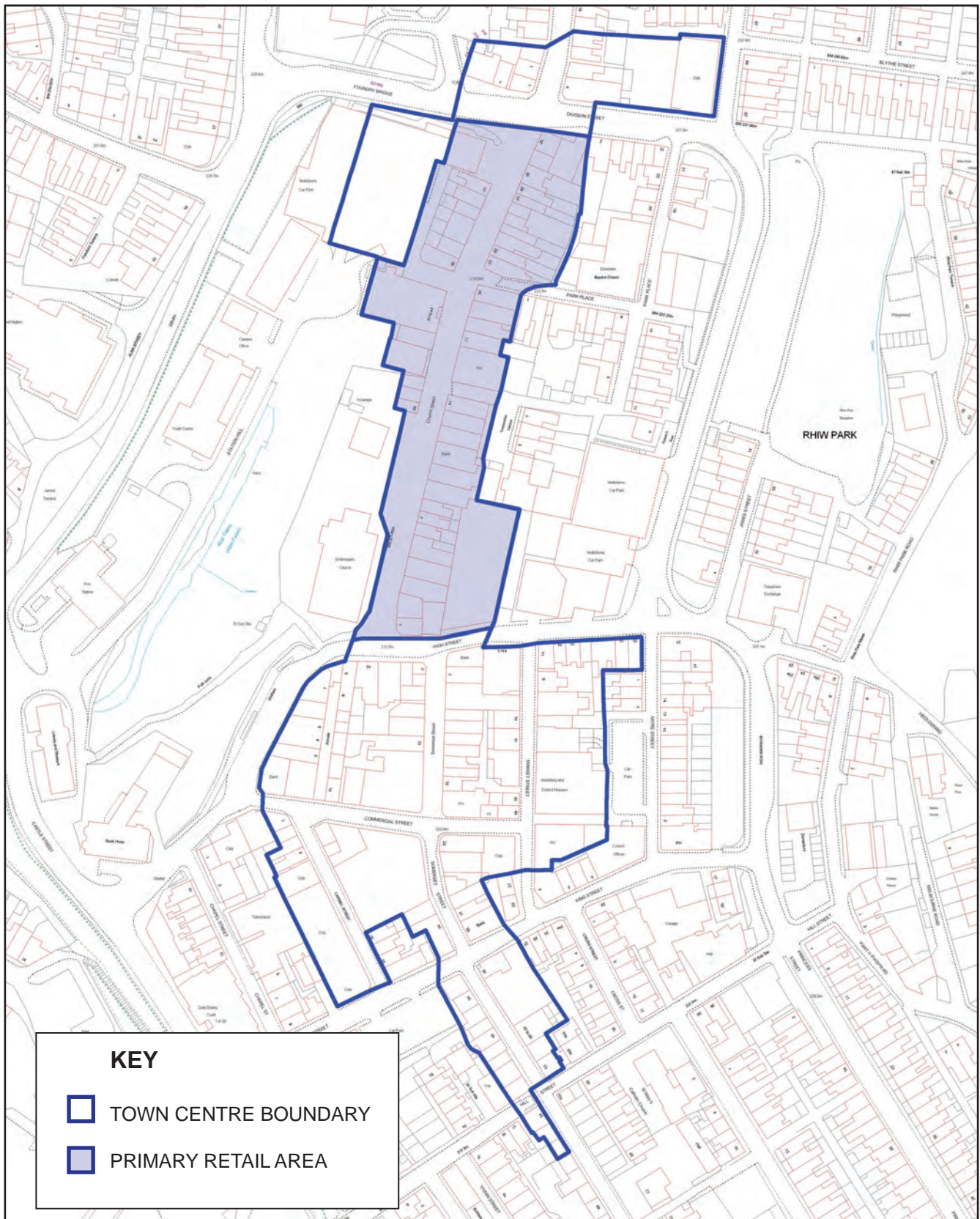
**Town Name: Brynmawr**





Date : 18/01/2010	Blaenau Gwent Local Development Plan	 <b>Blaenau Gwent</b> County Borough Council Regeneration Division
Scale : 1:4000	Town Centre Boundaries & Primary Retail Areas	

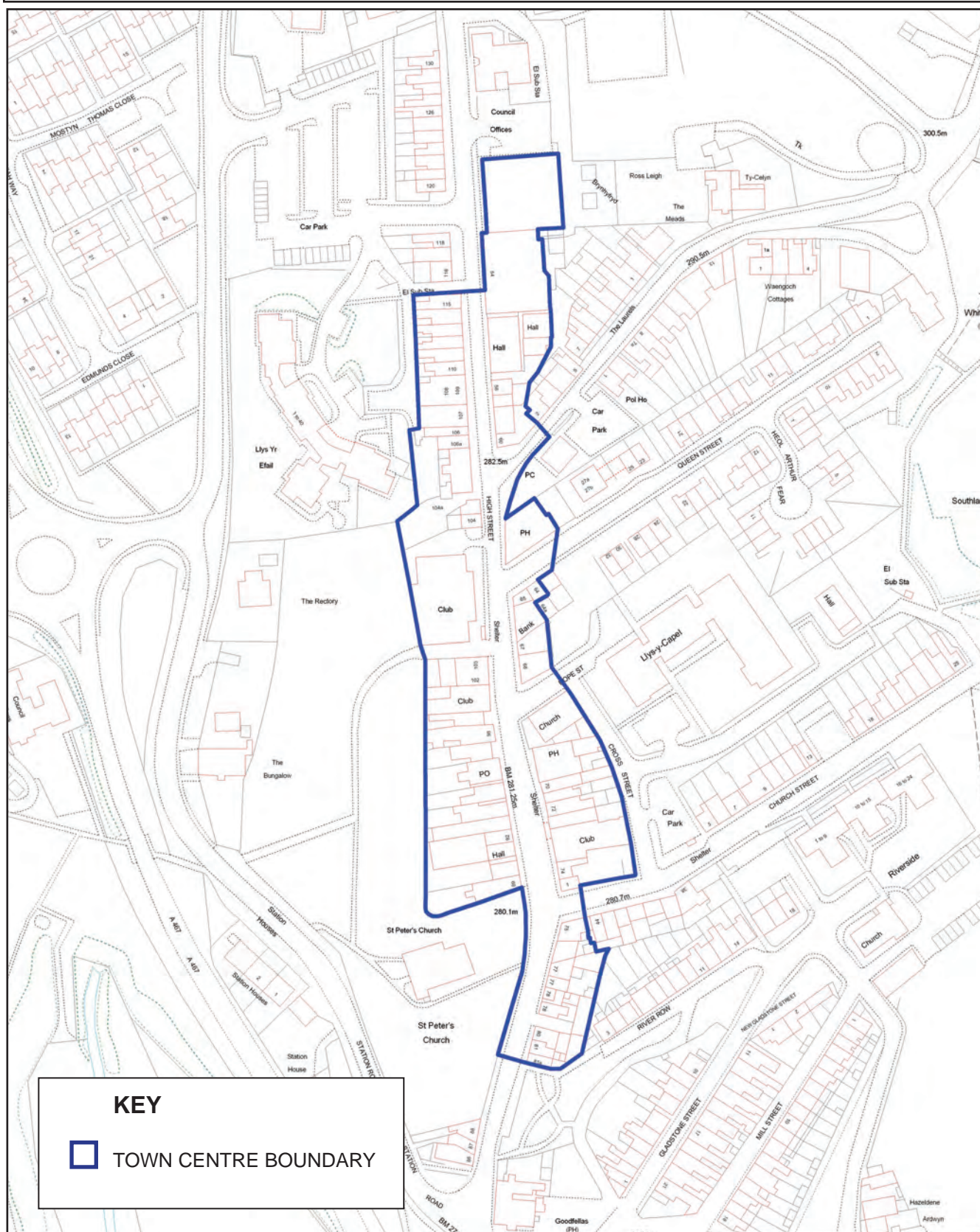
**Town Name: Abertillery**




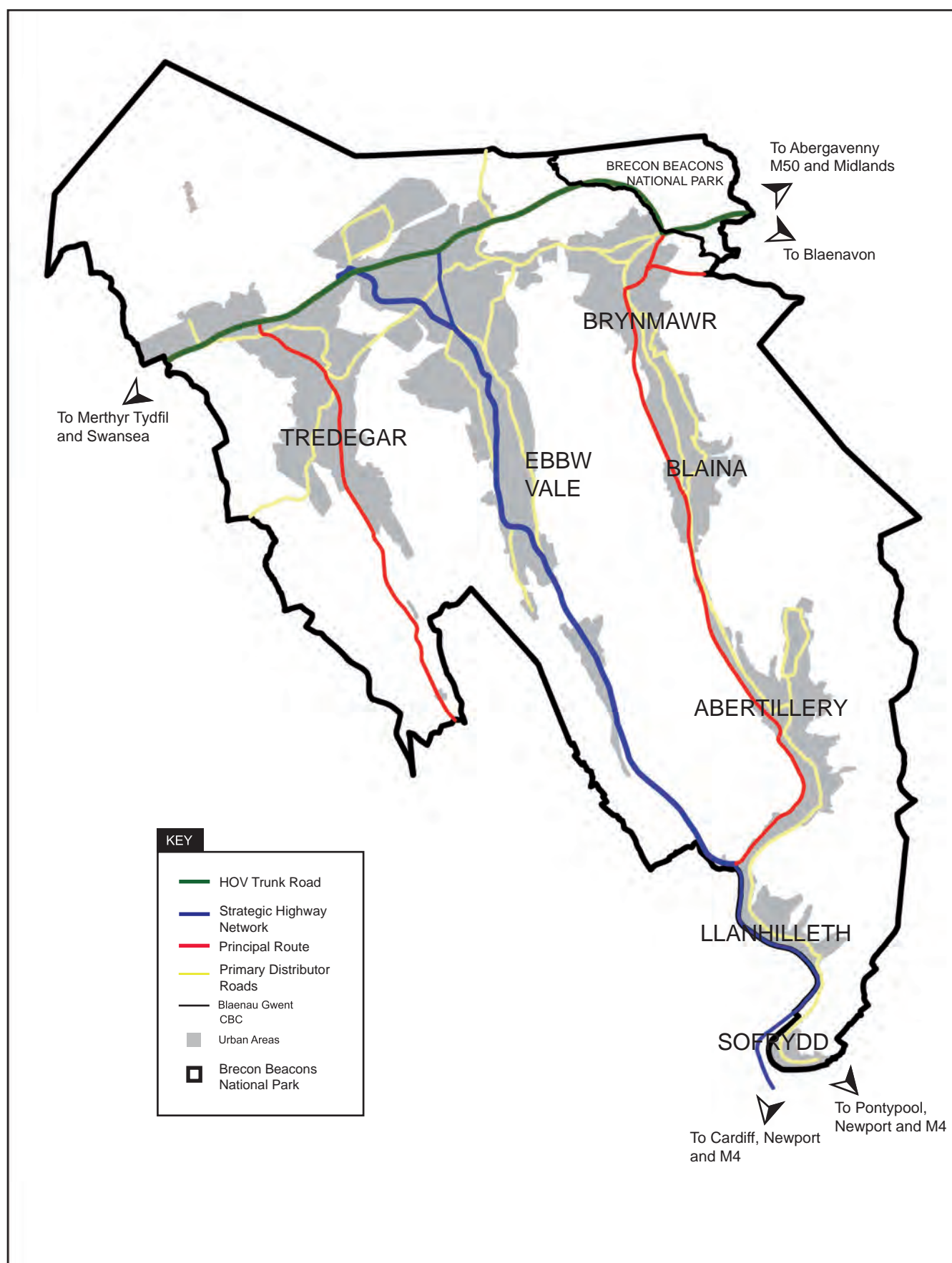


Date : 18/01/2010	Blaenau Gwent Local Development Plan	 <b>Blaenau Gwent</b> County Borough Council Regeneration Division
Scale : 1:4000	Town Centre Boundaries & Primary Retail Areas	


**Town Name: Blaina**

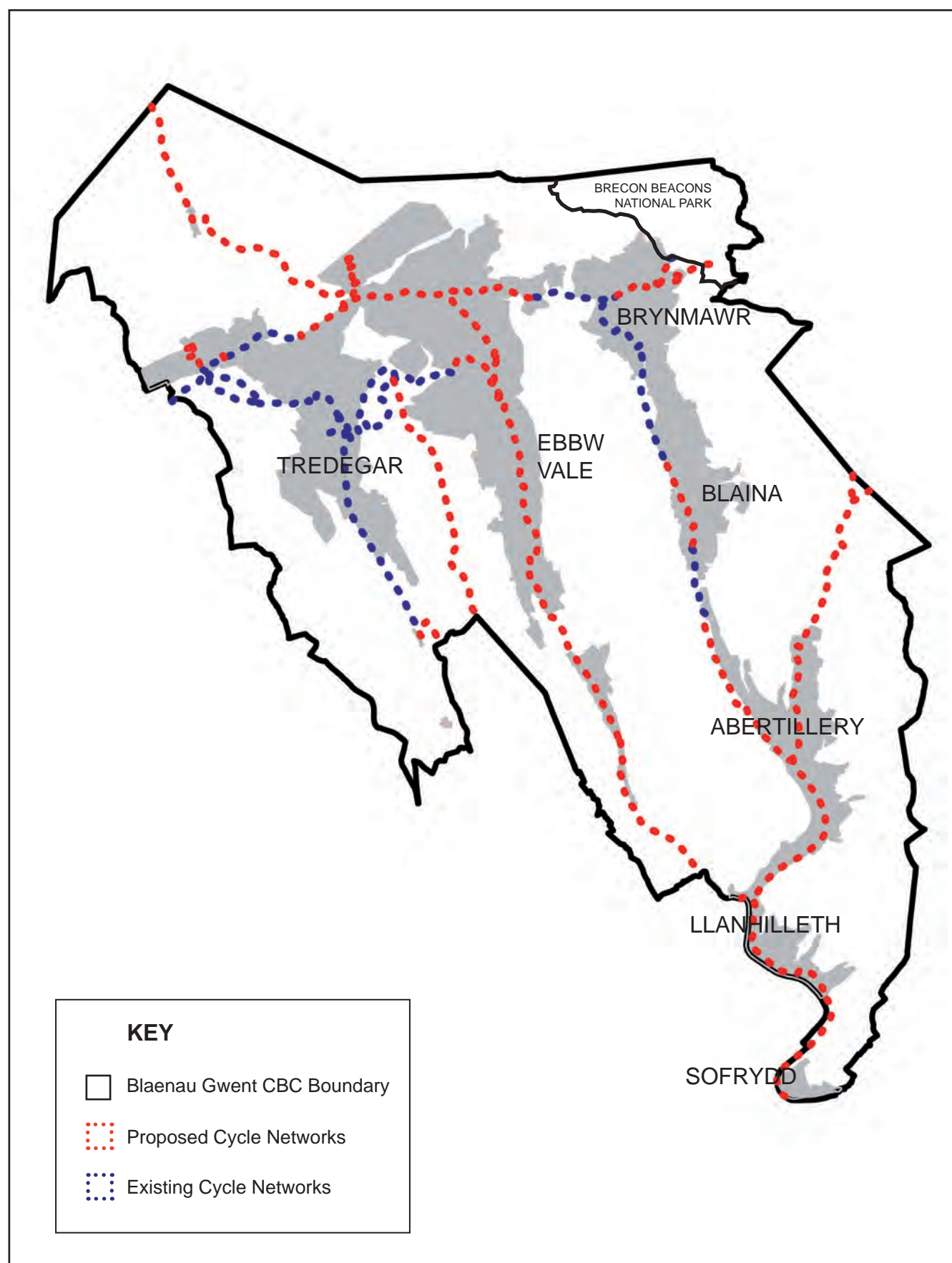


Date : 18/01/2010	Blaenau Gwent Local Development Plan	 <b>Blaenau Gwent</b> <small>Gogledd y Goron</small> Regeneration Division
Scale : 1:85000	Road Hierarchy	





Date : 18/01/2010	Blaenau Gwent Local Development Plan	 <b>Blaenau Gwent</b> <small>County Borough Council</small> Regeneration Division
Scale : 1:85000	Community Cycle Network	





## APPENDIX 8 – GLOSSARY OF TERMS

<b>Adoption</b>	Final stage of LDP preparation where the LDP becomes the statutory Development Plan for the purposes of the Act.
<b>Affordable Housing</b>	Housing, whether for rent, shared ownership or outright purchase, provided at a cost considered affordable in relation to incomes that are average or below average, or in relation to the price of general market housing.
<b>Anaerobic Digestion</b>	Anaerobic Digestion is a naturally occurring process whereby biomass is broken down or 'digested' by bacteria in an oxygen free environment. Anaerobic Digestion takes place in landfills and is used to treat certain fractions of municipal waste water and other industrial waste waters.
<b>Annual Monitoring Report (AMR)</b>	This will assess the extent to which policies in the Blaenau Gwent Local Development Plan are being implemented and the effectiveness of the LDP.
<b>Biomass</b>	Biomass refers to living and recently dead biological material that can be used as fuel or for industrial production. Most commonly, biomass refers to plant matter grown for use as biofuel, but it also includes plant or animal matter used for production of fibres, chemicals or heat. Biomass may also include biodegradable wastes that can be burnt as fuel. It excludes organic material which has been transformed by geological processes into substances such as coal or petroleum.
<b>Blaenau Gwent Unitary Development Plan (UDP)</b>	Adopted 6 <sup>th</sup> July 2006. The UDP is the current Statutory Development Plan for Blaenau Gwent.
<b>Candidate Sites</b>	The identification of land suitable for development by developers, land owners or the community.
<b>Candidate Site Process</b>	As part of the preparation towards preparing the Local Development Plan (LDP), developers, service providers, landowners and others with an interest in land are invited by their Local Planning Authority to submit sites they wish to be considered for development or other uses through the LDP. The sites identified are referred to as Candidate Sites. Candidate Sites may be submitted for potential uses such as: housing, employment, retail, leisure, waste, transport (e.g. park and ride sites), open space, health and community uses.
<b>Climate Change</b>	Long-term changes in temperature, precipitation, wind and all other aspects of the Earth's climate. Often regarded as a result of human activity and fossil fuel consumption.

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<b>Committed sites</b>	All sites with current planning permission for development (particularly residential development).
<b>Community</b>	People living in a defined geographical area, or who share other interests and therefore form communities of interest.
<b>Community Involvement Scheme (CIS)</b>	Sets out the project plan and policies of the local planning authority for involving Community Involvement Scheme (CIS) local communities, including businesses, in the preparation of the Local Development Plan. The CIS is submitted to the Assembly Government as part of the Delivery Agreement for its agreement.
<b>Community Strategy</b>	Local Authorities in association with partners are required to prepare these with the aim of improving the social, environmental and economic well being of their areas
<b>Consensus Building</b>	A process of dialogue with targeted interested groups to understand relevant viewpoints and to seek agreement where possible.
<b>Conservation Area</b>	Areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.
<b>Consultation</b>	A formal process in which comments are invited on a particular topic or set of topics, or a draft document.
<b>Delivery Agreement</b>	A document comprising Blaenau Gwent County Borough Council's (as Local Planning Authority) timetable for the preparation of the LDP together with its Community Involvement Scheme.
<b>Deposit</b>	A formal six week stage in which individuals and organisations can make representations on the LDP Deposit Plan. Representations that relate to whether the plan is 'Sound' can then be examined by an Inspector.
<b>Deposit LDP</b>	The version of the LDP which is submitted to the Welsh Assembly Government for public examination.
<b>Engagement</b>	A process that encourages substantive deliberation in a community or a proactive attempt to involve any given group of people/section of the community.
<b>Environmental Consultation Body</b>	An authority with environmental responsibilities concerned by the effects of implementing plans and programmes and which must be consulted under the SEA. Regulations; i.e. Countryside Council for Wales, Environment Agency and Cadw.
<b>Evidence Base</b>	Interpretation of baseline or other information / data to provide the basis for plan policy.
<b>Geodiversity</b>	Geodiversity is the variety of geological environments, phenomena and active processes that make landscapes, rocks, minerals, fossils, soils and other superficial deposits that provide the framework for life on earth.
<b>Habitat Regulation</b>	This is the assessment of the potential effects of a

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<b>Assessment</b>	Development Plan on one or more European sites and comprising Special Areas for Conservation (SACs), candidate SACs and Special Protection Areas. The assessment should conclude whether or not a proposal or policy in a Development Plan would adversely affect the integrity of the site in question.
<b>Hamlet</b>	A small, isolated cluster of houses, without a church or a shop.
<b>Heads of the Valley Programme</b>	The Heads of the Valleys Programme is a wide-ranging regeneration partnership launched by the Welsh Assembly Government on the 22 <sup>nd</sup> November 2004. It brings together the Welsh Assembly Government with five Local Authorities (Rhondda Cynon Taf, Merthyr Tydfil, Caerphilly, Blaenau-Gwent and Torfaen) with other organisations from across the public, private and voluntary sectors.
<b>Hub Settlement</b>	These settlements function as service hubs for surrounding settlements. They provide the central framework around which high capacity sustainable transport links will be developed. A wider range of services should be delivered locally within them to reduce the overall need to travel.
<b>Housing Land Availability (HLA)</b>	The total amount of land reserved for residential use awaiting development.
<b>Initial Sustainability Appraisal Report</b>	A term used to refer to the Sustainability Appraisal Report, produced at the Preferred Strategy stage. This assesses the LDP options against the Sustainability Appraisal framework. The report is then expanded at the Deposit LDP stage and finalised alongside the Adoption Statement.
<b>Involvement</b>	Generic term to include participation and consultation techniques.
<b>Key Employment Sites</b>	Sites have been identified to play a major long-term role in the economy, where employment generating activities will be encouraged and where coordinated activity and investment programmes are required to realise their full potential.
<b>Listed Building</b>	A building of special architectural or historic interest. Listed buildings are graded I, II* or II with grade I being the highest. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures.
<b>Local Character</b>	Design, building methods, materials and landscape which together are unique to the area.
<b>Local Development Plan (LDP)</b>	The required statutory plan for each Local Planning Authority area in Wales under Part 6 of the Planning and Compulsory Purchase Act 2004.



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	A land use plan that is subject to independent examination, which will form the statutory development plan for a Local Authority area. It should include a vision, strategy, area wide policies for development types, land allocations, and where necessary policies and proposals for key areas of change and protection. Policies and allocations must be shown geographically on the Proposals map forming part of the plan.
<b>Local Development Plan Wales (LDPW)</b>	Planning policy guidance document from the Assembly Government on the preparation of the Local Development Plans.
<b>Local Employment Sites</b>	Local Employment Sites are employment sites designed to accommodate the needs of a wide range of types and sizes of employment and warehousing units. Local employment sites should be located in areas where the community has access to it in order to reduce distances traveled to work.
<b>Local Listing (or Building of Local Importance)</b>	A locally important building valued for contribution to local scene or for local historical situations but not meriting listed building status.
<b>Local Nature Reserve</b>	Non-statutory habitats of local significance designated by local authorities where protection and public understanding of nature conservation is encouraged.
<b>Local Planning Authority (LPA)</b>	A Planning Authority responsible for the preparation of the LDP.
<b>Objective</b>	A statement of what is intended, specifying the desired direction of change in trends.
<b>Indicators</b>	Indicators are measures that show whether or not objectives are being achieved. They can be used to help show whether planning policy is effective, or be used in helping to conduct a Sustainability Appraisal.
<b>Mitigation</b>	Measures to avoid, reduce or offset significant adverse effects.
<b>Planning: delivering for Wales</b>	Planning: Delivering For Wales is a programme of the Assembly Government. It aims to make needed changes to the existing planning system in order that development plan policies and planning decisions taken will be seen to be more clear, fair, open and transparent. This programme for change affects the procedures, systems, internal processes and structure of the Assembly Government's Planning Division, local planning authorities, relevant statutory bodies and stakeholders in the planning system.
<b>Pre deposit proposals documents</b>	These include the vision, strategic options, preferred strategy, key policies, and the Sustainability Appraisal report.
<b>Pre deposit stage</b>	The Strategic Options and Preferred Strategy stage of

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	the LDP preparation.
<b>Preferred Area of Known Mineral Resource</b>	Preferred Areas of Known Mineral Resource are classified by Minerals Planning Policy Wales. They are designated in locations where known mineral resources exist, which would also have some commercial potential, and where planning permission might reasonably be anticipated.
<b>Proposals Map</b>	A component of the Local Development Plan showing the location of proposals on an Ordnance Survey base map.
<b>Protected Species</b>	Plants and animal species afforded protection under certain Acts and Regulations.
<b>Renewable and Low-Carbon Energy</b>	Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass. Low-carbon technologies are those that can help reduce carbon emissions. Renewable and / or low-carbon energy supplies include, but not exclusively, those from biomass and energy crops; CHP / CCHP (and micro- CHP); waste heat that would otherwise be generate directly or indirectly from fossil fuel; energy-from-waste; ground source heating and cooling; hydro; solar thermal and photovoltaic generation; wind generation.
<b>Scheduled Ancient Monument</b>	Nationally important monuments usually archaeological remains, that enjoy greater protection against inappropriate development through the Ancient Monuments and Archaeological Areas Act 1979.
<b>Scoping SA</b>	The process of deciding the scope and level of detail of a Sustainability Appraisal, including sustainability effects and options which need to be considered, the assessment methods to be used, and the structure and contents of the SA Report.
<b>Section 106 Agreement</b>	A legal agreement under section 106 of the 1990 Town & Country Planning Act. Section 106 agreements are legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer, that ensure that certain extra works related to a development are undertaken.
<b>Secured by Design</b>	Secured by Design focuses on crime prevention at the design, layout and construction stages of homes and commercial premises and promotes the use of security standards for a wide range of applications and products.

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<b>Service Level Agreement</b>	An agreement with a statutory agency which sets the standards which it will aim to meet, and the costs arising. The Planning Inspectorate agrees one with the local planning authority in respect of an LDP examination, setting out the likely timescales and cost of the examination and providing the local planning authority with clear guidance on the nature of their own responsibilities.
<b>Sites of Importance for Nature Conservation (SINC)</b>	Locally important sites of nature conservation adopted by local authorities for planning purposes. (See also Local Nature Reserve).
<b>Site of Special Scientific Interest (SSSI)</b>	A site identified under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) as an area of special interest by reason of any of its flora, fauna, geological or physiographical features (basically, plants, animals, and natural features relating to the Earth's structure).
<b>Soundness</b>	Concept against which an LDP is examined under section 64(5)(b) of the 2004 Act.
<b>Special Area of Conservation (SAC)</b>	The most important sites for wildlife in the country designated under the European Community's Council Directive of May 1992 covering animals, plants and habitats and providing them with increased protection and management. All SACs are also SSSIs.
<b>Stakeholders</b>	Interests directly affected by the LDP (and /or SEA) – involvement generally through representative bodies.
<b>Strategic Environmental Assessment (SEA)</b>	Generic term used to describe environmental assessment as applied to policies, plans, programmes. The SEA Regulations require a formal "environmental assessment of certain plans and programmes, including those in the field of planning and land use."
<b>Strategic Opportunity Area</b>	Strategic Opportunity Areas (SOA) offers potential regional benefits from its sustainable development. SOA's are intended to bring greater coherence to their development, and enable public transport links to be strengthened.
<b>Supplementary Planning Guidance (SPG)</b>	Provides supplementary information in respect of the policies of the LDP. They do not form part of the Development Plan and are not subject to independent examination but must be consistent with it and national planning policy.

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<b>Sustainability Appraisal</b>	Tool for appraising policies to ensure they reflect sustainable development objectives (i.e. economic, environmental and social factors). Each local planning authority is required by S62(6) of the 2004 Act to undertake sustainability appraisal of its LDP. This form of sustainability appraisal fully incorporates the requirements of the SEA Directive & Regulations.
<b>Sustainability Appraisal Report</b>	A document required to be produced as part of the sustainability appraisal process to describe and appraise the likely significant effects on sustainability of implementing the LDP, which also meets the requirement for the Environmental Report under the SEA Regulations. S62(6) of the 2004 Act requires each local planning authority to prepare a report of the findings of the sustainability appraisal of the LDP.
<b>Sustainable Development</b>	Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.
<b>Sustainable Transport</b>	Often meaning walking, cycling and public use of transport (and in some circumstances "car sharing"), which is considered to be less damaging to the environment and which contributes less to traffic congestion than one-person car journeys.
<b>Topography</b>	The description of surface shapes and features
<b>Use Class A1:</b>	Shops – for example: retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, dry cleaners, sandwich shops etc.
<b>Use Class A2:</b>	Financial and professional services - banks, building societies, estate and employment agencies, betting offices.
<b>Use Class A3:</b>	Food and drink - restaurants, public houses, snack bars, cafés, wine bars, shops for the sale of hot food.
<b>Use Class B1:</b>	Offices, other than a use within Class A2 (Financial Services). Research and development of products and processes. Light industry.
<b>Use Class B2:</b>	General Industry: use for the carrying out of an industrial process other than one falling in class B1
<b>Use Class B8:</b>	Use for storage or distribution centre.

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<b>Sui-Generis</b>	<p>A use on its own, for which any change of use will require planning permission. Includes:- Theatres, Nightclubs, Retail, Warehouse, Clubs, Amusement Arcades, Launderettes, Petrol Filling Stations and Motor Car Showrooms.</p> <p>Casinos – following declassification, planning permission is needed for any premises, including D2 premises, to undergo a material change of use to a casino.</p>
<b>Wales Spatial Plan (WSP)</b>	A plan prepared and approved by the national Assembly for Wales under S60 of the 2004 Act, which sets out a strategic framework to guide future development and policy interventions, whether or not these relate to formal land use planning control. Under S62(5) (b) of the Act a local planning authority must have regard to the WSP in preparing an LDP.
<b>Waste Hierarchy</b>	Framework for securing a sustainable approach to waste management. Waste should be minimised wherever possible. If waste cannot be avoided, then it should be re-used; after this value recovered by recycling or composting; or waste to energy; and finally landfill disposal.
<b>Windfall site</b>	Housing sites not previously identified by the Council that are suitable for development and arise through planning applications.

**For further information please contact:**

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