

Spatial Strategy Options Background Paper

Papur Cefndir Opsiynau ar gyfer Strategaeth Ofodol



Replacement Local Development Plan 2018-2033
Cynllun Datblygu Lleol Newydd 2018 - 2033

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1.0 INTRODUCTION

1.1 This Background Paper 'Spatial Strategy Options' is one of a number of background documents prepared as part of the evidence base to support the Replacement Local Development Plan (RLDP) Preferred Strategy consultation process.

Purpose of the Report

1.2 This paper has been produced to provide background information on the spatial strategy options considered for the Blaenau Gwent Replacement Local Development Plan 2018-2033. It starts with the context in terms of policy requirements, aspirations and considerations for the spatial strategy to address. It then sets out a number of spatial options, the views of stakeholders (engagement) and concludes by identifying the preferred spatial strategy option. The second part of the document combines the growth and spatial strategy options, assesses the various options and identifies the preferred strategy.

Background

1.3 In addition to setting the level of growth over the plan period, the Preferred Strategy needs to put forward a clear spatial strategy for where this development should take place within the County Borough. The consideration of realistic growth and spatial options is an important aspect of LDP preparation. Each option selected for consideration should be realistic and based on a strong understanding of the Plan area.

2.0 CONTEXT

National Policy

Planning Policy Wales (WG Edition 10) (November 2018)

2.1 Planning Policy Wales Edition 10 requires development plans to include a spatial strategy covering the lifetime of the plan which establishes a pattern of development improving social, economic, environmental and cultural well-being. A balance should be achieved between the number of homes provided and expected job opportunities. As well as ensuring all services needed for the expectant levels of growth are provided an important consideration will be minimising the need to travel, reducing reliance on the private car and increasing walking, cycling and use of public transport. The spatial strategy should be informed by a sustainability appraisal and must form an integral part of an over-arching strategy in the development plan (para. 3.38).

2.2 In developing their spatial strategy, planning authorities must prioritise the use of suitable and sustainable previously developed land and/or underutilised sites for all types of development (para. 3.39).

2.3 Spatial strategies should be consistent with the Key Planning Principles and contribute towards the National Sustainable Placemaking Outcomes. They should be based on approaches that recognise the mutual dependence between town and country, thus improving the linkages between urban areas and their surroundings (para. 3.44).

2.4 Spatial strategies should be informed by the development of an integrated planning and transport strategy, which takes into account the transport considerations set out in the Active and Social Places chapter 4, as well as the transport infrastructure considerations contained in the Productive and Enterprising Places chapter 5 (para. 3.45).

2.5 A broad balance between housing, community facilities, services and employment opportunities in both urban and rural areas should be promoted to minimise the need for long distance commuting (para. 3.46).

2.6 The integrated planning and transport strategy must inform the spatial strategy and overarching strategy of the development plan. Development plan strategies and policies need to be consistent and integrated with the strategies and policies contained in Local Transport Plans, the Wales Transport Strategy and National Transport Finance Plan (para. 4.1.7).

Development Plans Manual Edition 3 (Consultation Draft)

2.7 The spatial strategy underpins all elements of the plan and must demonstrate compliance with the gateway test, search sequence and National Sustainable Placemaking Outcomes in PPW. (Page 88)

2.8 The spatial strategy must clearly communicate where future development will be located, why and how it will deliver the vision, key issues and objectives. (page 88)

2.9 In order to develop and create sustainable places, each LPA must have a thorough understanding of its area, including strengths, opportunities and constraints, demonstrated by an up-to-date evidence base. A robust understanding of the role and function of places, supply and demand factors, both within and beyond its administrative boundary is fundamental to achieving an effective strategy and quality planning outcomes. This must be clearly articulated in the plan and evidence base. (page 88)

Regional Policy Context and Aspirations

Cardiff Capital Region

2.10 The overarching economic objectives of the City Deal are to create 25,000 new jobs and leverage £4 billion in private sector investment across the region. Key themes have been identified to focus the approach: Connecting the Region; Regeneration and Infrastructure; and Skills and Employment. These strategic themes have key implications for the Blaenau Gwent RLDP. Two of these are relevant to the spatial strategy as follows.

2.11 Connecting the Region - A key project is the £738million Metro project, which aims to extend the transport networks to improve access to new and existing activities for work, training, education, culture, retail and leisure in South East Wales. The development of a 3-4 mile rail link from Abertillery to Ebbw Fawr Valley at Aberbeeg has been proposed as part of the scheme. This will also include a park and ride for 100 vehicles. An increase in the frequency of services to 4 per hour is also being investigated on the Ebbw line.

2.12 The key outcome of the Metro project is to create an integrated transport infrastructure which will enable the social and economic objectives of the Cardiff Capital Region City Deal. An additional rail link between Abertillery and Aberbeeg, in combination with a more reliable and frequent service, would help improve sustainability and connectivity which the spatial strategy should take account of.

2.13 Regeneration and Infrastructure – the Housing Investment Fund has been proposed to support the need for more homes to be built across the region. This should help us progress a number of stalled sites.

Our Valleys Our Future (WG 2018 Delivery Plan)

2.15 A ministerial taskforce for the South Wales Valleys are working to improve the prosperity in the South Wales valleys. They have published a high-level plan which outlines its priorities for the future. The vision is ‘to close the employment gap between the South Wales Valleys and the rest of Wales. This means helping 7,000 people into work, further creating thousands of new fair, secure and sustainable jobs across the Valleys’. Ebbw Vale has been identified as a strategic hub which is the focus of public sector investment. Proposals include: Tech Valleys – automotive and technology, employment space, residential development and digital. There is also a focus on the foundation economy to be supported to create additional jobs.

Tech Valleys and Enterprise Zone

2.15 In 2017, Welsh Government announced it would invest £100m in the Tech Valleys project over ten years. Tech Valleys refers to the proposed automotive technology park in Ebbw Vale. The investment will support the creation of more than 1,500 jobs, predominantly within new technologies and advanced manufacturing. Welsh Government has announced £25m over the next three years (2018-2021) as part of this commitment.

2.16 The Welsh Government have published a Tech Valleys Strategic Plan (April 2018) to set out how innovative technologies will be attracted to Ebbw Vale and the South Wales Valleys. The plan also includes how it will complement other initiatives and the expected economic benefits. The Tech Valleys Strategic Advisory Board is also responsible for the Enterprise Zone. The main objective for the Ebbw Vale Enterprise Zone is business growth and job creation.

Local Policy Context and Aspirations

Blaenau Gwent Corporate Plan 2018-2022

2.17 Blaenau Gwent County Borough Council's core vision set out in the Corporate Plan is "Proud Heritage, Stronger Communities, Brighter Future." This is intrinsically linked to land use planning and is therefore key to the delivery of the RLDP. The five core values are: Proud and Ambitious, Trust and Integrity, Working Together, Raising Aspirations and Fair and Equitable. The key priorities from the Council's Corporate Plan that need to inform the spatial strategy are: Strong and Environmentally Smart Communities; and Economic Development and Regeneration.

Blaenau Gwent Local Well-being Plan – The Blaenau Gwent We Want (2018-2023)

2.18 The Plan outlines objectives for improving well-being in Blaenau Gwent and meeting duties under the Well-being and Future Generations Act 2015. The 5 objectives in the plan have been developed to reflect that Blaenau Gwent wants...

- The best start in life for everyone
- Safe and friendly communities
- To look after and protect the natural environment
- To forge new pathways to prosperity
- To encourage healthy lifestyles

2.19 The Plan's Strategy needs to take account of the protection of the natural environment and forging pathways to prosperity. The strategic policies of the wider strategy are assessed against these 5 objectives.

South East Wales Valleys Local Transport Plan (January 2015)

2.20 The Local Transport Plan focuses on targeting investment in transport that will support the following Welsh Government priority areas:

- Support economic growth and safeguard jobs across Wales, but with a particular focus on the City Regions, Enterprise Zones and local growth zones;
- Reduce economic inactivity by delivering safe and affordable access to employment sites across Wales;

- Maximise the contribution that effective and affordable transport services can make to tackling poverty and target investment to support improvements in accessibility for the most disadvantaged communities; and
- Encourage, safer, healthier and sustainable travel.

Considerations for the Spatial Strategy

2.21 In summary the strategy must take account of a number of factors when assessing spatial strategic options including the following:

- National strategies and priorities, such as decarbonisation and health;
- Wider strategies;
- Aspirations of the plan (vision, challenges, areas for regeneration, wider regional context);
- Availability and suitability of brownfield land in preference to greenfield land and land of high agricultural, ecological or landscape value;
- Scale and location of market and affordable housing required;
- Environmental implications, energy consumption, greenhouse gas emissions, flood risk;
- Social and cultural factors, including consideration of the Welsh language;
- Accessibility to employment opportunities;
- Accessibility to jobs and services;
- Viability of housing market areas;
- Deliverability of key sites and overall strategy; and
- Minimise the need to travel, especially by private vehicles, through the Sustainable Transport Hierarchy and Active Travel Plans.

3.0 SPATIAL OPTIONS

Spatial Distribution

3.1 The following spatial options were put forward:

Option 1 Current LDP – Based on a north south divide with the main focus of growth on Ebbw Vale.

- This option has the potential to reinforce and increase the role of Ebbw Vale as the main hub, directing development to the most accessible location where the majority of services are available.

Option 2: Heads of the Valleys – Most growth along the Heads of the Valleys settlements

- This option has the potential to spread the growth along the Heads of the Valleys where there are greater opportunities to accommodate the growth in a fairer manner and placing less pressure on services in Ebbw Vale.

Option 3: Balanced Growth – Growth equally distributed according to sustainability assessment of settlements.

- This option has the potential to spread growth equally across the Borough and sustain local services. Use of the sustainability assessment of settlements will ensure that a greater amount of development will be directed to the most sustainable settlements.

Table 1: Spatial Strategy Options

Description	Spatial Distribution
Option 1: Current LDP	North / South split with most of the growth in the north and with a focus of growth in Ebbw Vale
Options 2: Heads of the Valleys emphasis	North / South split based on opportunities for growth along the Heads of the Valleys settlements
Option 3: Balanced Growth	Growth equally distributed across the borough settlements based on sustainability assessment of settlements

Advantages and Disadvantages of the Options

3.2 **Option 1: Current LDP – Based on a north south divide with the main focus of growth on Ebbw Vale.**

Advantages

- Ebbw Vale has the greatest availability of brownfield land.
- A significant proportion of employment sites are located in Ebbw Vale.
- Ebbw Vale has the best access to jobs and services.
- Less impact on views into area from BBNP.
- Potential for development to sit comfortably in built context.
- The Ebbw Vale housing market area has the best viability.

- A focus of development in Ebbw Vale could minimise the need to travel, especially by private vehicles, due to its good active travel routes, public transport links and plans to improve connectivity through the Metro proposals.
- A focus on Ebbw Vale would enable the delivery of key brownfield sites.
- More likely to deliver larger scale growth that could result in greater improvements to community infrastructure.

Disadvantages

- Most of the market and affordable housing would be delivered in Ebbw Vale.
- The vision for the strategy is about a network of vibrant valley communities and a focus on Ebbw Vale detracts from this.
- Pressure on services in Ebbw Vale.
- Impacts on designated SACs and SSSIs.

3.3 Option 2: Heads of the Valleys – Most growth along the Heads of the Valleys settlements

Advantages

- A focus on the Heads of the Valleys corridor has the potential to broaden the opportunities for the use of brownfield land.
- A significant proportion of employment sites are located along the Heads of the Valleys Corridor which enables new housing to be located close to employment opportunities.
- Greater potential to deliver green infrastructure, including the potential for achieving significant improvements.
- The Heads of the Valleys corridor has good access to jobs and services.
- The Heads of the Valleys housing market areas has good viability.
- A focus of development across the Heads of the Valleys could reduce the need to travel due to the co-location of employment and housing.
- Market and affordable housing would be delivered across the Heads of the Valleys area.

Disadvantages

- The vision for the strategy is about a network of vibrant valley communities where as this strategy would focus the network on the Heads of the Valleys.
- The lack of focus on Ebbw Vale would limit the use of deliverable key brownfield sites.
- It would not maximise plans to improve connectivity through the Metro proposals
- Impacts on designated SACs and SSSIs.

3.4 Option 3: Balanced Growth – Growth equally distributed according to sustainability assessment of settlements.

Advantages

- The vision for the strategy is about creating a network of vibrant valley communities and this would best enable this.

- It could maximise plans to improve connectivity through the Metro proposals as there are plans to extend the rail line to Abertillery and increase the frequency of the service along the Ebbw line.
- Distributing growth to the north and south will ensure that harmful effects are not located in one location – avoiding concentration of growth away from SACs and SSSIs.

Disadvantages

- A significant proportion of employment sites are located in Ebbw Vale and the Heads of the Valleys Corridor thus this risks increasing commuting.
- There is limited access to jobs and services in the south of the Borough and limited opportunities to provide new development.
- Viability is poor in the south of the Borough which could limit the delivery of market and affordable housing.
- The lack of focus on Ebbw Vale would limit the use of deliverable key brownfield sites.
- Greater landscape sensitivity in the south.
- Limit opportunities for strategic green infrastructure and biodiversity net gain.

Settlement Hierarchy

3.5 To ensure that growth is distributed to the most sustainable settlements Welsh Government requires an assessment of the roles and function of settlements. The Welsh Government draft LDP manual requires that a clearly expressed settlement hierarchy is identified within the RLDP.

3.6 The current LDP assessed the role and function of settlements when preparing a regional report for the Heads of the Valleys and was developed further in the Holistic Action Regeneration Plans prepared for Blaenau Gwent. In addition to this and as part of the RLDP evidence base a sustainable settlement assessment has been undertaken. Each of the settlements has been assessed in terms of:

- The level of sustainable transport and accessibility in and around settlements;
- The availability of local facilities and services in and around settlements; and
- The level of employment opportunities in and around settlements.

This is supported by contextual information in terms of size, and characteristics of the settlements.

3.7 Two options were put forward. The first option is based on the current LDP hierarchy. The second is based on the settlement boundaries as identified in the current LDP and the sustainable assessment which identified the tiers.

Table 2: Hierarchy of Settlement Options

Description	Settlement Hierarchy
Option 1: Current LDP	Principal Hub: Ebbw Vale District Hubs: Tredegar Brynmawr Abertillery Local Hub: Blaina
Option 2: Based on Sustainable Assessment of Settlements (settlement boundaries used to identify settlements)	Tier 1: Principal Settlements Ebbw Vale Tredegar Brynmawr / Nantyglo / Blaina Abertillery / Cwmtillery / Six Bells / Brynithel / Llanhilleth / Aberbeeg Tier 2: Secondary Settlements Cwm Tier 3: Villages and Hamlets Trefil Pochin Bedwellty Pits Swfrydd

Assessment of Options

3.8 The current LDP was based on work undertaken on the role and function of settlements and provides a strong workable foundation. However, this work has been developed further in the sustainable assessment of settlements which is a new requirement for Plans. As such the latter hierarchy is considered more fit for purpose than the former as it take wider issues into account particularly in relation to sustainability.

4.0 ENGAGEMENT

4.1 At this stage of the process (Stage 1 Pre-Deposit Participation) the consultation was focussed on engagement and consensus building with key stakeholders.

4.2 A series of issues and vision workshop events were held throughout April, May and June 2019. Building on the opinions and views expressed at the issues and vision workshop events, a second series of workshops were held in July and August 2019 to gain views on the spatial strategy options.

4.3 A series of spatial strategy options workshop sessions were held with stakeholders, internal officers, Members and the youth forum as set out below:

- Members Workshop – Tuesday 2nd July 2019 (2-4pm) held at the Civic Centre, Ebbw Vale
- Internal Regeneration Officers – Thursday 4th July 2019 (2-4pm) held at the General Offices, Ebbw Vale
- Stakeholder Workshop 1 – Monday 8th July 2019 (6-8.30pm) held at the Civic Centre, Ebbw Vale
- Stakeholder Workshop 2 – Tuesday 16th July 2019 (10-12.30pm) held at the General Offices, Ebbw Vale
- Stakeholder Workshop 3 – Thursday 18th July 2019 (2-4.30pm) held at the General Offices, Ebbw Vale
- Youth Forum – Monday 5th August 2019 (6-7.30pm) held at the Tabor Centre, Brynmawr

4.4 The overall aim of the workshop sessions were the same and included the following tasks:

- Identify spatial distribution preference
- Identify settlement hierarchy preference

Spatial Distribution Preference

4.5 The results from the Members workshop showed support for option 3: balanced growth. The results from the other workshop sessions identified that the most favourable spatial distribution option was also option 3: balanced growth with 63% choosing this option. The second favourite was option 2: Heads of the Valleys emphasis with 30% of the attendees choosing this option. Only 7% opted for option 1: the current LDP.

Settlement Hierarchy Preference

4.6 There were two settlement hierarchy options in which attendees were given the opportunity to identify their preference, Option 1 Existing LDP and Option 2: Based on Sustainable Assessment of Settlements (settlement boundaries used to identify settlements).

4.7 The Members workshop supported option 2 as the preferred hierarchy. Similarly the other workshop sessions agreed that option 2 was the favoured option with 86% of attendees' identifying this as their preference.

4.8 It was clear from the engagement events that stakeholders preferred options were for an even distribution of growth (option 3) and the use of a hierarchy based on a sustainable assessment of settlements (option 2).

5.0 IDENTIFICATION OF THE PREFERRED OPTION

Consultation with Welsh Government

5.1 In discussions with Welsh Government concern was raised regarding a spatial strategy which sought to disperse growth across the Borough with all main settlements all classed as Tier 1. This was considered to be contrary to Planning Policy Wales (Edition 10) and the principle of delivering sustainable development.

Integrated Sustainability Assessment

5.2 The Sustainability Assessment of the options supported Welsh Governments concerns identifying that the better performing spatial option was option 1 and the poorest performing was option 3 (Integrated Sustainability Appraisal (ISA) for the Blaenau Gwent Replacement Local Development Plan-Initial ISA Report).

Changes to the Preferred Spatial Strategy Option

5.3 To address these concerns and maximise the potential benefits that each of the three options displayed in the assessment of the options, further work was undertaken on the settlement hierarchy.

5.4 Firstly, to address concerns with the inclusion of a number of rural villages within the Abertillery settlement and the extent of the settlement, the settlement was split in two. Abertillery now consists of the town of Abertillery and the immediately adjacent communities of Cwmtillery and Six Bells. The remainder of the more rural type villages have been grouped to form the settlement of Aberbeeg / Brynithel / Llanhilleth, for further information see the 'Sustainable Settlement Assessment Background Paper'.

5.5 Secondly, to address concerns with all settlements being classed as Tier 1 further work on the settlement hierarchy was undertaken to increase the number of tiers from 3 to 5. The spatial distribution of growth is now being focussed on the most sustainable settlements of Tiers 1 and 2 but with Tier 1 having more growth than Tier 2 to reflect the fact that it is more sustainable. In addition, in recognition of the smaller size of the settlement, the lack of suitable viable sites and the fact that the rail extension is expected to be delivered partly through the Plan period Abertillery is apportioned less growth than the other tier 2 settlements.

The Amended Preferred Spatial Strategy Option

5.6 The Spatial Strategy still spreads growth on a settlement hierarchy based on a sustainable assessment as set out in option 3 though the changes to the tiers means that it is unlikely to spread this growth equally as previously anticipated. Thus the amended preferred spatial strategy is as follows:

Table 3: Preferred Spatial Strategy and Settlement Hierarchy

Spatial Distribution	Settlement Hierarchy
<p>Spread across the Borough based on Sustainable Settlement Assessment</p>	<p>Sustainable Settlement Assessment Tier 1: Primary Settlement Ebbw Vale Tier 2: Main Settlements Tredegar Brynmawr/ Nantyglo / Blaina Abertillery (including Cwmtillery and Six Bells) Tier 3: Secondary Settlements Cwm Aberbeeg/ Brynithel / Llanhilleth Tier 4: Villages Swfrydd Tier 5: Hamlets Trefil Pochin Bedwellty Pits</p>

6.0 GROWTH AND SPATIAL STRATEGY OPTIONS

6.1 The growth options (as set out in the Growth Options Background Paper) and spatial strategy options were merged to create different Growth and Spatial Strategy Options.

Option 1: Growth and Regeneration (current LDP)

6.2 The Growth and Regeneration Strategy is based on the current LDP spatial strategy which was growth in the north focussed on Ebbw Vale and regeneration in the south of the Borough (Spatial Strategy Option 1). This was to maximise the potential offered by the strategic brownfield sites in Ebbw Vale and the opportunities that the new rail connection offered in terms of sustainable access. The settlement hierarchy identified Ebbw Vale as the principal hub with Tredegar, Brynmawr and Abertillery as district hubs (Settlement Hierarchy Option 1). This was based on work undertaken on the roles of towns across the Heads of the Valleys. This was matched with a medium growth as this would stabilise the population level which was the original aspiration of the current LDP (Growth Option 2).

Option 2: Balanced and Interconnected Communities

6.3 This option is based on the aspiration to create Balanced and Interconnected Communities. This was one of the options considered when the current plan was proposed and was included this time due to the challenges and vision set in the earlier workshops. There was a strong message that too much emphasis was placed on Ebbw Vale and that development needed to be dispersed. It is based on spreading growth equally across the Borough (Spatial Strategy Option 2). To ensure sustainability it was proposed to use the settlement hierarchy based on the sustainable assessment of settlements (Settlement Hierarchy Option 2) to distribute the growth. Given the limitations in terms of the number of sites in some areas of the Borough it was considered appropriate to adopt a low level of growth (Growth Option 1).

Option 3: Economic Growth Strategy

6.4 The Economic Growth strategy is based on aspirations identified in national, regional and local evidence to improve the economy of Blaenau Gwent and reduce inequalities with the rest of the region and Wales. It was also based on the challenges and vision identified at the earlier workshops on Issues and Vision. The spatial strategy is based on broadening opportunities for growth by spreading it across the Heads of the Valleys Area rather than focussing it in Ebbw Vale. This is also where most of the employment opportunities lie and provides the ability to maximise the potential that the dualling of the Heads of the Valleys, a key Trans European road brings to the area. This was matched with high growth so that opportunities could be maximised.

Option 4: Sustainable Economic Growth

6.5 At the Member workshop Members considered that a fourth option should be included. The fourth option is based on option 3 but has a different spatial distribution of growth based on spreading the growth equally across the Borough (Spatial Distribution option 2). Option 4 is for Sustainable Economic Growth as the growth is to be distributed

equally in accordance with the hierarchy created by the sustainable assessment of settlements.

6.6 The table below sets out the various strategies including numerical detail:

Table 4: Growth and Spatial Strategy Options

Name	Growth Level	Spatial Distribution	Settlement Hierarchy
Option 1: Growth and Regeneration (current LDP)	Option 2 Medium Growth Population: 162 to 690 gain (0.2 to 1% growth) Housing: 79-94 per annum Total 1,185-1,410 Employment: loss of 52 to 36 per annum (Total loss of between 540 to 780) in the working age range	Option 1 North / South split with most of the growth in the north and with a focus of growth in Ebbw Vale	Option 1 Principal Hub: Ebbw Vale District Hubs: Tredegar Brynmawr Abertillery Local Hub: Blaina
Option 2: Balanced and Interconnected Communities	Option 1 Low Growth Population: Loss of 857 to 1,815 (-2.6 to -0.8% loss) Housing: 19-54 per annum (Total: 285-810) Employment: loss of 94 to 59 per annum (Total loss of – 810 to 1,410) in the working age range	Option 2 Growth equally distributed across the borough based on sustainability of settlement assessment	Option 2 Tier 1: Principal Settlements Ebbw Vale Tredegar Brynmawr / Nantyglo / Blaina Abertillery / Cwmtillery / Six Bells / Brynithel / Llanhilleth / Aberbeeg Tier 2: Secondary Settlements Cwm Tier 3: Villages Hamlets Trefil Pochin Bedwellty Pits Swfrydd
Option 3: Economic Growth Strategy	Option 3 High Growth Population: 1,996 to 5,009 (2.9 to 7% growth) Housing: 141 to 226 per annum (Total 2,115 to 3,390) Employment: 74 per annum (Total -45 to plus 1,110) in the working age range	Option 3 North / South split based on opportunities for growth along the Heads of the Valleys Settlements	Option 2 Tier 1: Principal Settlements Ebbw Vale Tredegar Brynmawr / Nantyglo / Blaina Abertillery / Cwmtillery / Six Bells / Brynithel / Llanhilleth / Aberbeeg Tier 2: Secondary Settlements Cwm Tier 3: Hamlets Trefil Pochin Bedwellty Pits Swfrydd
Option 4:	Option 3	Option 2	Option 2

Sustainable Economic Growth Strategy	<p>High Growth Population: 1,996 to 5,009 (2.9 to 7% growth) Housing: 141 to 226 per annum (Total 2,115 to 3,390) Employment: 74 per annum (Total -45 to plus 1,110) in the working age range</p>	<p>Growth equally distributed across the borough based on sustainability of settlement assessment</p>	<p>Tier 1: Principal Settlements Ebbw Vale Tredegar Brynmawr / Nantyglo / Blaina Abertillery / Cwmtillery / Six Bells / Brynithel / Llanhilleth / Aberbeeg Tier 2: Secondary Settlements Cwm Tier 3: Hamlets Trefil Pochin Bedwellty Pits Swfrydd</p>
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6.7 At the Stakeholder workshops on the Spatial Strategy (See Report of Consultation on the Spatial Strategy Options stakeholders (Sept 2019)) there were 2 tasks in relation to the spatial strategy options. The first was to assess the spatial options against the challenges and secondly to identify their own spatial strategies.

6.8 The task to consider the four options against the challenges set in the Plan was not without its difficulties and resulted in some anomalies in the results. Nevertheless, Spatial Strategy Option 4: Sustainable Economic Growth was identified as having the most positive impact (69) on the revised challenges for the LDP to address. This was followed by Spatial Strategy Option 3: Economic Growth Strategy (49). Options 3 and 4 were identified as having a positive impact on the challenges for economic growth and population growth and housing offer. Spatial Strategy Option 1: Growth and Regeneration (LDP) was considered to have the least positive impact (14) on the revised challenges for the RLDP to address and in fact was more likely to have a mixed impact (74) on the option.

6.9 As for the second task of identifying their own spatial strategy option it was evident that most supported Option 4: Sustainable Economic Growth. Stakeholder could choose from the various growth, spatial distribution and settlement hierarchy or come up with their own alternatives. Most opted for the high growth (62%), for equal distribution of growth (61%) and the sustainable assessment approach for the settlement hierarchy (80%).

7.0 IDENTIFICATION OF THE PREFERRED STRATEGY

7.1 Whilst there was a clear indication that the Sustainable Economic Growth Strategy was favoured by stakeholders and provided the best fit with the Plans aspirations it failed to perform well in terms of the Integrated Sustainability Assessment. In addition to this Welsh Government raised concerns with the level of growth and the proposed sustainable hierarchy as set out in section 5 and in the Background Paper on the Growth Options.

7.2 Changes to overcome these concerns have meant that the Preferred Strategy is more of a hybrid of the three options identified in section 6. Changes to the growth level means that the growth strategy lies between option 2 medium growth and option 3 high growth though the aspiration is for the lower end of the high growth option. Changes made to the sustainable settlement hierarchy, as identified in section 5, have led to growth not being distributed equally. The spatial strategy now reflects options 1 and 3 as changes to the settlement hierarchy has resulted in more development being directed to Ebbw Vale and the Heads of the Valleys.

Table 5: Option 5: Sustainable Economic Growth

Growth Level	Spatial Distribution	Settlement Hierarchy
High Growth Population: 1,471-1,996 to (2 to 2.9% growth) Housing: 117-141 per annum (Total 1,755 to 2,115) Employment: loss of 28 to 16 per annum (Total loss of 420 to 240) in the working age range With UR reducing & EA adjusted + CR Reducing 210 to 225 per annum (Total of 3,150-3,375)	Spread across the Borough based on Sustainable Settlement Assessment	Sustainable Settlement Assessment Tier 1: Primary Settlement Ebbw Vale Tier 2: Main Settlements Tredegar Brynmawr/ Nantyglo / Blaina Abertillery (including Cwmtillery and Six Bells) Tier 3: Secondary Settlements Cwm Aberbeeg/ Brynithel / Llanhilleth Tier 4: Villages Swfrydd Tier 5: Hamlets Trefil Pochin Bedwellty Pits

7.3 It is acknowledged that these changes have resulted in a strategy that is now more realistic and sustainable as can be seen from the following assessment.

7.4 All options have been assessed against the following considerations identified in section 2 of this report.

- National strategies and priorities, such as decarbonisation and
- Wider strategies
- Aspirations of the plan (areas for regeneration, wider regional context)

- Availability and suitability of brownfield land in preference to greenfield land and land of high agricultural, ecological or landscape value
- Scale and location of market and affordable housing required
- Deliverability of key sites and overall strategy and viability of housing market areas
- Accessibility to employment opportunities and to jobs and services
- Minimise the need to travel, especially by private vehicles, through the Sustainable Transport Hierarchy and Active Travel Plans
- Environmental implications, energy consumption, greenhouse gas emissions and flood risk
- Social and cultural factors, including consideration of the Welsh language

Table 6: Option 1 Assessment

Option 1: Growth and Regeneration - Current LDP	
Description: Continuation of the adopted LDP strategy– Growth and Regeneration. 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.	
Spatial Distribution: Northern Strategy area includes the 3 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 of Ebbw Vale. The Southern Strategy Area covers the Lower Ebbw Fach with a focus on regenerating the area and maximising the potential offered by the areas unique setting and cultural qualities.	
Related Settlement Hierarchy Option: Principal Hub Ebbw Vale, District Hubs at Tredegar, Brynmawr and a local centre at Blaina in the northern strategy area and the District Hub of Abertillery in the southern strategy area.	
Growth Option: Medium growth stabilising the population	
National Strategies – health and decarbonisation	According to the ISA this option due to the low level of growth is less likely to deliver large scale growth and associated improvements. In terms of decarbonisation its medium level of growth and focus on Ebbw Vale with its rail link means that this option performs fairly well.
Wider Strategies – consideration of the Cardiff Capital Region, Valleys Task Force - Our Valleys Our Future, Tech Valleys	The growth and regeneration strategy would enable wider strategies such as the Cardiff Capital Region and Valleys Task Force to be met. The focus on Ebbw Vale in the strategy is in accordance with the identification of Ebbw Vale as a strategic hub by the Valleys Task Force. Similarly, much of the employment growth and opportunities lie in Ebbw Vale. The strategy also maximises the potential from the proposed metro improvements which includes increasing the number of trains to Ebbw Vale.
Aspirations of the plan - relevant challenges Economic growth, Population growth, well connected network of hubs, supporting sustainable transport, supports its green environment, distinctive sense of identity	In terms of the challenges set for the Plan to address the spatial strategy would support economic growth as most employment sites are located in Ebbw Vale. It could also support housing growth having two strategic brownfield sites ready for development. Although there was an emphasis of growth in Ebbw Vale the strategy was based around the creation of a network of hubs. The strategy would also support sustainable transport having a train station that is going to see an increase in services. The strategy has potential to deliver strategic Green Infrastructure biodiversity net gain, would support the green environment as the level of growth would require a limited number of new

	allocations that could be accommodated on brownfield land within the settlement boundary.
Availability and suitability of brownfield land in preference to greenfield land and land of high agricultural, ecological or landscape value	This strategy maximises the use of brownfield land as there are two large brownfield sites in Ebbw Vale. There would be no need to develop on agricultural land or land with ecological or landscape value.
Location of market and affordable housing required	In terms of affordable housing the demand is in the wards of Ebbw Vale, Cwm, Abertillery, Georgetown, Badminton and Sirhowy. As the strategy focuses on Ebbw Vale it may not enable sufficient development to meet the needs in the wards of Abertillery, Georgetown or Sirhowy.
Deliverability of overall strategy and viability of housing market areas	The medium growth level is deliverable as it is based on past trends. The spatial strategy has a north south divide in terms of the delivery of housing with less being allocated to the south. This accords with the viability information which shows that Ebbw Vale is more viable.
Accessibility to employment opportunities and to other jobs and services	In terms of access to employment most employment is found in the north of the Borough and in particular in Ebbw Vale. The strategy focuses on growth in the north and in particular in Ebbw Vale thus performing well against this consideration.
Minimise the need to travel , especially by private vehicles, through the Sustainable Transport Hierarchy and Active Travel Plans	The location of housing and employment together will minimise the need to travel. This strategy offers the opportunity for walking and cycling as well as trains and busses. The creation of an integrated network of modern and revitalised hubs was a major part of the strategy. Vital to delivering this was ensuring good connectivity between the principal hub of Ebbw Vale and the district hubs of Tredegar, Brynmawr and Abertillery. The aim is to improve public transport connections between these settlements.
Environmental implications , energy consumption, greenhouse gas emissions, flood risk	With a medium level of growth the environmental implications will be limited. The location of housing close to employment and sustainable transport links means that the strategy can help to reduce greenhouse gas emissions.
Social and cultural factors , including consideration of the Welsh language	The risk of this strategy is pressure on local services in Ebbw Vale. None of the options are considered to have a significant effect on the Welsh Language according to the ISA.

Table7: Option 2 Assessment

Option 2: Balanced and Interconnected Communities	
Description: This strategy proposes to distribute the growth equally across the Borough according to a sustainability assessment of settlements.	
Spatial Distribution: There would be no focus of growth, the aim would be to spread growth across the Borough.	
Related Settlement Hierarchy Option: Sustainable Assessment of Settlements Tier 1 - Ebbw Vale, Tredegar, Brynmawr/Nantyglo/Blaina and Abertillery /Cwmtilerry/ Six Bells/ Brynithel/ Llanhilleth Aberbeeg; Tier 2 - Cwm; and Tier 3 - Trefil, Pochin, Bedwellty Pits and Swfrydd.	
Growth Option: Low growth leading to population loss	
National Strategies – health and decarbonisation	According to the ISA this option performs less well as it proposed the lowest level of growth and seeks to deliver it evenly across the borough. In terms of decarbonisation due to the low level of growth this option performs the best.
Wider Strategies – consideration of the Cardiff Capital Region, Valleys Task Force - Our Valleys Our Future, Tech Valleys	Low and equally distributed growth is unlikely to maximise the potential that the wider strategies offer. It would limit Blaenau Gwent's opportunities to maximise the potential the City Deal presents. The lack of focus on Ebbw Vale in the strategy would not be in accordance with the identification of Ebbw Vale as a strategic hub by the Valleys Task Force.
Aspirations of the plan - relevant challenges Economic growth, Population growth, well connected network of hubs, supporting sustainable transport, supports its green environment, distinctive sense of identity	In terms of the challenges set for the Plan to address the spatial strategy would risk economic growth as most employment sites are in Ebbw Vale or the Heads of the Valleys area. It could also risk housing growth as it would involve more housing in less viable areas. It would also fail to maximise the potential of the two strategic brownfield sites ready for development in Ebbw Vale. By spreading growth the strategy would not be as sustainable as it would lead to the need for more journeys to employment and services. The strategy could fail to maximise the potential for sustainable transport improvements in Ebbw Vale and Abertillery. There is a risk of visual impact on the landscape in the south. There is less opportunity for Green Infrastructure and biodiversity gain.
Availability and suitability of brownfield land in preference to greenfield land and land of high agricultural, ecological or landscape value	This strategy is unlikely to maximise the two large brownfield sites in Ebbw Vale. The low level of growth means that no new allocations would be required thus there would be no further impacts on agricultural land, ecology or landscape.
Location of market and affordable housing required	In terms of affordable housing the need is in the wards of Ebbw Vale, Cwm, Abertillery,

	Georgetown, Badminton and Sirhowy. This strategy would enable development in all the areas though the quantum being provided might limit the amount of affordable housing that can be delivered.
Deliverability of overall strategy and viability of housing market areas	The low growth level will be deliverable. By spreading the growth there will be a greater reliance on less viable areas.
Accessibility to employment opportunities and to other jobs and services	In terms of access to employment most employment is found in the north of the Borough and in particular in Ebbw Vale. The strategy spreads growth and therefore does not maximise accessibility to jobs and services. Though the low growth figure means that there would be limited change.
Minimise the need to travel , especially by private vehicles, through the Sustainable Transport Hierarchy and Active Travel Plans	Though this strategy aims to be more sustainable by spreading growth to existing sustainable settlements the reality is that most jobs and services are focussed in Ebbw Vale or across the Heads of the Valleys corridor. Thus it would not minimise the need to travel to work. Though it is likely that Active Travel Routes and public transport would go some way to minimise the need to travel by private car.
Environmental implications , energy consumption, greenhouse gas emissions, flood risk	With the lowest level of growth the environmental implications, energy consumption and greenhouse gas emissions will be minimised.
Social and cultural factors , including consideration of the Welsh language	None of the options are considered to have a significant effect on the Welsh Language according to the ISA.

Table 8: Option 3 Assessment

Option 3: Economic Growth
Description: This strategy builds on the opportunities created by the dualling of the Heads of the Valleys. It would allow the growth to be spread across the Heads of the Valleys settlements rather than focussing it on Ebbw Vale.
Spatial Distribution: This would focus growth on the Heads of the Valleys settlements.
Related Settlement Hierarchy Option: Sustainable Assessment of Settlements with growth in the north being focussed on Ebbw Vale, Tredegar, Brynmawr/Nantyglo/Blaina and Cwm. With less growth in the south in the settlement of Abertillery/Cwmtilerry/Six Bells / Brynithel / Llanhilleth / Aberbeeg.
Growth Option: High growth increasing the population

National Strategies – health and decarbonisation	According to the ISA this option performs best due to the high level of growth is likely to deliver larger scale development and therefore provide greater opportunities for improvements to community (including health) infrastructure. In terms of decarbonisation the high level of growth means that this strategy will perform less well.
Wider Strategies – consideration of the Cardiff Capital Region, Valleys Task Force - Our Valleys Our Future, Tech Valleys	The Heads of the Valleys strategy would enable wider strategies such as the Cardiff Capital Region and Valleys Task Force to be met. Though the lack of focus on Ebbw Vale in the strategy would not be in accordance with the identification of Ebbw Vale as a strategic hub by the Valleys Task Force. The strategy looks to maximise the potential from the Heads of the Valleys dualling.
Aspirations of the plan - relevant challenges Economic growth, Population growth, well connected network of hubs, supporting sustainable transport, supports its green environment, distinctive sense of identity	In terms of the challenges set for the Plan to address the spatial strategy would support economic growth as most of the required employment sites are in the Heads of the Valleys area. It could also support housing growth though could fail to maximise the potential of the two strategic brownfield sites ready for development in Ebbw Vale. The strategy is based around the opportunities the dualling of the Heads of the Valleys offers. The strategy could fail to maximise the potential for sustainable transport as it is a more road focussed strategy.
Availability and suitability of brownfield land in preference to greenfield land and land of high agricultural, ecological or landscape value	This strategy is unlikely to maximise the two large brownfield sites in Ebbw Vale. However, it would enable the delivery of other brownfield sites.
Location of market and affordable housing required	In terms of affordable housing the need is in the wards of Ebbw Vale, Cwm, Abertillery, Georgetown, Badminton and Sirhowy. With the exception of Abertillery all of these wards are in the north and the need is likely to be met.
Deliverability of overall strategy and viability of housing market areas	The high growth figure requires a step change in development in the area if it is to be delivered. There is uncertainty that this level of growth can be delivered. The spatial strategy has a north south divide in terms of the delivery of housing with less being allocated to the south. This accords with the viability information which shows that the north is more viable.
Accessibility to employment opportunities and to other jobs and services	In terms of access to employment, most employment is found in the north of the Borough and in particular in Ebbw Vale. The strategy focuses on growth in the north and thus

	performs fairly well against this consideration.
Minimise the need to travel , especially by private vehicles, through the Sustainable Transport Hierarchy and Active Travel Plans	This is a road focussed strategy and therefore may not perform well in terms of minimising the use of private vehicles. There is a potential to increase traffic. Though it is likely that Active Travel Routes and improvements to public transport should go some way to minimise the need to travel by private car.
Environmental implications , energy consumption, greenhouse gas emissions, flood risk	This strategy adopts a high growth level which will have the greatest impact in terms of environmental implications, energy consumption and greenhouse gas emissions. Though the location of housing close to employment means that the strategy can help to reduce greenhouse gas emissions.
Social and cultural factors , including consideration of the Welsh language	None of the options are considered to have a significant effect on the Welsh Language according to the ISA.

Table 9: Option 4 Assessment

Option 4: Sustainable Economic Growth	
Description: This strategy looks to support economic growth but in a more equal manner	
Spatial Distribution: There would be no focus of growth the aim would be spread growth across the Borough.	
Related Settlement Hierarchy Option: Sustainable Assessment of Settlements Tier 1 - Ebbw Vale, Tredegar, Brynmawr/Nantyglo/Blaina and Abertillery /Cwmillery/ Six Bells/ Brynithel/ Llanhilleth Aberbeeg; Tier 2 - Cwm; and Tier 3- Trefil, Pochin, Bedwellty Pits and Swfrydd.	
Growth Option: High growth increasing the population	
National Strategies – health and decarbonisation	According to the ISA balancing growth means it meets the needs of a greater proportion of the population however there may not be critical mass to support necessary infrastructure. In terms of decarbonisation the high level of growth means that this strategy will perform less well.
Wider Strategies – consideration of the Cardiff Capital Region, Valleys Task Force - Our Valleys Our Future, Tech Valleys	Distributing growth equally is unlikely to maximise the potential from the Cardiff Capital Region and the Valleys Task Force. The lack of focus on Ebbw Vale in the strategy would not be in accordance with the identification of Ebbw Vale as a strategic hub by the Valleys Task Force.
Aspirations of the plan - relevant challenges	In terms of the challenges set for the Plan to address the spatial strategy would risk

Economic growth, Population growth, well connected network of hubs, supporting sustainable transport, supports its green environment, distinctive sense of identity	economic growth as most employment sites are in Ebbw Vale or the Heads of the Valleys area. It could also risk housing growth as it would involve more housing in less viable areas. It would also fail to maximise the potential of the two strategic brownfield sites ready for development in Ebbw Vale. By spreading growth the strategy would not be as sustainable as it would lead to the need for more journeys to employment and services. The strategy could fail to maximise the potential for sustainable transport as it spreads the growth and weakens the focus growth on the most sustainable communities.
Availability and suitability of brownfield land in preference to greenfield land and land of high agricultural, ecological or landscape value	This strategy is unlikely to maximise the two large brownfield sites in Ebbw Vale. However, it would enable the delivery of other brownfield sites.
Location of market and affordable housing required	In terms of affordable housing the need is in the wards of Ebbw Vale, Cwm, Abertillery, Georgetown, Badminton and Sirhowy. This strategy would enable development in all the areas and the quantum should enable all of affordable housing that to be delivered.
Deliverability of overall strategy and viability of housing market areas	The high growth figure requires a step change in development in the area if it is to be delivered. There is uncertainty that this level of growth can be delivered. By spreading the growth there will be a greater reliance on less viable areas.
Accessibility to employment opportunities and to other jobs and services	In terms of access to employment most employment is found in the north of the Borough and in particular in Ebbw Vale. The strategy spreads growth and therefore does not maximise accessibility to jobs and services.
Minimise the need to travel , especially by private vehicles, through the Sustainable Transport Hierarchy and Active Travel Plans	Though this strategy aims to be more sustainable by spreading growth to existing sustainable settlements the reality is that most jobs and services are focussed in Ebbw Vale or across the Heads of the Valleys corridor. Thus it would not minimise the need to travel to work. Though it is likely that Active Travel Routes and public transport would go some way to minimise the need to travel by private car.
Environmental implications , energy consumption, greenhouse gas emissions, flood risk	This strategy adopts a high growth level which will have the greatest impact in terms of environmental implications, energy consumption and greenhouse gas emissions.
Social and cultural factors , including consideration of the Welsh language	None of the options are considered to have a significant effect on the Welsh Language according to the ISA.

Table 10: Option 5 Assessment

Option 5: Sustainable Economic Growth - Hybrid	
Description: This strategy looks to support economic growth but in a more sustainable manner maximising existing potential	
Spatial Distribution: Although growth is spread across the Borough the settlement hierarchy results in a greater concentration of growth in Ebbw Vale and along the Heads of the Valleys Settlements.	
Related Settlement Hierarchy Option: Tier 1: Primary Settlement - Ebbw Vale Tier 2: Main Settlements - Tredegar Brynmawr/ Nantyglo / Blaina Abertillery (including Cwmtillery and Six Bells) Tier 3: Secondary Settlements - Cwm, Aberbeeg/ Brynithel / Llanhilleth Tier 4: Villages - Swfrydd Tier 5: Hamlets - Trefil, Pochin and Bedwellty Pits. With development focussed on Tier 1 and Tier 2 settlements.	
Growth Option: High growth though lower than option 4	
National Strategies – health and decarbonisation	The greater focus on main settlements means that this option performs better than option 4 but due to the limited growth not as well as option 3 in terms of health. In terms of decarbonisation the medium to high level of growth means that this strategy will perform less well though better than option 3 and 4.
Wider Strategies – consideration of the Cardiff Capital Region, Valleys Task Force - Our Valleys Our Future, Tech Valleys	This strategy would enable wider strategies aspirations such as the Cardiff Capital Region and Valleys Task Force to be met. The focus on Ebbw Vale in the strategy is in accordance with the identification of Ebbw Vale as a strategic hub by the Valleys Task Force. Similarly, much of the employment growth and opportunities lie in Ebbw Vale and this strategy maximises this. The strategy also maximises the potential from the proposed metro improvements which involve increasing the number of trains to Ebbw Vale. It allows for some development in Abertillery to maximise the proposed new rail extension and station.
Aspirations of the plan - relevant challenges Economic growth, Population growth, well connected network of hubs, supporting sustainable transport, supports its green environment, distinctive sense of identity	The strategy is about supporting economic growth and can maximise both opportunities in Ebbw Vale as well as the Heads of the Valleys Corridor. It also supports housing growth and enables the two strategic brownfield sites in Ebbw Vale and a further site in Brynmawr / Nantyglo / Blaina to be developed. The strategy can support well connected hubs. The strategy would also support sustainable and maximise the potential of the metro proposals.
Availability and suitability of brownfield land in	This strategy maximises the use of brownfield land and enable three large brownfield sites

preference to greenfield land and land of high agricultural, ecological or landscape value	to come forward. There are limited requirements for further land which means that brownfield land within settlement boundaries can be utilised rather than agricultural land or land with ecological or landscape value.
Location of market and affordable housing required	In terms of affordable housing the need is in the wards of Ebbw Vale, Cwm, Abertillery, Georgetown, Badminton and Sirhowy. The strategy will allow all need to be met as all these areas, with the exception of Cwm, have growth apportioned to them.
Deliverability of overall strategy and viability of housing market areas	The moderated high growth figure will require an improvement in delivery but is considered to be achievable. The spatial strategy has a north south divide in terms of the delivery of housing with less being allocated to the south. This accords with the viability information which shows that the north is more viable. An allowance of 6% is made to Tier 3-5 settlements which means that Cwm should be able to meet its affordable need.
Accessibility to employment opportunities and to other jobs and services	In terms of access to employment most employment is found in the north of the Borough and in particular in Ebbw Vale. The strategy focuses growth in the north and in particular in Ebbw Vale thus performing well against this consideration.
Minimise the need to travel , especially by private vehicles, through the Sustainable Transport Hierarchy and Active Travel Plans	This strategy should help minimise the need to travel as the revised sustainable settlement assessment has created a hierarchy and enables a growth distribution that maximises the use of sustainable transport. Though less growth is given to Abertillery there is some potential to build on the new rail line when developed later in the plan period. It should also maximise the potential for active travel as it has a greater focus on the most sustainable communities.
Environmental implications , energy consumption, greenhouse gas emissions, flood risk	With a medium to high level of growth the environmental implications will be less than option 3 and 4. The location of housing close to employment and sustainable transport links means that the strategy can help to reduce greenhouse gas emissions.
Social and cultural factors , including consideration of the Welsh language	Although there is a focus of the growth in Ebbw Vale the level and pace of delivery should not put pressure on services. None of the options are considered to have a significant effect on the Welsh Language according to the ISA.

7.5 The Preferred Strategy (option 5) 'Sustainable Economic Growth' performs the best in terms of the assessment of the strategies. The Preferred Strategy and associated strategic policies (as set out in the Preferred Strategy document) also demonstrates compliance with the gateway test and search sequence. Demonstration against the National Sustainable Placemaking Outcomes is set out in the Preferred Strategy document.

Table 11: Assessment against Key Gateway Test – Strategic & Spatial Choices

Key Gateway Test - Strategic & Spatial Choices	SP1	SP2	SP3	SP4	SP5	SP6	SP7	SP8	SP9	SP10	SP11	SP12	SP13	SP14	SP15
Placemaking in Action															
Good design Making Better Places		✓												✓	
Promoting Healthier Places	✓							✓				✓			✓
The Welsh Language and Placemaking												✓			
Sustainable Management of Natural Resources			✓			✓	✓								
Placemaking in Rural Areas		✓											✓		
Strategic Placemaking															
Spatial Strategy and Site Search Sequence	✓		✓					✓							
Accessibility	✓	✓									✓				
New Settlements															
Previously Developed Plan			✓					✓							
The Best and Most Versatile Agricultural Land			✓										✓		
Development in the Countryside			✓										✓		
Supporting Infrastructure				✓	✓	✓						✓			
Managing Settlement Form – Green Belts and Green Wedges													✓		



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