

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

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Day 7: 5 JULY 2012 3.00 – 5.00  
 Session 16: DELIVERING INFRASTRUCTURE

**MATTERS ARISING FROM THE HEARING SESSION**

<b>Page number</b>	<b>PO Ref Number</b>	<b>Policy/ para/ figure reference</b>	<b>Suggested change/ action</b>	<b>Council response (agree/ disagree/ alternative)</b>
	MA16.1	DM4	Consider redrafting policy - Is "required" correct word – "expected", "sought"? - Is "subject to viability" appropriate?	Agree. Refer to Session 16 Matters Arising Changes.
	MA16.2	DM4 & Other places	Clarify that the Planning Obligations SPG will be reviewed.	Agree. Refer to Session 16 Matters Arising Changes.
	MA16.3	7.32 & 7.33	- Consider if FC text is correct. - Review list of items required and consider if word "required" in line 2 is still appropriate (track changed version).	Agree. Refer to Session 16 Matters Arising Changes.

Page number	PO Ref Number	Policy/ para/ figure reference	Suggested change/ action	Council response (agree/ disagree/ alternative)
			- Consider if LDP should priorities S106 contributions.	
	MA16.4	Other	Revise Appendix 1 to SD16.3 to identify dates of likely release of housing sites and focus on whether appropriate pooling mechanism in place.	Agree. Refer to note attached at appendix 1.

## Session 16: Matters Arising Change

PO Ref No.	Policy / paragraph.	Amendment
MA16.1	DM4	<p>Amend Policy DM4 as follows:</p> <p>Proposals for new development will be <del>required</del> <b>expected</b> 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 <del>required</del> <b>expected</b>. 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, <del>where appropriate</del> <b>subject to viability</b>, the impact of new development is mitigated to ensure that it contributes the regeneration of local communities in Blaenau Gwent.</p>
MA16.1	Paragraph 7.33	<p>Amend paragraph 7.33 as follows:</p> <p>Planning obligations generally apply to larger scale development where the provision of certain infrastructure <del>required</del> <b>generated</b> 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, <del>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.</del> 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, and public open space; <b>and</b> transport. <del>(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,</del> <b>Where development has an impact on natural infrastructure mitigation may be sought for the replacement and/or improvement of features of ecological or geological value. Regeneration may also be sought through the use of</b> <del>local</del> labour market agreements <del>will be used</del> to enable local people to secure employment and skills development in the growing construction sector. This is currently in operation at 'The Works' and <del>will look to be</del> extended across the County Borough. <del>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.</del> This is not an exhaustive list but typical of the type of infrastructure improvements that may be required.</p>

MA16.3	Paragraph 7.32	<p>Amend paragraph 7.32 (as amended by MC.15) as follows:</p> <p>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 anticipated that this issue may be finely balanced, due to the existing known barriers to regeneration, <b>and changes to building regulations which</b> and may result in the decision to <b>setting</b> of a nominal CIL rate or no CIL Rate.</p>
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## **Appendix 1**

**Revise Appendix 1 to SD16.1 to identify dates of likely release of housing sites and focus on whether appropriate pooling mechanism in place.**

Appendix 1 of SD16.1 has been revised (and is attached as appendix 2) to identify those sites which are expected to come forward in phase 3, as these sites are expected to be subject to CIL.

The Hearing Session Statement identified an issue for the Abertillery Comprehensive School. However, since the publication of the Plan an extension has been provided at the school, which means that the current school roll is 816 where as there is capacity is 1,114 pupils, resulting in a surplus of 298 places. Up to 2016 it is estimated that 465 units will come forward which creates the need for 93 places. This means that before 2015, when CIL is introduced, there will be no S016 requirement for education contributions. The Education department is also confident that it would be able to manage future issues of not being able to pool more than 5 S106 contributions by the use of capital funds to support works where necessary.

If the Council determines that CIL is not viable then it will mean that there will be limited viability to fund S106 requirements. Pooling is unlikely to be an issue.

## Appendix 2

Appendix 2

Plan App/Policy Ref	Site Address	Town	Contributions towards?	Pooling of S106	Comments
2009/0265	Former Swfryyd Junior School	Swfrydd	Education Secondary	Spent	Money contributed to extension
H1.16	Roseheyworth Comprehensive	Abertillery	Education Secondary	No requiriment based on current figures	
H1.17	Former Mount Pleasant Court	Brynithel	Education Secondary	No requiriment based on current figures	
H1.8	Crawshay House	Brynmawr	Education Secondary	CIL	Phase 3
H1.9	Infants School and Old Griffin Yard	Brynmawr	Education Secondary	CIL	Phase 3
H1.12	Land to the East of Blaina Rd	Brynmawr	Education Secondary	CIL	Phase 3
H1.18	Hillcrest View	Cwmtillery	Education Secondary	No requiriment based on current figures	
H1.7	Garnfach School	Nantyglo	Education Secondary	No requiriment based on current figures	
H1.10	Hafod Dawel Site	Nantyglo	Education Secondary	No requiriment based on use	
H1.11	West of Recreation Ground	Nantyglo	Education Secondary	No requiriment based on current figures	
H1.13	Land to the North of Winchestown	Nantyglo	Education Secondary	CIL	Phase 3
H1.14	Six Bells Colliery Site	Six Bells	Education Secondary	No requiriment based on current figures	
H1.15	Warm Turn	Six Bells	Education Secondary	No requirement based on current figures	
H1.19	Quarry adj to Cwm Farm Rd	Six Bells	Education Secondary	CIL	Phase 3
H1.20	Land at Farm Rd	Swfrydd	Education Secondary	CIL	Phase 3
MU3	NMC Factory and Bus Depot	Brynmawr	Education Secondary	CIL	Phase 3
2008/0459	Former Saint Josephs School	Tredeggar	Education Secondary	2.1 Pooled - Tredeggar Comprehensive	

Plan App/Policy Ref	Site Address	Town	Contributions towards?	Pooling of S106	Comments
2009/0328	Land at Park Hill	Tredegar	Education Secondary	2.2 Pooled - Tredegar Comprehensive	
2009/ 0007	Sirhowy Infants School	Tredegar	Education Secondary	2.3 Pooled - Tredegar Comprehensive	
2007/0400	Land at Peacehaven	Tredegar	Education Secondary	2.4 Pooled - Tredegar Comprehensive	
2007/0730	BKF Plastics	Tredegar	Education Secondary	2.5 Pooled - Tredegar Comprehensive	
2007/0658	Higgs Yard	Ebbw Vale	Education Primary	Not Pooled	
2009/0266	Land at Gwaun Helyg	Ebbw Vale	Education Primary	Not Pooled	
2007/0237	Land at Mountain Road	Ebbw Vale	Education Primary	Not Pooled	
H1.14	Six Bells Colliery Site	Six Bells	Education Primary	Not Pooled	
H1.19	Quarry adj to Cwm Farm Rd	Six Bells	Education Primary	Not Pooled	
2009/0328	Land at Park Hill	Tredegar	Education Primary	Not Pooled	
2007/0400	Land at Peacehaven	Tredegar	Education Primary	Not Pooled	
H1.9	Infants School and Old Griffin Yard	Brynmawr	Leisure	1.1 Pooled	Develop a new MUGA in the Ward
H1.12	Land to the East of Blaina Rd	Brynmawr	Leisure	1.2 Pooled	Develop a new MUGA in the Ward
H1.7	Garnfach School	Nantyglo	Leisure	2.1 Pooled	Develop new fixed wheeled sports area in the Ward
H1.10	Hafod Dawel Site	Nantyglo	Leisure	2.2 Pooled	Develop new fixed wheeled sports area in the Ward
H1.11	West of Recreation Ground	Nantyglo	Leisure	2.3 Pooled	Develop new fixed wheeled sports area in the Ward
H1.13	Land to the North of Winchestown	Nantyglo	Leisure	2.4 Pooled	Develop new fixed wheeled sports area in the Ward
2009/0329	Land at Park Hill	Tredegar	Leisure	3.1 Pooled	For provision and long term maintenance of a LEAP play area
2009/0328	Land at Park Hill	Tredegar	Leisure	3.2 Pooled	Sports facilitation upgrade
H1.16	Roseheyworth Comprehensive	Abertillery	Leisure	Not Pooled	Improve existing facilities on Roseheyworth Playing Fields
H1.17	Former Mount Pleasant Court	Brynithel	Leisure	Not Pooled	Improve existing facilities on Brynithel Recreation Ground
H1.8	Crawshay House	Brynmawr	Leisure	Not Pooled	Develop a new MUGA in the Ward

Plan App/Policy Ref	Site Address	Town	Contributions towards?	Pooling of S106	Comments
H1.18	Hillcrest View	Cwmtillery	Leisure	Not Pooled	Improve existing facilities on Jim Owen Recreation Ground
H1.1	Willowtown School	Ebbw Vale	Leisure	Not Pooled	Improve existing facilities at Letchworth Road
2007/0237	Land off Mountain Rd	Ebbw Vale	Leisure	Not Pooled	
2007/0658	Higgs Yard	Ebbw Vale	Leisure	Not Pooled	
H1.14	Six Bells Colliery Site	Six Bells	Leisure	Not Pooled	Develop Existing facilities in Parc Arrael Griffin
H1.15	Warm Turn	Six Bells	Leisure	Not Pooled	Improve existing play area in Warm Turn
H1.19	Quarry adj to Cwm Farm Rd	Six Bells	Leisure	Not Pooled	Improve existing facilities in Six Bells park
H1.20	Land at Farm Rd	Swfrydd	Leisure	Not Pooled	On site provision
H1.2	Cartref Anuerin Bevan	Tredeggar	Leisure	Not Pooled	Improve existing facilities for young people at Parc Bryn Bach
H1.3	Greenacres	Tredeggar	Leisure	Not Pooled	Improve existing facilities for young people at Ty Newydd
H1.6	Land adaj to Chartist Way	Tredeggar	Leisure	Not Pooled	Provision of a MUGA and Wheeled Sports Area
2007/0400	Land at Peacehaven	Tredeggar	Leisure	Not Pooled	
2007/0730	BKF Plastics	Tredeggar	Leisure	On Site	
MU1	Ebbw Vale North	Ebbw Vale	Leisure	On Site	
2007/0400	Land at Peacehaven	Tredeggar	Landscaping	Not Pooled	
2002/0061	Land at Bryn Serth	Ebbw Vale	Transport	Not Pooled	Highways works and transport facilities
2008/0146	Land at Arrael Farm	Six Bells	Transport	Not Pooled	
2007/0730	BKF Plastics	Tredeggar	Transport	Not Pooled	Off site highway improvements
2010/0269	Land at Bryn Serth	Ebbw Vale	Ecological	Not Pooled	Woodland Maintenance
2010/0269	Land at Bryn Serth	Ebbw Vale	Ecological	Not Pooled	Lapwing Habitat Mitigation
2009/0329	Land at Park Hill	Tredeggar	Ecological	Not Pooled	Management of adjacent RSPB HOV Lapwing site for 10yrs
2009/0328	Land at Park Hill	Tredeggar	Ecological	Not Pooled	To manage long term, the communal areas of the site