

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

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

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

MATTERS ARISING FROM THE HEARING SESSION

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

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

Session 7: Matters Arising Changes

Amendment)										
		<p>x and road side services – at Bryn Serth (22.8 ha of which 10.5 ha is the indicative developable area)</p> <p>x Commercial leisure hub – commercial leisure and associated A3 uses (4 ha); and</p> <p>x Residential - 700 units including 10% affordable housing on three parcels of land (23 ha) <i>(It should be noted that not all of the existing facilities are required to relocate to enable the provision of 700 dwellings).</i></p>								
MA7.2	H1	<p>Amend Table H1 as follows:</p> <table border="1"> <thead> <tr> <th>Policy Number</th> <th>Site Name</th> <th>Area (Ha)</th> <th>Units</th> </tr> </thead> <tbody> <tr> <td>MU1</td> <td>Ebbw Vale Northern Corridor</td> <td>28-23</td> <td>700-805</td> </tr> </tbody> </table> <p>This change will result in amendments to the housing figures and percentages throughout the Plan.</p>	Policy Number	Site Name	Area (Ha)	Units	MU1	Ebbw Vale Northern Corridor	28-23	700-805
Policy Number	Site Name	Area (Ha)	Units							
MU1	Ebbw Vale Northern Corridor	28-23	700-805							
MA7.2	MU1	<p>Amend Policy MU1 as follows: MU1 Ebbw Vale Northern Corridor In accordance with Policy SP1 land is allocated north of Ebbw Vale Town Centre for the construction of approximately 700 dwellings, a commercial leisure hub, road side services, employment and a strategic mixed-use employment site.</p> <p>Development of the site will be guided by the Ebbw Vale Sustainable Development Framework Supplementary</p>								

