

Blaenau Gwent County Borough Council  
Cyngor Bwrdeisdref Sirol Blaenau Gwent

# Statement of Focussed Changes Datganiad o Newidiadau Canolbwyntiedig

Deposit Local Development Plan  
Cynllun Adeneuo Datblygu Lleol

January/Ionawr 2011  
[www.blaenau-gwent.gov.uk](http://www.blaenau-gwent.gov.uk)


# STATEMENT OF FOCUSSED CHANGES

<b>CONTENTS</b>	<b>Page</b>
<b>1.0 INTRODUCTION</b>	<b>1</b>
<b>2.0 PART 1 – FOCUSSED CHANGES</b>	
<b>Focused Change 1: Changes to Housing Requirement Figure, Deletion of 2 Housing Sites and Changes to Housing Numbers</b>	
<b>Focussed Change 2: Affordable Housing - Clarification</b>	
<b>Focussed Change 3: Gypsies and Travellers – Need</b>	
<b>Focussed Change 4: Growth – Location in Ebbw Vale</b>	
<b>Focussed Change 5: Improve the Protection of the Environment</b>	
<b>Focussed Change 6: Design</b>	
<b>Focussed Change 7: Improving Water Quality</b>	
<b>Focussed Change 8: Gypsies and Travellers – Criteria Based Policy</b>	
<b>Focussed Change 9: Assessment of Mineral Applications and Applications in Mineral Safeguarding Areas</b>	
<b>Focussed Change 10Tm (been Wede 1between Tredegarand )bbw VTJ</b>	



## STATEMENT OF FOCUSSED CHANGES




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- 1.1 The Blaenau Gwent Local Development Plan (LDP) provides the land use planning framework for the County Borough from 2006-2021. In May 2011 the Council undertook a 6-week public consultation on its Deposit LDP. In July 2011, a further 6-week public consultation was undertaken in respect of Alternative Sites that were submitted during the Deposit consultation.
  - 1.2 This document sets out the changes that the Council considers appropriate to make to the Local Development Plan following consideration of the representations. There are two types of changes:

These are changes to the Plan which in the Council's view are not fundamental and do not go to the heart of the Plan. They are changes that have been made as a result of the outcome of public consultation, in light of new evidence or changing circumstances. These changes improve the soundness of the plan; and


These changes are minor in nature and represent, improvements to the Plan's effectiveness such as improvements to wording or factual corrections. They do not affect the overall objectives of the Plan.



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- 1.8 If you require any further advice or assistance in respect of this or other LDP documents or wish to be placed on the Council's consultation database, please contact the Planning Policy Team at:


Regeneration Division  
Blaenau Gwent County Borough Council  
Business Resource Centre  
Tafarnaubach Industrial Estate  
Tredegar  
NP22 3AA

Alternatively, e-mail [planningpolicy@blaenau-gwent.gov.uk](mailto:planningpolicy@blaenau-gwent.gov.uk) or contact us on (01495) 354740/355538/355501



By 2021, the population will have increased from [redacted] to [redacted] 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.

By 2021, [redacted]
















grant. The Plan is therefore able to deliver

over the Plan period.




- 
- b. Provision will be made for █ pitches for unmet gypsy and traveller accommodation.

The Blaenau Gwent Gypsy & Traveller Housing Needs Assessment ( █ ) identifies the need for a further █ pitches in Blaenau Gwent.

Land is allocated south of the Cwmcrachen Gypsy and Traveller Site to accommodate █ pitches


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




Outside the Focussed Changes consultation itself, it is considered that no further consultation is required on this focussed change.

The [redacted] landscape [redacted] natural heritage helped foster sustainable tourism and promoted community pride

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. [redacted]







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

The Ebbw Vale Sustainable Development Framework has assessed the development potential of the area and has identified the following elements:

- – on land at Rhyd-y-Blew (13.2 ha);
- - at Bryn Serth (10.5 ha);
- – commercial leisure and associated A3 uses (4 ha); and
- 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).*


To ensure conformity with national guidance and provide further clarity on the environment.

representations submitted to the Deposit LDP.

accords with the LDP Strategy.

The focussed change accords with the requirements of national policy.

Meeting held with Countryside Council for Wales on the 27<sup>th</sup> October to discuss their representations. Outside the Focussed Changes consultation itself, it is considered that no further consultation is required on this focussed change.







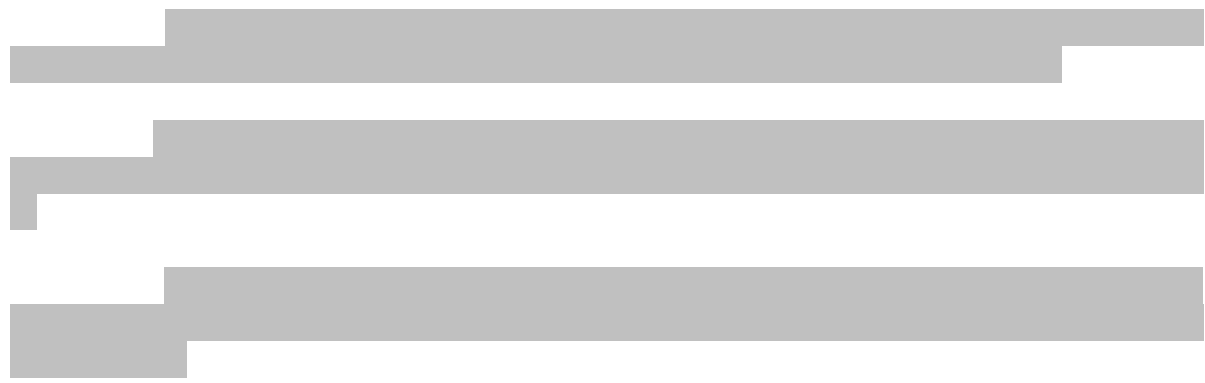






The focussed change accords with the requirements of national policy.

Outside the Focussed Changes consultation itself, it is considered that no further consultation is required on this focussed change




To enable the protection of an ecological corridor and strengthen the green wedge. National guidance and representations submitted to the Deposit LDP.

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To accord with national guidance and provide further clarity.

representations submitted to the Deposit LDP.

National guidance and

accords with the LDP Strategy.

The focussed change

The focussed change accords with the requirements of national policy.

Outside the Focussed Changes consultation itself, it is considered that no further consultation is required on this focussed change.



3.1 All the Minor Changes contained in Part 2 of this document:

- Accord with the Community Strategy and other relevant Plans and Strategies
- Accord with the requirements of national policy
- Outside of the Focussed Changes consultation itself, do not require specific separate consultation.





The  
focussed change accords with







		<p>Representations submitted to the Deposit LDP.</p> <p>The focussed change accords with the LDP Strategy.</p>
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	<p>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.</p>	
	<p>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 [REDACTED]. This must establish any possible pollutant pathways and identify all necessary mitigation measures, if any, to reduce the risks and allow development to proceed.</p>	<p>To provide clarity by explaining when a risk assessment should be carried out for contaminated sites.</p> <p>Representations submitted to the Deposit LDP.</p> <p>The focussed change accords with the LDP Strategy.</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, [REDACTED]</p>	<p>To provide further clarity.</p> <p>Representations submitted to the Deposit LDP.</p> <p>The focussed change accords with the LDP Strategy.</p>
	<p>In the case of renewal and windfall applications 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.</p>	<p>To provide further clarity.</p> <p>Representations submitted to the Deposit LDP.</p> <p>The focussed change accords with the LDP Strategy.</p>
	<p>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</p>	<p>To accord with national guidance and provide further clarity.</p>

	<p>made to market the premises [REDACTED]</p> <p>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 [REDACTED] over a significant period.</p>	<p>Representations submitted to the Deposit LDP.</p> <p>The focussed change accords with the LDP Strategy.</p>
	<p>DM9 [REDACTED] Exception Sites</p> <p>The purpose of the [REDACTED] Exception Policy is to release sites for affordable housing where there is a shortage of available sites to meet need. 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.</p>	<p>To accord with national guidance and provide further clarity.</p> <p>Representations submitted to the Deposit LDP.</p> <p>The focussed change accords with the LDP Strategy.</p>
	<p>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 strategic level there is Local GI such as cycle paths, informal open space, parks, [REDACTED] SINCs and nature reserves.</p>	<p>To provide clarity by confirming that non-river SINCS form part of the Local Green Infrastructure</p> <p>Representations submitted to the Deposit LDP.</p> <p>The focussed change accords with the LDP Strategy.</p>





	<p>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.</p>	<p>the Deposit LDP.  The focussed change accords with the LDP Strategy.</p>
	<p>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 [redacted] of road is significant, as indeed is the potential impact on communities situated along and adjacent to the Heads of the Valleys corridor. There is the expectation that the improvement will generate new and sustained economic activity and investment.</p>	<p>To provide further clarity.  Representations submitted to the Deposit LDP.  The focussed change accords with the LDP Strategy.</p>

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 [redacted]

To update the Plan in  
ter .btJ:ObxF43JFFbfJ:F5b J:FRWbxF43x

		<p>the Deposit LDP.</p> <p>The focussed change accords with the LDP Strategy</p>
	<p>[Redacted]</p> <p>The identification of safeguarding areas 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).</p>	<p>To accord with national guidance and provide further clarity.</p> <p>Representations submitted to the Deposit LDP.</p> <p>The focussed change accords with the LDP Strategy.</p>
	<p>[Redacted]</p>	<p>To enable the redevelopment of this brownfield land as part of the redevelopment of the former Remploy site.</p> <p>Representations submitted to the Deposit LDP.</p> <p>The focussed change accords with the LDP Strategy.</p>
	<p>[Redacted]</p>	<p>to update the Plan in relation to the timing of development at this site.</p> <p>Representations submitted to the Deposit LDP.</p> <p>The focussed change accords with the LDP Strategy.</p>

## **APPENDIX 1**

### **Delivery and Implementation –**

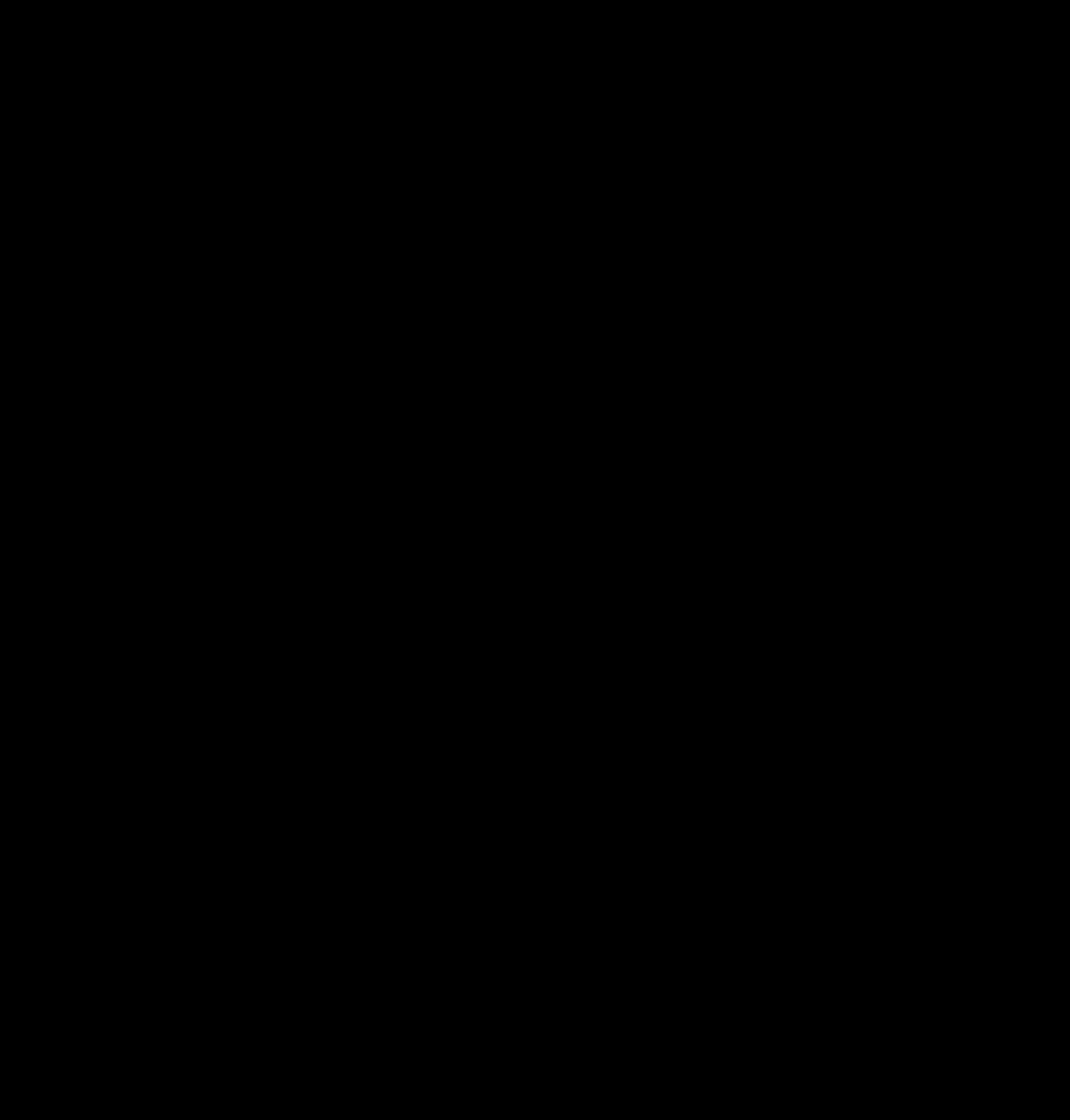
## APPENDIX 1

### SURVEY REQUIREMENTS FOR ALL 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 polices contained in the Plan such as design and access statements.

Policy Number	Site Name	Planning Consent	Transport Assessment	BS4142 Noise
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2



**Policy  
Number**

**Site Name**

**Planning Consent**

**Transport Assessment**

**TAN 11 Noise  
Assessment**

**BS4142 Noise  
Assessment**

**Noise Assessment**

**BS5387  
Tree Survey**

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 Preliminary Risk Assessment	Project Level Habitat Regulation Assessment	Archaeological Desk Based Assessment
<b>ED1 Education Facility Allocation</b>													
<b>CF1 Community Centre Allocation</b>													

## **APPENDIX 2**

### **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.











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SP2  Objectives 1, 6, 11 & 12	Amount of major retail, office and leisure development (sq m) (CI 1)	BGCBC planning applications (annual assessment)	15% of all new retail, office and leisure developments to be developed in the southern strategy area	
	Number of net additional affordable and general market dwellings built per annum (CI 2)	Joint Housing Land Availability Study (annual assessment)	15% of all new dwellings to be developed in the southern strategy area	
	Net employment land supply / development (ha/sq m) per annum (CI 10)	Employment Land Database (annual assessment)	15% of all new employment development to be developed in the southern strategy area	
	Number of leisure/tourism developments completed per annum (LI 14)	BGCBC – Tourism section		
	Number of land reclamation schemes completed per annum (LI 6)	BGCBC planning applications		





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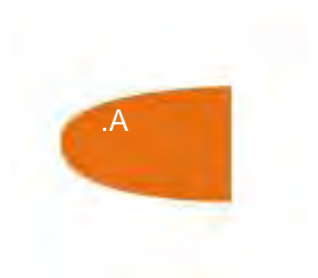




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		BGCBC planning applications	Building Regulations and Code for Sustainable Homes	A change which would impact on viability of development





	percentage of total development permitted (C1 4)			
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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 700820 dwellings in delivery phase 1 (140 per annum in delivery phase 1 2006 - 2011)  Completion of 1,300320 dwellings in delivery phase 2 (260 per annum in delivery phase 2 2011 - 2016)  Completion of 1,50026 dwellings in delivery phase 3 (300 per annum in delivery phase 3 2016 - 2021)	+ /- 150% for 3 consecutive years  +/- 150% for 3 consecutive years  + /- 150% for 3 consecutive years







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			Completion of community network (walking and cycle routes) by 2021	<del>0% completion by 2021</del> Failure to deliver

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	<p>Amount of new development permitted on previously developed land (brownfield redevelopment and conversions) expressed as a percentage of all development permitted (CI 8)</p> <p>The number of land reclamation schemes completed per annum (LI 6)</p>	<p>BGCBC planning applications</p> <p>BGCBC planning applications</p>	<p>80% of new development to be on brownfield land</p> <p>Completion of Parc Bryn Bach and Llanhilleth Pithead baths by 2016</p> <p>Completion of Pennant Street and Cwmcrachen by 2021</p>	<p>- 120% for 3 consecutive years</p> <p>0% completion Scheme not started by 2016</p> <p>0% completion by 2021 Failure to Deliver</p>
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<p>SP7</p> <p>Objectives 5 &amp; 6</p>	<p>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)</p>	<p>BGCBC planning applications</p>	<p>25% of new homes to meet level 4 or above Code for Sustainable Homes (Annual Assessment)</p> <p>20% of non residential developments to meet BREEAM</p>	<p>- 10% for 3 consecutive years</p> <p>- 10% for 3 consecutive years</p>
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<p>SP7</p> <p>Objective 6</p>	<p>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)</p>	<p>Environment Agency BGCBC planning applications</p>	<p>No permissions for highly vulnerable or Emergency Services within flood zone C2</p> <p>100% of those permitted to meet the justification test and have shown that the consequences of flooding can be managed at an acceptable level.</p>	<p>3 or more</p> <p>1 or more</p>

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800 (Blaenau Gwent, 2008) to 982 (Wales, 2008)

Increase the number of employee jobs in services industry from 12,700 (Blaenau Gwent, 2008) to 13,797

Increase the number of employee jobs in tourism related industry from 1,100 (Blaenau Gwent, 2008) to 1,662 (Wales, 2008)


Delivery of learning infrastructure (LI 11) BGCBC planning applications and survey

Delivery of health infrastructure (LI 12) BGCBC planning applications and survey

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SP12  Objective 14	Number of years land bank of permitted aggregate reserves (LI 24)  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)	South Wales Regional Aggregates Working Party – Annual Survey	100% provision of a 10 year landbank (measured annually) through the plan period  100% of 3Mt	Less than 10 year supply  Less than 100% at 2016





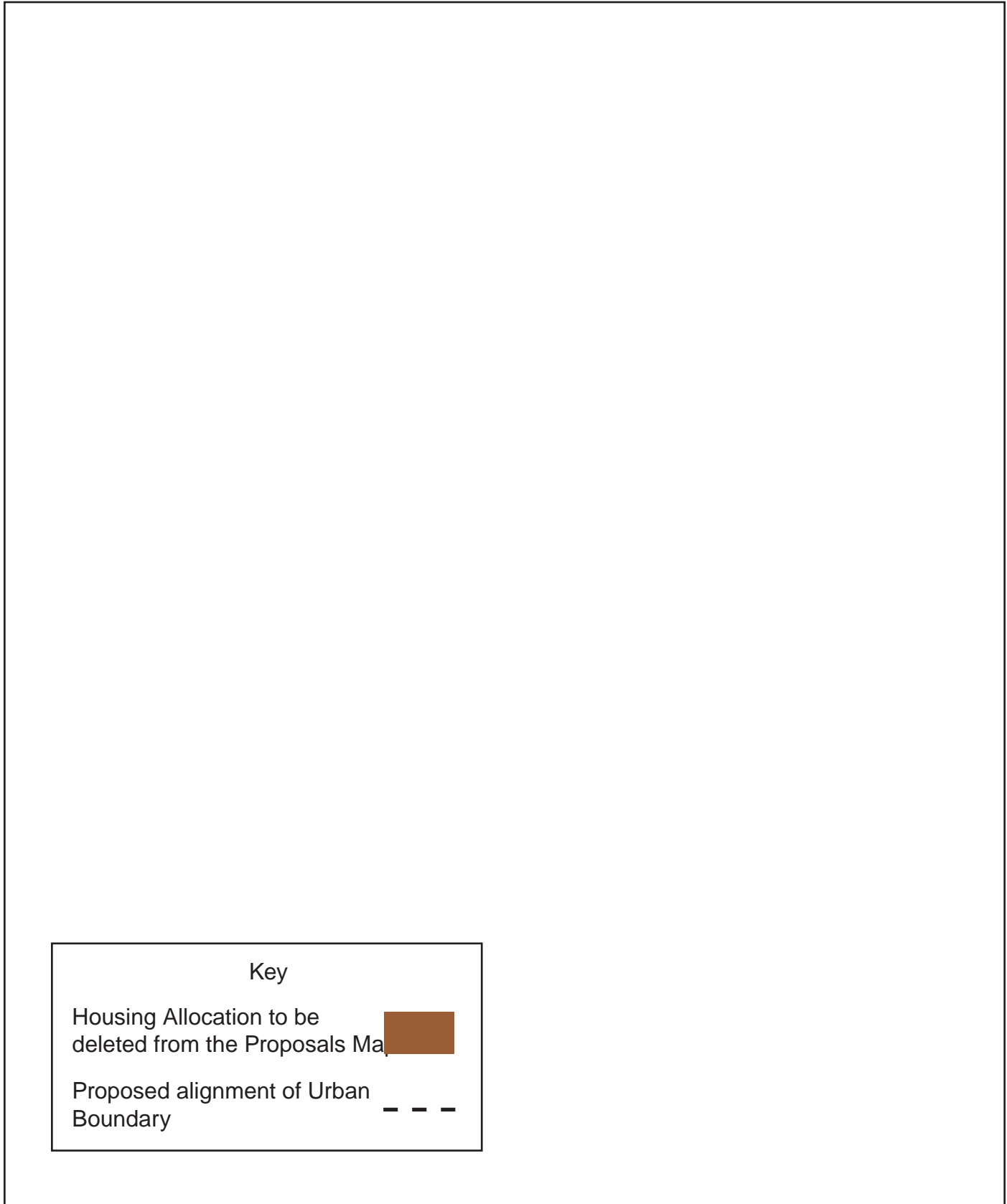
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SP13 Objective 15	Amount of waste management capacity permitted expressed as a percentage of the total capacity required, as identified in the regional waste Plan (CI 13)	BGCBC planning application and surveys	46,000 tonnes by 2021	33% completion by 2016  Failure to Deliver 100% completion by 2024
	Delivery of regional waste facility (LI 25)	BGCBC - Waste Section	Completion of regional waste management facilities by 2016	100% Waste facility not started 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 3

### Maps

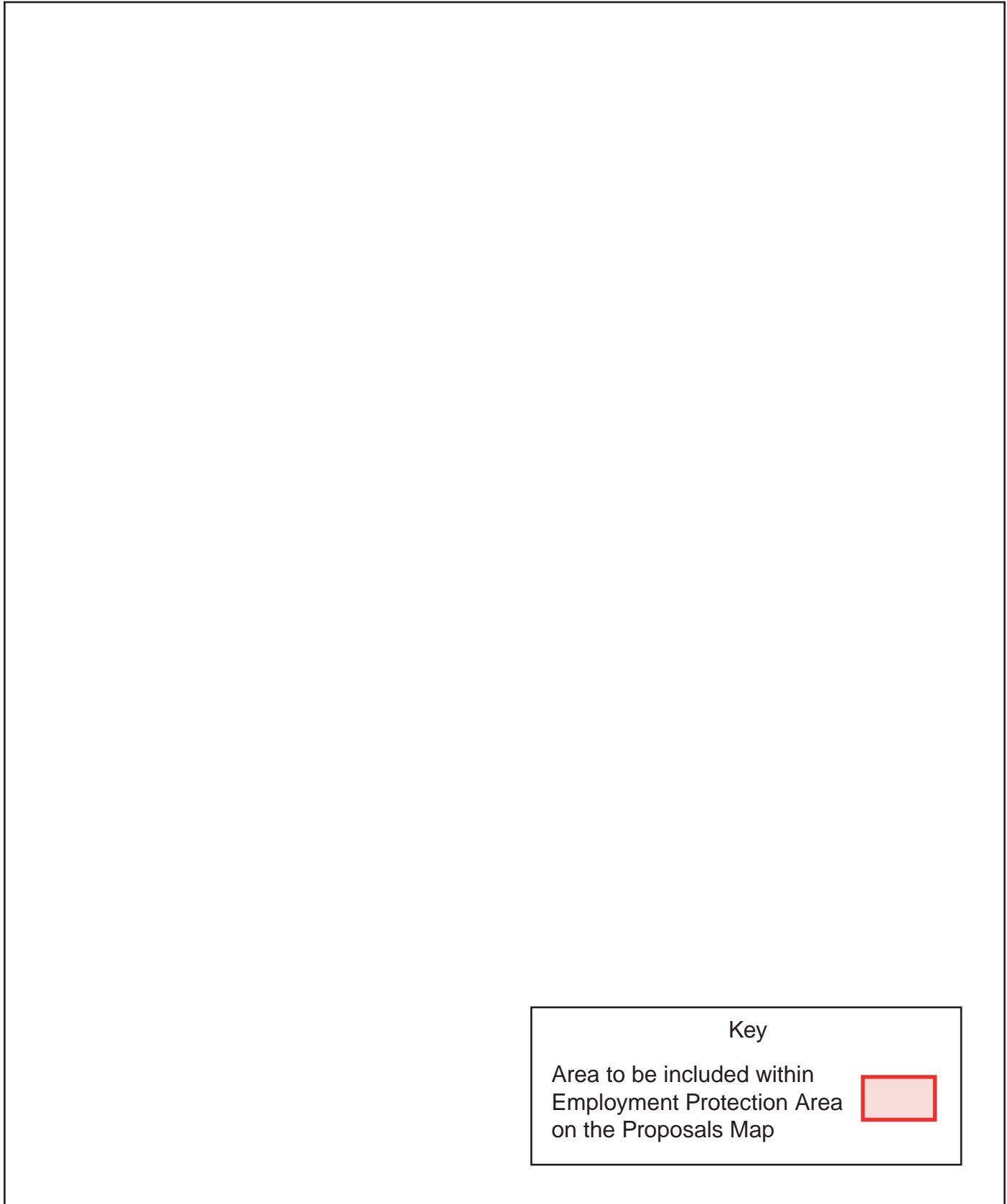
Date: 25/11/2011 Scale: 1:2500	Focussed Change: FC1.K	MAP 1	Regeneration Division
Ref:	H1.4 Jesmondene Stadium, Cefn Golau		
Change Proposed:	Delete Housing Site and amend Urban Boundary to exclude the site.		




Key	
Housing Allocation to be deleted from the Proposals Map	
Proposed alignment of Urban Boundary	

Date:			Regeneration Division

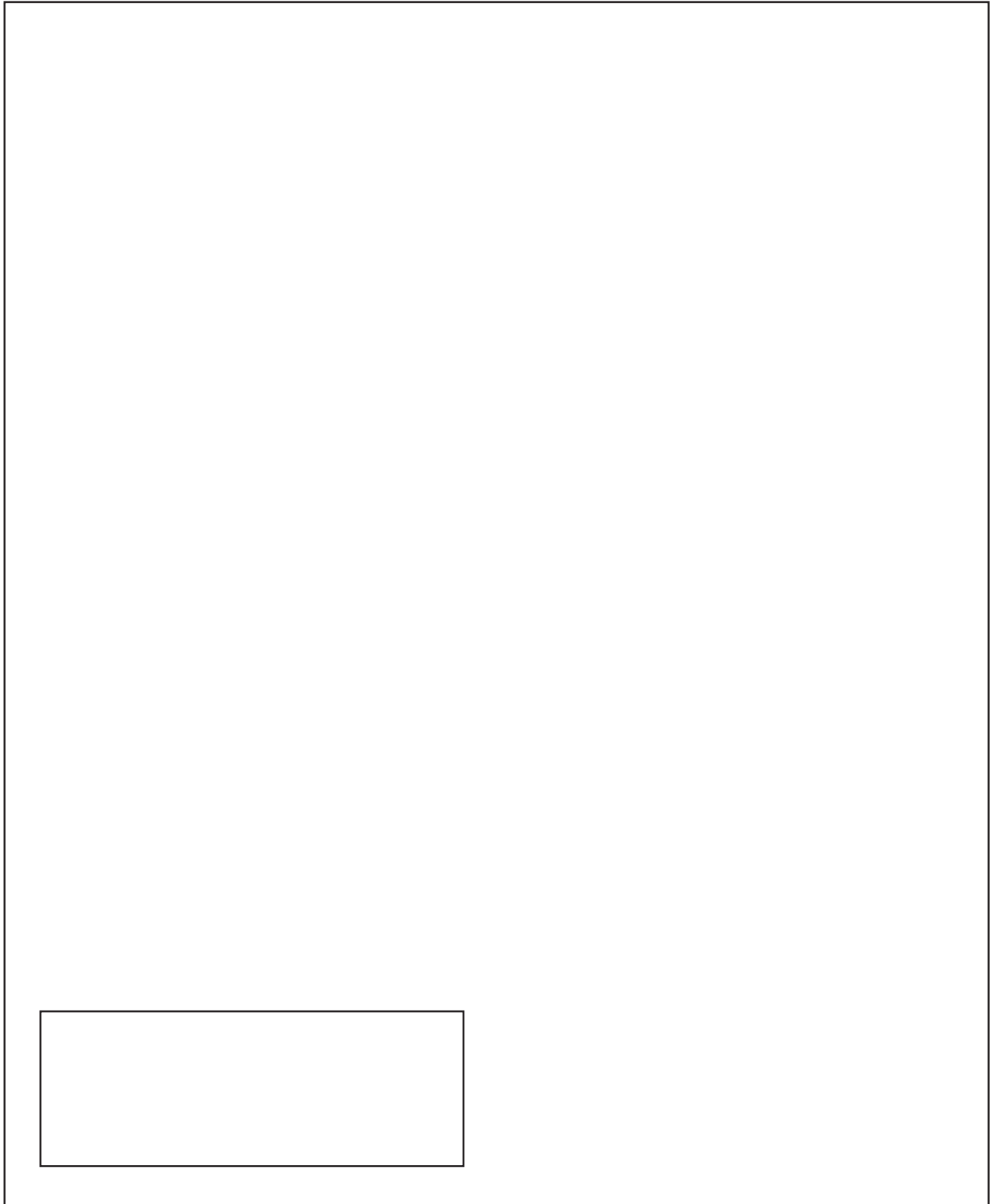
Date: 25/11/2011 Scale: 1:3000	Focussed Change: FC1.L	MAP 3	Regeneration Division
Ref:	H1.5 Business Resource Centre, Tafarnaubach		
Change Proposed:	Include site within Employment Protection Area (EMP 2.5).		



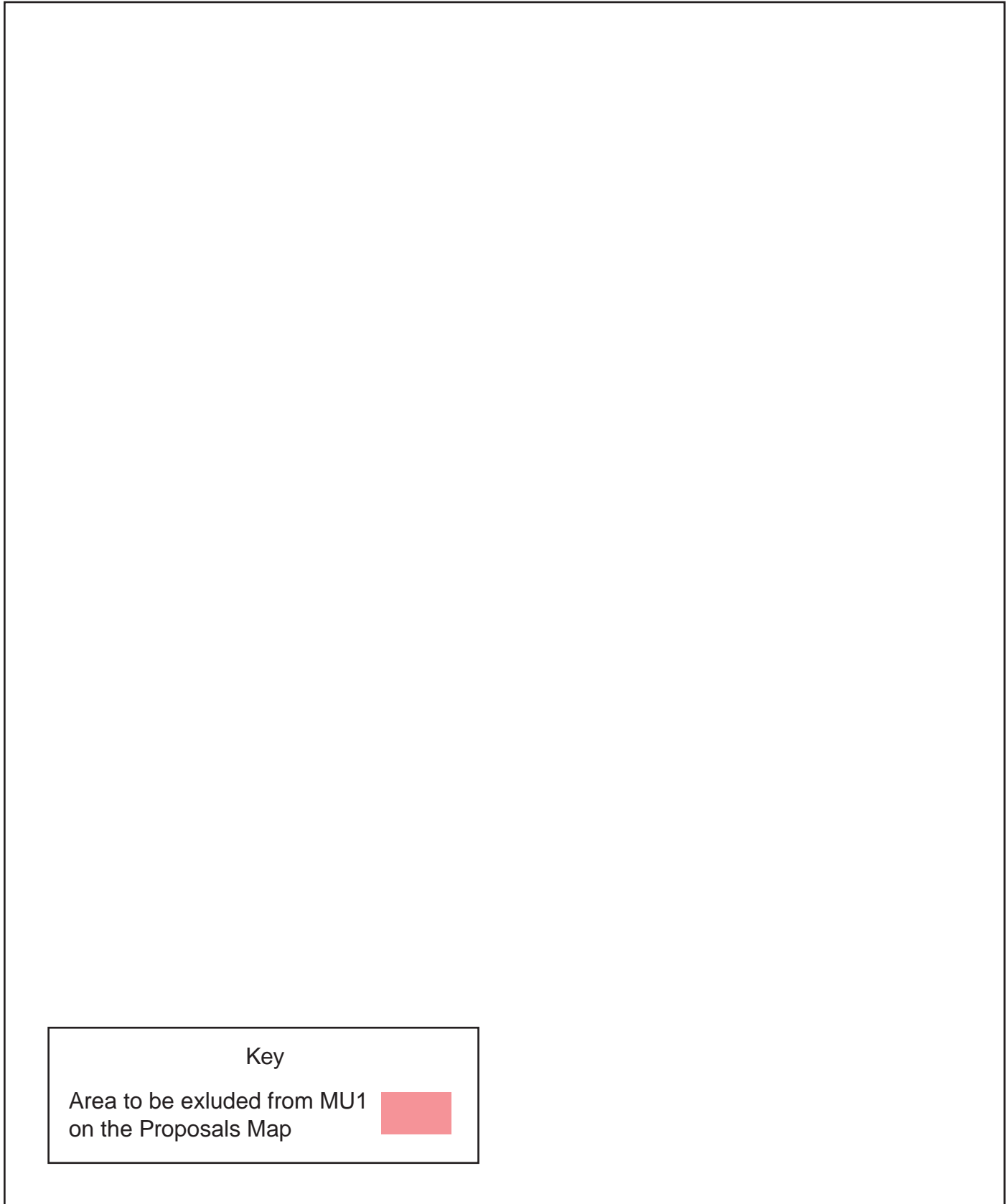
Key	
Area to be included within Employment Protection Area on the Proposals Map	




Date: 25/11/2011 Scale: 1:5000	Focussed Change: FC10.A	MAP 4	Regeneration Division
Ref:	ENV1.2 Green Wedge		
Change Proposed:	Extend Green Wedge.		

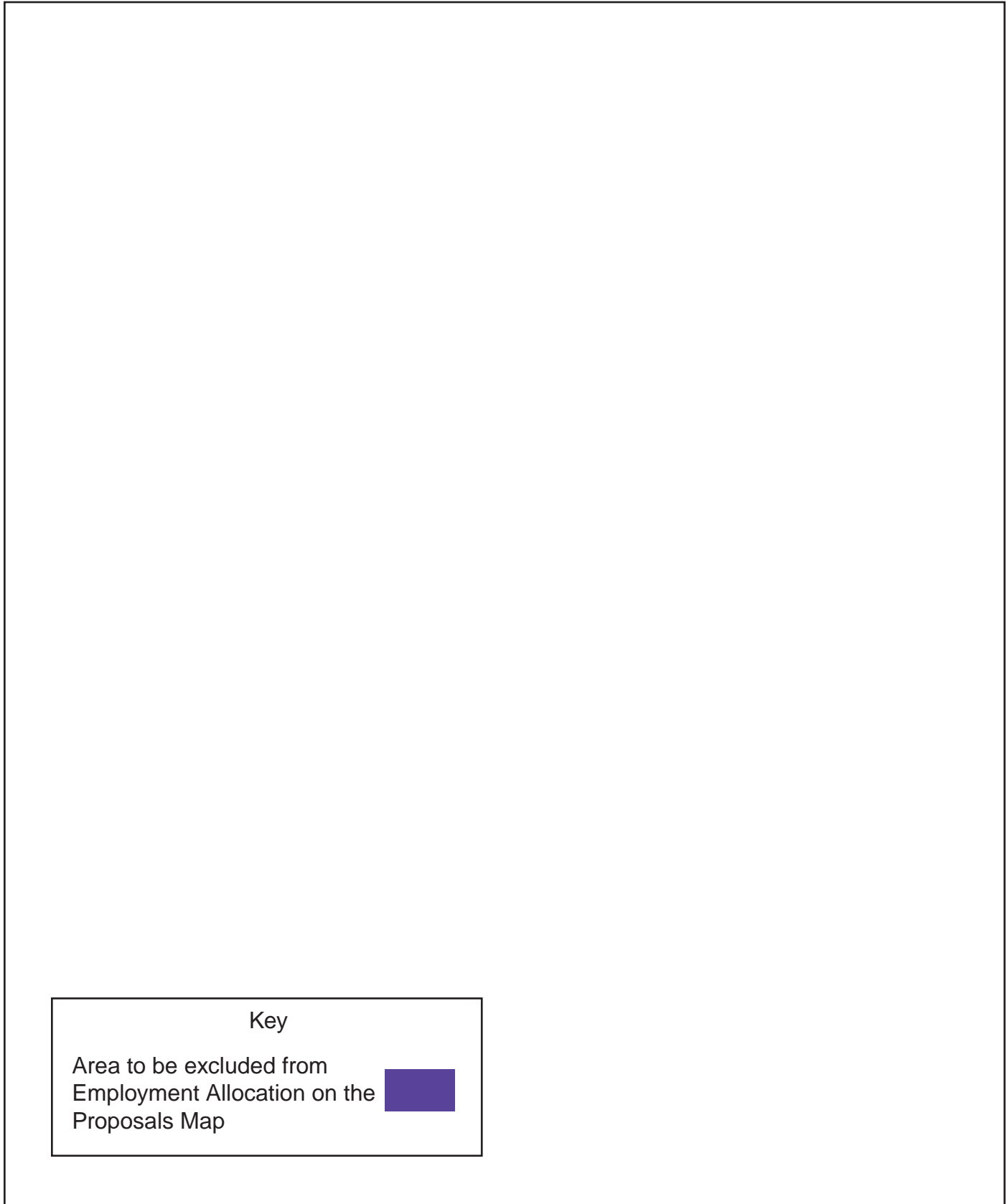


Date: 25/11/2011 Scale: 1:1250	Focussed Change: FC10.B	MAP 5	Regeneration Division
Ref:	MU1 Ebbw Vale Northern Corridor		
Change Proposed:	Amend boundary of Policy MU1 (to enable the extension of the Green Wedge).		




<p>Key</p> <p>Area to be excluded from MU1 on the Proposals Map</p> 
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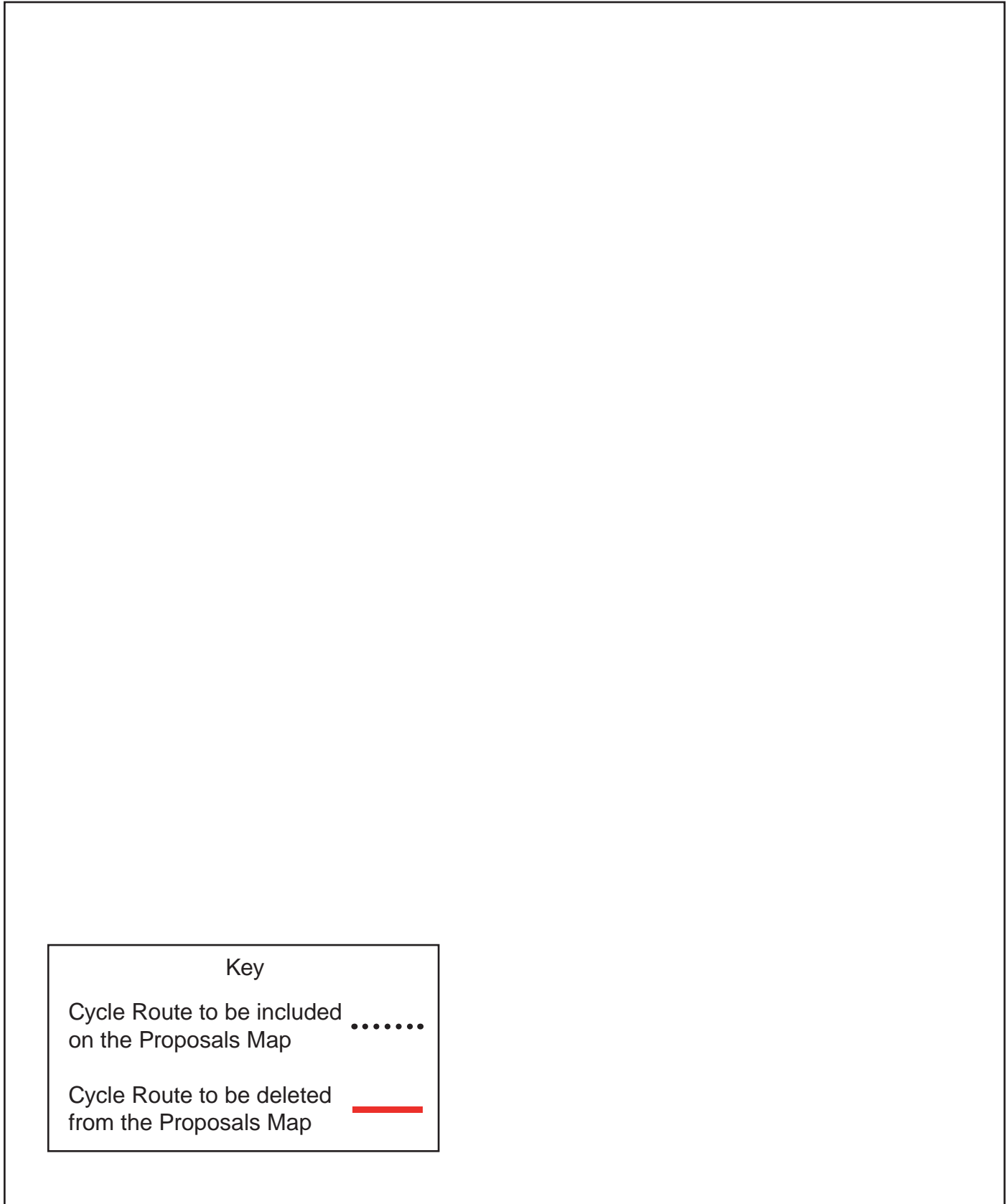
Date: 25/11/2011 Scale: 1:1250	Focussed Change: FC10.C	MAP 6	Regeneration Division
Ref:	EMP1.8 Crown Business Park Platform A		
Change Proposed:	Amend the boundary of Policy EMP1.8 (to enable the extension of the Green Wedge).		



Key

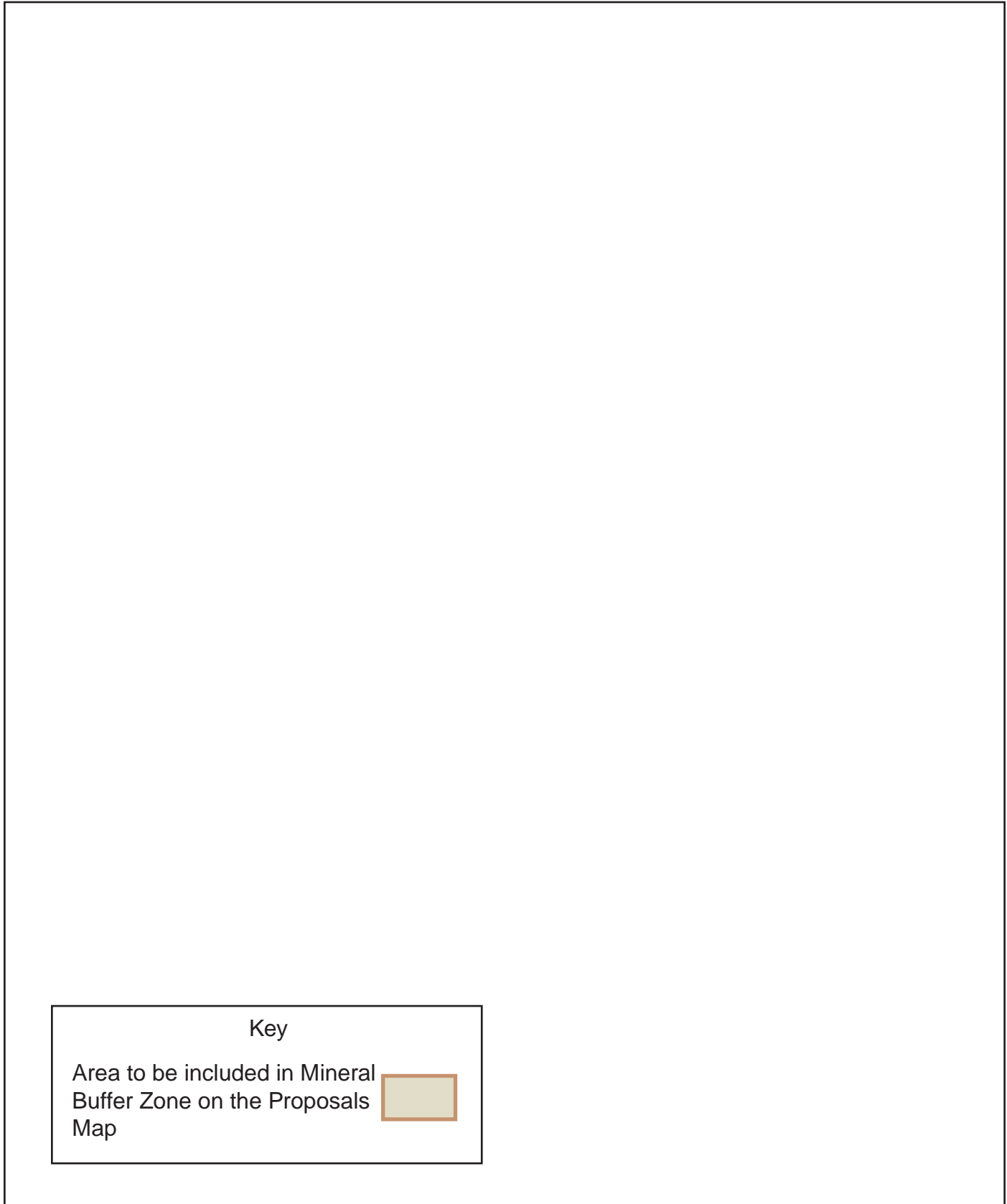
Area to be excluded from  
Employment Allocation on the  
Proposals Map 

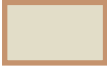
Date: 25/11/2011 Scale: 1:9000	Focussed Change: FC11	MAP 7	Regeneration Division
Ref:	T1.7 Cycle Route Bedwellty Pits, Tredegar to County Borough		
Change Proposed:	Amend Cycle Route.		



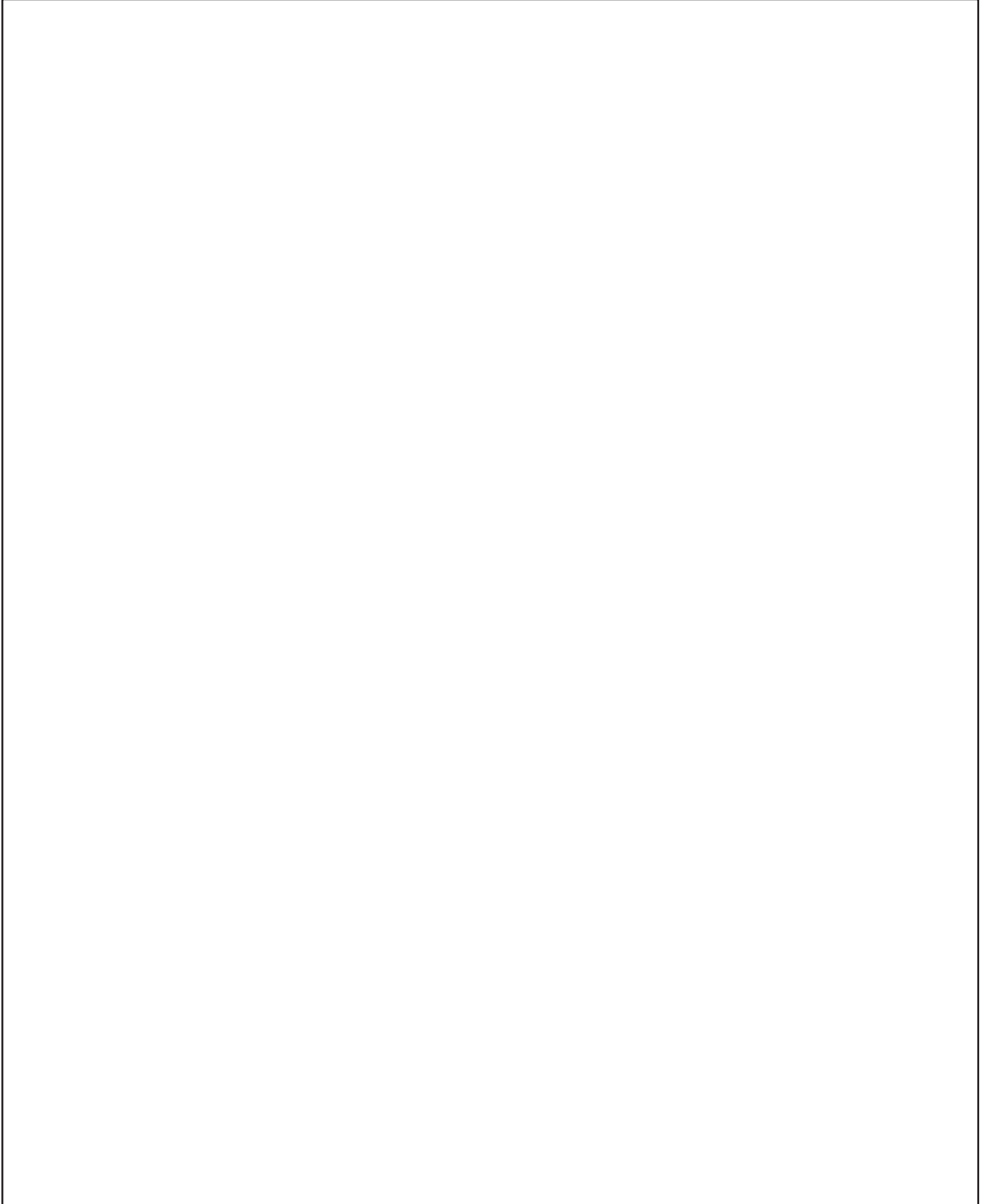
Key	
Cycle Route to be included on the Proposals Map	.....
Cycle Route to be deleted from the Proposals Map	_____

Date: 25/11/2011 Scale: 1:11000	Focussed Change: FC12.A	MAP 8	Regeneration Division
Ref:	M2.1 Tre I Quarry		
Change Proposed:	Extend boundary of Buffer Zone.		

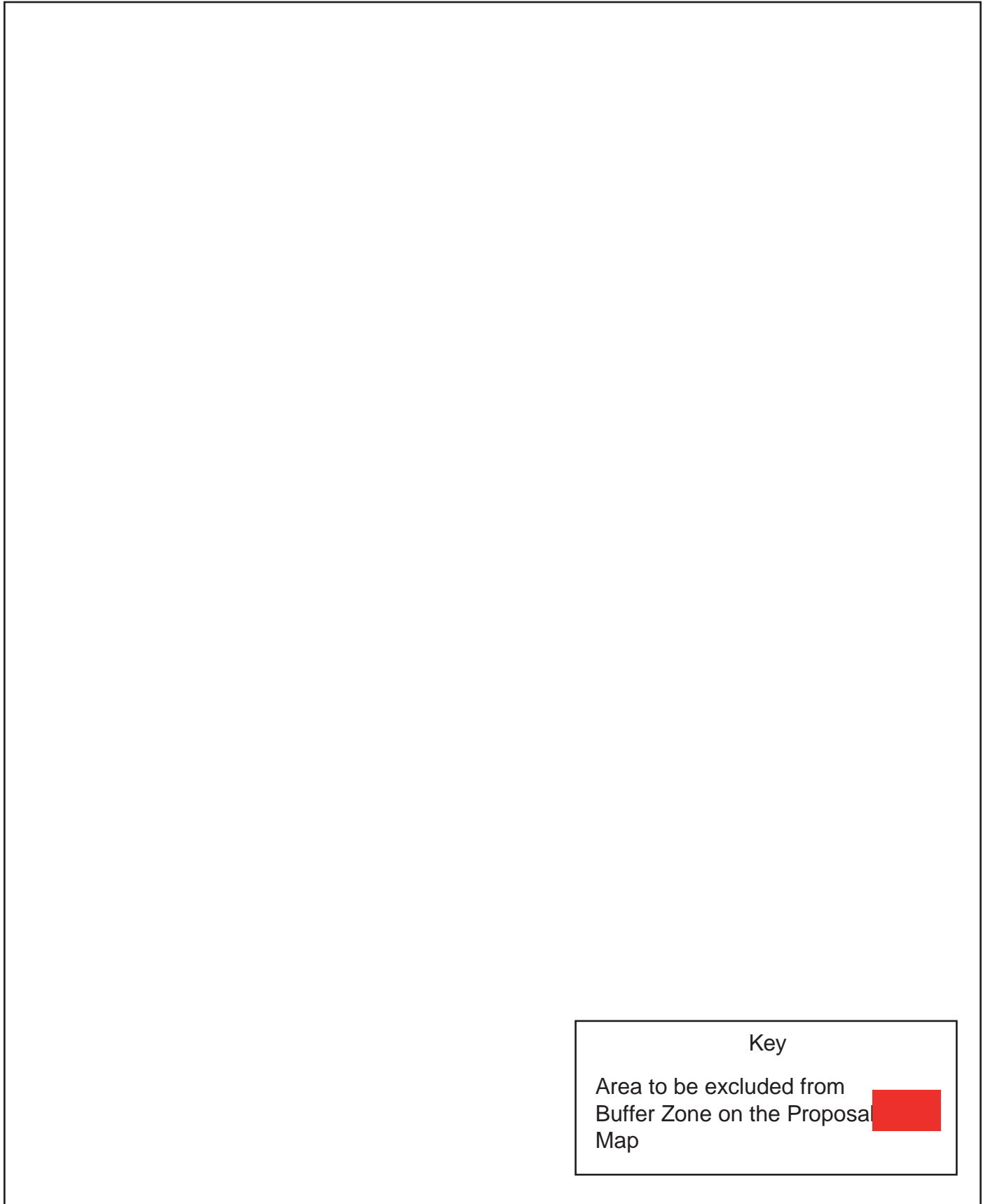


Key	
Area to be included in Mineral Buffer Zone on the Proposals Map	


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Date: 25/11/2011 Scale: 1:10000	Focussed Change: FC13.B	MAP 10	Regeneration Division
Ref:	M4.1 Tre I Quarry		
Change Proposed:	Amend boundary of the Preferred Area.		



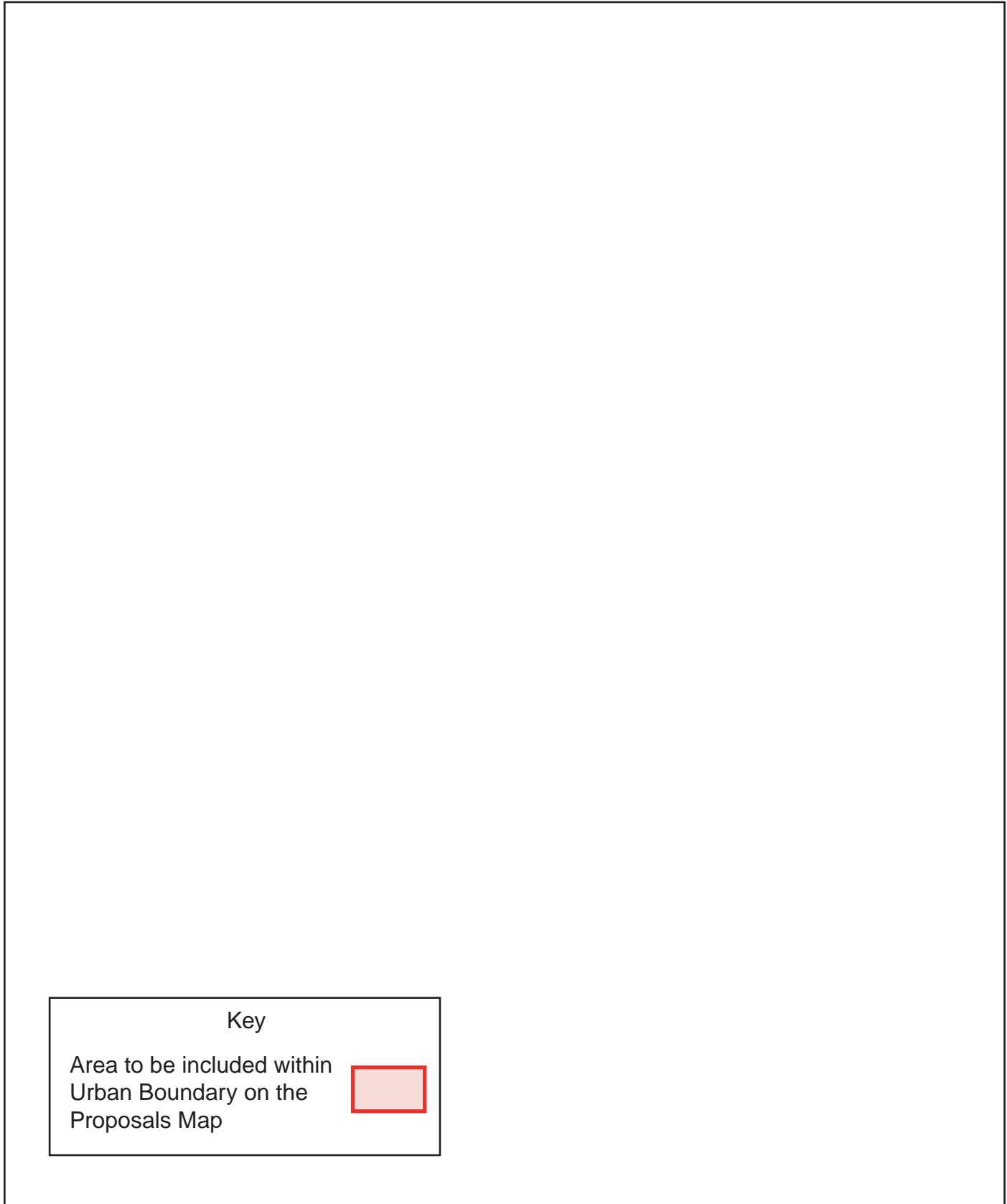
Key


Area to be excluded from  
Buffer Zone on the Proposal  
Map 

Date: 25/11/2011 Scale: 1:4000	Minor Change: MC29	MAP 11	Regeneration Division
Ref:			
Change Proposed:			



Date: 25/11/2011 Scale: 1:300	Minor Change: MC31	MAP 12	Regeneration Division
Ref:	AS (SB) 04		
Change Proposed:	Amendment to urban boundary at Remploy, Abertillery.		



Key	
Area to be included within Urban Boundary on the Proposals Map	

For further Information please contact:

Planning Policy Team  
Blaenau Gwent County Borough Council  
Business Resource Centre  
Tafarnaubach Industrial Estate  
Tredegar, Blaenau Gwent  
NP22 3AA

Tel. 01495 354740/355538/355544/355501  
email. [planningpolicy@blaenau-gwent.gov.uk](mailto:planningpolicy@blaenau-gwent.gov.uk)  
or visit [www.blaenau-gwent.gov.uk](http://www.blaenau-gwent.gov.uk)

