

Development

Issues Paper

Draft Report of Consultation

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1. Background

The Issues Paper was prepared as a discussion document intended to promote debate on the issues of strategic significance for the authority. The document was placed on the Council's website and sent to Members, key officers, statutory consultees and interested parties. In total, 176 individuals/organisations were consulted. Although the formal consultation period took place over a 4-week period between 6th July and 8th August 2007, late responses were accepted.

The following is a summary of the 14 responses received, it should be noted that not all respondents answered every question.

2. Summary of Consultation

GENERAL

Question 1.1

S, C, P, E, V, V, V?

The overwhelming majority of respondents recognised that there is a need to identify a suitable vision (and objectives) for the LDP and that this should link to the Community Plan.

How addressed

The draft LDP vision reflects the Community Plan vision as suggested by the respondents.

Question 1.2

H, P, E, V, V

Five out of six respondents agreed with the assessment but one pointed out that population trends are difficult to predict, and continuation of past trends should not be assumed.

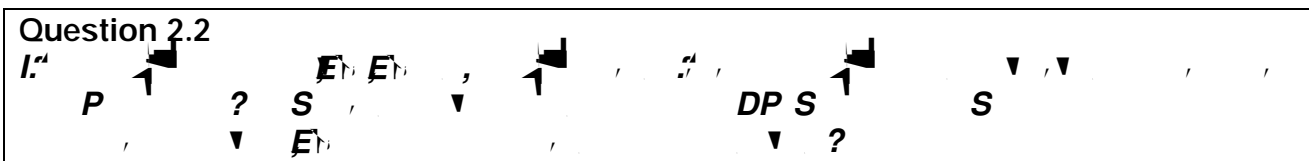
Of the six responses received, two agreed with the growth figure and three disagreed, the other stated it was a possible option. One disagreed saying that the Housing Market Assessment has demonstrated a need for 250 houses per annum.

Another suggested alternative was to provide more than 250 houses per annum, whilst another response suggested establishing a moving target and to use upper and lower control limits that lead to triggers if targets are not being met.

How addressed

It is accepted that population trends, particularly the migration element is difficult to predict, indeed, it is not our intention to assume the continuation of past trends. Further detailed work will be undertaken on this area and will be reported in a Housing Background Paper.

As there was no clear agreement, the options put forward for discussion, at the Vision and Option stage, will include three different growth options each including a range. There will be wider discussion on this issue and further background work undertaken.



Three out of seven respondents believed that future growth should be based on the UDP

How addressed

These views will be taken into consideration when determining the detailed policies of the Deposit Plan.

Question 2.11

A wide range of comments was received as follows:

- Opportunities should be maximised to associate new facilities with existing or planned facilities.
- The ‘new LDP’ should adopt a broad based approach to social facilities provision. Each section of the community should be catered for in line with its reasonable requirements, age groups projections being used to inform decision-making.
- Community facilities should be provided in locations close to a critical mass of population.
- This plan needs to take account of the Clinical Futures programme, which aims to modernise and re-shape the delivery of healthcare services across Gwent.

How addressed

These views will be taken into consideration when determining the detailed policies of the Deposit Plan.

EMPLOYMENT

Question 3.1

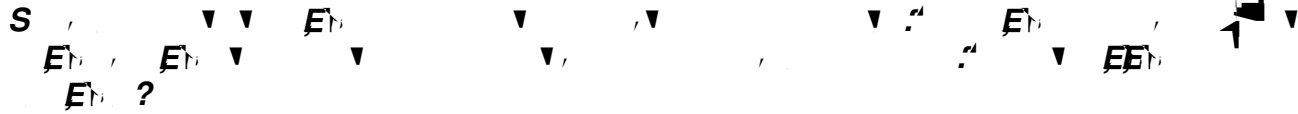
57% of respondents said we should reallocate employment land and 43% disagreed. One respondent stated that there is a need to identify new sites, that are appropriate and not suffering from constraints. Another commented that employment growth and economic growth are critical to the regeneration of Blaenau Gwent and that the LDP should focus on how to deliver employment growth and unlock the potential that exists. The majority of respondents indicated that if there is an over allocation of employment land, it seems reasonable to allocate surpluses for other purposes for which tis an w deliver y (

land allocations and suggested that sites that do not suffer from constraints need to be identified. Another respondent pointed out that the LDP should ensure that suitable land is available for a range of employment types and provide sufficient flexibility for change in employment patterns, industries and markets. One person stated that the type of employment land needed depends upon the development of the broad Vision.

How addressed

A varied response was received on this issue. It is recognised that the economy has experienced a shift away from manufacturing to service sector and technological services and the options put forward at the Vision and Strategic Option stage provides a choice of strategies to enable wider discussion on this issue.

Question 3.3



A more flexible approach was favoured by 75% of respondents, who generally considered that it might be more appropriate to develop the sites for other uses.

How addressed

One of the options identified as part of the Vision and Preferred Strategy stage implies that employment opportunities will be catered for (y)10(m)-7 presumpt TJ -000a a morar a P0e o0b

Question 4.2

S

57% of respondents considered that we should look to identify those towns with the most retail potential, with 43% of respondents disagreeing. One suggested that the retail role of the five towns identified should be consolidated as they currently serve the population and should be retained and strengthened rather than dispersing development to other settlements. Another stated that the Wales Spatial Plan would promote an Ebbw Vale focus. One comment received referred to the recognition that to maintain five equally vibrant towns within the Borough is not a realistic proposition but conversely, to concentrate on the three largest towns only, would be to neglect a duty of care to the smaller towns.

How addressed

A varied response was received on this issue. The Options put forward provide a choice of alternatives for wider discussion on this issue.

Question 4.2

S

57% of respondents agreed with the above question, whilst 43% disagreed. One specified that boundary changes might lead to more town centre shops and other facilities being readily accessible to users who walk or cycle.

How addressed

A mixed response was received on this issue. The Options put forward provide a choice of strategies including retaining the five town centres of Tredegar, Ebbw Vale, Brynmawr, Abertillery and Blaina to be the focus of shopping, commercial, cultural, social and leisure activity. Alternatively, another option looks to developing a new hierarchy for the town centres.

Question 4.3

H

According to 43% of respondents environmental improvement and enhancement is a way in which to promote town centres. Other suggestions received were to develop an attraction to entice people into the town centre, (such as a market, museum, a cinema or street entertainment), to increase the population living in and close to the town centres, and to create a clean, safe and pleasant environment.

How addressed

A mixed response was received on future approaches to promoting vibrant and vital town centres. It is agreed that environmental improvements and enhancements and encouraging a mix of uses into the town centre will create a safe and pleasant environment that people will want to live, work and visit.

Question 4.4

83% agreed that a mix of uses should be encouraged whilst 17% disagreed. There was a general recognition that providing a mix of uses is an important policy tool in promoting vibrancy and vitality in town centres.

How addressed

It is accepted that providing a mix of uses is an important policy tool in promoting vitality and viability in town centres. These views will be taken into consideration when determining the detailed policies of the Deposit Plan.

Question 4.5

D **E** **▼** **“** **▼** **▼** **E** **?**

All respondents agreed that there was no justification in terms of demand to allocate more retail space as the current town centres are struggling. A comment was received that existing opportunities, such as vacant units should be exploited before further development is allowed.

How addressed

There appears to be no justification in terms of demand to allocate more retail space. However, a study may be required to clarify this issue.

Question 4.6

S **,** **P** **▼** **E** **EE** **▼** **“** **▼** **▼** **?**

network and the key settlements. The design and build of the rail access and facilities should minimise harm to the environment.

How addressed

These views will be taken into consideration when determining the detail of the Preferred Strategy.

Question 5.2

A ... E ... ?

89% of respondents indicated that measures could be introduced to encourage a range of transport modes. It was felt this could be achieved by providing a high quality transport system, including promoting bus provision (possibly using mini-buses) for commuters to larger industrial estates. Also, development should be located near other land uses that currently benefit from public transport and good road access. Other potential measures cited were to reduce the provision for cars, to introduce safe routes to stations (bus and rail), schools and workplaces, to promote walking and cycling for shorter trips (by providing cycle tracks, cycle hire and secure parking). Education of the public, through climate change warnings, could encourage them to reduce their travel, especially by car and it would be useful to encourage workplace car-share.

How addressed

These views will be taken into consideration when determining the detail of the Preferred Strategy and detailed policies in the Deposit Plan.

Question 5.3

A ... E ... ?

67% of respondents identified improvements, which are required. These were:

- Ebbw Vale Town Bypass.
- A return to an integrated rail and bus transport system
- Consideration will need to be given to requirements in relation to both the new Ysbyty Aneurin Bevan hospital and also the planned Specialist and Critical Care Centre.

How addressed

These views will be taken into consideration when determining the detail of the Preferred Strategy and detailed policies of the Deposit Plan.

Question 5.4

H ... E ... ?

The majority of views received emphasised that the location of existing and future transport routes should be a key determinant of where future development is ()-62(ui)2(r84(n)-4()-1

biodiversity could be linked to development. Also, the Council should seek enhancements as part of developments, for example the creation of ponds and wetland areas.

How addressed

These views will be taken into consideration when determining the detailed policies for inclusion in the Deposit Plan.

Question 6.2

H E LDP E?

Responses indicated that this was achievable by ensur1 0 0 cm 400 5356f392 Tf 0.9c-4(si)2(t4(n(b)-

the LDP need to be reassessed using LANDMAP. A further comment was that the Green Wedge designation should be re-examined and adjusted accordingly.

One stated that it would be difficult to comprehensively reassess the adequacy of all land and boundaries and that it may be more appropriate to use criteria based policies that require development proposals to consider the quality of the landscape etc.

How addressed

It is the Council's intention to review the boundaries of the Special Landscape Areas through the use of LANDMAP information.

Question 6.5

I DP EE *▼ :▼ ▼M ▼ E , ▼* *E? ?*

Question 7.1

Is there adequate protection of open spaces?

71% of respondents believed there is adequate protection, whilst 29% thought there was not adequate protection. One respondent suggested that there was not enough adequate protection for existing open spaces and that local designations should be encouraged, for example nature reserves, or parks for these areas, in addition to the National Park. Another commented that the protection and enhancement of green corridors and the countryside should be given sufficient weight.

How addressed

These views will be taken into consideration when determining the detailed policies for inclusion in the Deposit Plan.

Question 7.2

S **NPFA** **?**

The majority of those answering said that local standards should be applied and one respondent commented that the Council should consider local need, and policies requiring the provision of open space should provide this flexibility. Also, it was considered that in the light of recently proposed NPFA changes, it is desirable that local recreational space standards should be examined.

How addressed

It is the Council's intention to judge local provision against NPFA standards and reassess local standards if appropriate.

Question 7.3

NPFA **?**

Appendix A: List of Consultees

Sharn Annett

Appendix A: List of Consultees

Stuart Newland	S. East Wales Regional Waste Group
Dr Jane Layzell	N.P.H.S
Mr A J Jenkins Adrian Drew	Rhyd Developments Ltd.

Appendix B: Detailed Consultation Responses

Comment	Respondent
1.1 Should the Community Plan provide the vision and objectives?	
Too many guidelines & strategies in place already. One cancels or contradicts the other.	A.H.D Designs
The Community Plan is the framework for service delivery and the LDP needs to support this. However, this does not mean that the Vision and Objectives cannot be reviewed (along with the Community Plan itself). No Plan should restrict this need to re-evaluate objectives if considered necessary.	B.G.C.B.C. (Assistant Director of Education)
More work. The LDP should respect both, ideally - there are obviously a variety of local factors, specific to the needs of Blaenau Gwent, that will be accommodated by the Community Plan; the LDP, however, needs also to reflect wider policy, in order to ensure that we do not suffer any loss of opportunity via being too parochial, particularly in an economic sense. Liaison with relevant representatives for the bodies listed above, together with others, will be essential if the LDP is both to be underpinned (in a strategic sense), as well as to underpin, wider objectives, as part of a regional/ sub regional effort. Two way inter-relation, for mutual benefit.	B.G.C.B.C. (Business Environment Local Coordinator)
More work. The LDP sits one level below the Community Plan in Plan Rationalisation therefore there does need to be direct links between them. However, the LDP can have its own vision, which sets out what it will deliver and links in a 'spatial context'. It should however, be closely linked to the overall vision contained in the Community Plan. As for the aims and objectives of the exercise, these should be focused specifically on the purpose of the LDP and build up the detail. Whereas the Community Plan will have broader strategic aims and objectives that summarise not only LDP aims, but also the other plans identified through Plan Rationalisation. The key relationship between the Community Strategy and LDP is that the latter should give the spatial expression to /GS1 gs 0.22 0 Td ()Tj1 gs 0.2/GS1 gs 0.56 0 Td (n)Tj //GS1 gs 0.28 0 Td (f)Tj /GS1 gs 0.29 0 0 Td ()Tj	B.G.C.B.C. (Research Officer)

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<p>guidance including recent policy changes. As you will be aware all Community Plans are due to be reviewed in 2008. The plan should also take into account the objectives and targets of the Wales Environment Strategy.</p>	
<p>(1) The Community Plan 'vision and objectives' must be relevant to the LDP policy if they are to be carried over into the latter document. They must also be consistent with national guidelines. (2) It is probable that more work should be undertaken.</p>	C.P.R.W.
<p>DTZ appreciate the vision and objective. However, the Community Plan has a timeframe of 2005-2009, whereas the LDP timeframe extends to 2021. Regard should therefore be had to the post 2009 objectives, and the need for sustainable growth for example.</p>	D.T.Z.
<p>We accept the aim with regards to the environment and agree with this. As the LDP process progresses we are likely to request additional detail on environmental issues and input into policies with relation to flood risk, foul drainage, land contamination and biodiversity, for example. We would welcome the opportunity to discuss this in more detail with you.</p>	Environment Agency

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<p>It is recognised that each of these may have competing priorities with others, but all can potentially contribute positively to health and wellbeing. The LDP should therefore strive to find an acceptable balance between them that prioritises a positive impact on health and well-being.</p>	
<p>Provide the vision and objectives, however, circumstances change and I think yearly recommendations could be made.</p>	<p>Rhyd Developments Ltd.</p>
<p>1.2 How can the Plan ensure that new development is sustainable and encourage the wider use of sustainability principles?</p>	
<p>My view is that it can't.</p>	<p>A.H.D Designs</p>
<p>Issues need to be considered in relation to the general vision for the area. Emphasis may need to be given to 'Quality of Life' issues and matters such as the extent of Housing Development Density, Industrial development etc. Development can support sustainability and bio-diversity through an integrated approach.</p>	<p>B.G.C.B.C. (Assistant Director of Education)</p>
<p>In part from the Environment Agency, on an early & ongoing basis, throughout development of the LDP. Plagiarism of "best practice² from other, flagship" authorities, where local & national policies are being seen to be successfully interpreted & implemented (perhaps via their "Community Plans", or some other, appropriate vehicle). Adherence and ad vocation of core environmental concepts, Such as the Waste Hierarchy & the proximity principle, particularly in terms of their incorporation into any local developments and proposals as a core pre-requisite.</p>	<p>B.G.C.B.C. (Business Environment Local Coordinator)</p>
<p>Firstly, it is important to recognise that the plan will need to ensure there is economic, social and environmental sustainability, and not just focus on the environment implication as has often been the case. Even so, sustainability is a key principle that should cut across all Council business and is being considered as a key part of the 3-year Business Planning Model/Financial Strategy the Council is moving towards. The Council through its WPI requirements will be considering sustainable performance, as this will inevitably affect service provision. All strategic processes should therefore, be subject to critical sustainable appraisal. One possible option is for the LDP to drive the Council's Environment Assessment Policies, and mirror this for Sustainability.</p>	<p>B.G.C.B.C. (Research Officer)</p>
<p>Whilst the Plan itself will be subject to SA and SEA, it will be important that individual site allocations are assessed to see how they contribute to or affect socio-economic and environmental considerations. A sustainability checklist should be used to assess individual allocations.</p>	<p>C.C.W</p>

context of housing, considering the housing crisis in Wales at present and the problem of increasing property prices throughout the U , the HBF would encourage the Authority to produce housing policies that are viable and that encourage schemes to proceed. The Plan should also create policies that aim to capitalise on areas that are most attractive to investment, in order for them to flourish and spread wider benefits throughout the Local Authority.

Regular monitoring, polls, especially as the area also houses commuters, which I feel is new to the area but essential.

— annum. It is important that the County Borough meet this need given the aim of increasing and improving housing stock and choice. This aim is set in the context of an increasing population, and in particular, an increasing number of households.

Appendix B: Detailed Consultation Responses

Regeneration Programme will have certain effects on the regeneration of the area, but those effects are not yet quantified and the Federation believes that more work needs to be undertaken in order to propose a housebuilding figure for Blaenau Gwent that will be realistic and achievable.

In terms of the housing apportionment exercise conducted under the requirements of the Ministerial Interim Planning Policy Statement 01/2006 – Housing, the Issues Paper states that the housebuilding rate has been ‘agreed’ for Blaenau Gwent at 200 units per annum. However, the apportionment exercise is still considered to be in draft form and none of the individual Local Authority figures proposed by the SEWSPG have been finalised. The HBF also has serious concerns with the apportionment process itself and believes that it is flawed from many perspectives and requires more weight and statutory status in determining housebuilding requirements at a local authority level. The HBF also considers the proposed apportionment to be incorrect for many of the different LAs, particularly Cardiff, which has proposed a housebuilding rate that is not representative of recent trends, need and demand, proposed economic development rates or the market. In this context, the HBF believes that the Issues Paper should take account of these points and should recognise that the figure of 200 units per annum has not been ‘agreed’ as a realistic and deliverable housebuilding target for Blaenau Gwent, but is an aspirational figure that is still subject to challenge in relation to its regional context.

Notwithstanding this, even though the proposed apportionment at a local level is subject to a certain amount of challenge, the overall WAG regional apportionment has been agreed by the South East Wales Strategic Planning Group, and therefore the figure of 108900 dwellings remains a major consideration when discussing the level of housing proposed for each Local Authority. If a level of housebuilding to the extent of 200 units per year can be sustained within Blaenau Gwent, the HBF agrees that the area has the potential to reduce out migration in line with the Council aspirations. However if it cannot, the HBF is concerned with the implications this would have to the overall housing projection for SE Wales and the fact that it has the potential to take a proportion of the allocation away from places

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<p>Considering the information above, the HBF believes that more work needs to be done in order to arrive at a housebuilding figure that would be realistic and deliverable for Blaenau Gwent. The Federation believes it is essential for the success of the South East Wales City Region that the overall housing apportionment figure is distributed based on sound evidence and justification, and the Federation believes the Council should seriously consider the context of the wider region when proposing a suitable housebuilding figure for the area.</p> <p>In terms of the Local Housing Market Assessment, the Federation believes that this should be re-visited and undertaken with the appropriate amount of consultation as required by the myriad of Welsh Assembly Guidance documents on the subject, in order to produce a robust and credible evidence base to inform the Issues Paper and LDP.</p>	
<p>On the lines of the old key worker strategy I still think would help the valley</p>	<p>Rhyd Developments Ltd.</p>
<p>2.2 If a growth area is proposed, how should future growth be distributed throughout the Plan area? - Should it be based on the UDP Settlement Strategy or are there more sustainable patterns that should be considered?</p>	
<p>Other sustainable strategy. The Development guide should be to encourage the competitiveness to improve status. All individuals have the need to improve. Affordable in the traditional valley housing freed up by people wanting to improve & move up the housing ladder.</p> <p>Opportunities for growth in Valley areas are limited and are usually confined to Valley floors. Careful consideration needs to be given to the most appropriate uses of this limited space to provide sustainable communities where 'quality of life' and personal opportunity are given a high priority.</p>	<p>A.H.D Designs</p>

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<p>Other sustainable strategy. Growth needs to take account of whole of the Borough area and needs to consider geographical spread. This needs to take into account the connections to retail centres and other local services including requirements to have sustainable and integrated transport options to allow access to these services.</p>	C.C.W.
<p>Strategy outlined. The current Settlement Strategy is a sound one – all but the smallest settlements will benefit from the provision of new dwellings. It is also sustainable. While a good case can be made for large-scale housing provision on the Steelworks site at Ebbw Vale as a component of mixed-use development, this must not be allowed to override the Settlement Strategy principle.</p>	C.P.R.W
<p>Strategy outlined. The most sustainable option is to direct growth to the main urban settlements. They currently provide the services and infrastructure the populations require. The more efficient use of land and sustainable urban extensions can help to support and strengthen local services and infrastructure. Blaina is one of the main towns and has a range of services and shops and is well integrated into the public transport and road network. However, it is clear that the town is struggling to retain shops and services. It is critical that the population of Blaina is increased to maintain its role in the settlement hierarchy and fulfill the aims of the Councils Settlement Strategy. Planning Policy Wales seeks to locate housing in areas accessible by public transport and within easy access to employment and services.</p>	D.T.Z.
<p>We have no comments on these questions. Any option for population growth should consider the capacity of other factors, such as the environment, to meet such growth, for example, there should be planned infrastructure for sewerage disposal and adequate water supply should be in existence.</p>	Environment Agency
<p>The HBF believes a strategy that promotes regeneration in areas of need, whilst still encourages the more successful areas to thrive, would be a suitable option for the future development of Blaenau Gwent. If areas that are attractive to potential investment are allowed to grow and prosper, they can radiate benefits to other areas that require investment. Therefore, the HBF believes it is important to build on the success of areas that have the potential to draw further investment into Blaenau Gwent, as these areas can be the catalyst to successful regeneration throughout the County Borough.</p>	Home Builders Federation

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Strategy outlined. However, if a brownfield site or a chance of making a better use of a problem site arises, as long as it doesn't affect the countryside, I feel there should be a voting system.	Rhyd Developments Ltd.
2.3 Are there settlements or areas where future development should be controlled differently? No. Large settlement areas only help to separate communities. Due to the choice of	

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the siting of development; if there is potential environmental risk in a certain area, development should not be considered until it can be demonstrated that the environmental risk has been fully assessed and the consequences of that risk can be managed. For example, when there may be a threat of flooding, lack of full certainty should not be used as a reason for allowing development to go ahead. Rather, this lack of certainty should prompt relocation of development away from the area of risk, or investigation into the risks and whether they can be managed.

In terms of flood risk, the LDP and SEA should explain the positive steps, which have been taken to promote development in Zones A and B of the development advice maps. To this end the Local Authority should consider undertaking a broad level assessment of the consequences of flooding.

In addition, the LPA should, apply the justification test contained with TAN15, when selecting any strategic sites and site allocation located Zone C. We would also wish to be involved in discussions and agree the scope of such assessments with your Authority.

We would encourage new development to be situated away from areas affected by flooding. In instances where this is not possible, please note that any proposed development areas that are identified to be within areas affected by flooding i.e. our own flood maps and the zones of the

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<p>contamination should be remediated so that it is suitable for use and poses no threat to controlled waters.</p> <p>When development is proposed adjacent to watercourses, we would also encourage the retention of continuous buffer zones along the watercourse, in order to maintain a wildlife corridor.</p> <p>Future development should be directed to areas where there is planned sewage infrastructure. Planning Policy Wales advises that Local Planning Authorities should consider the capacity of existing and potential infrastructure (foul water) and phasing of development. We would be concerned for potential adverse environmental impacts where there are no planned improvements. The sewerage undertaker should be consulted with regard to the adequacy of existing sewerage infrastructure. This should ensure that there is adequate capacity in the sewer in order to cope with increased flows from increased development. This should be carried out in conjunction with sewerage providers for the area.</p> <p>In controlling surface water runoff from the development it is essential that the development proposals include suitable provision to ensure satisfactory long-term maintenance of the system/structure installed.</p> <p>The Environment Agency's Catchment Abstraction Management Strategies (CAMS) sets out how we will manage water resources in catchments and provides information about how we will manage existing abstraction licences and the availability of water for further abstraction. Meanwhile, the LPA should consider the availability of water resources availability when expanding development in any particular area.</p>	
<p>The HBF believes a strategy that promotes regeneration in areas of need, whilst still encourages the more successful areas to thrive, would be a suitable option for the future development of Blaenau Gwent. If areas that are attractive to potential investment are allowed to grow and prosper, they can radiate benefits to other areas that require investment. Therefore, the HBF believes it is important to build on the success of areas that have the potential to draw further investment into Blaenau Gwent, as these areas can be the catalyst to successful regeneration</p>	<p>Home Builders Federation</p>

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<p>still encourages the more successful areas to thrive, would be a suitable option for the future development of Blaenau Gwent. If areas that are attractive to potential investment are allowed to grow and prosper, they can radiate benefits to other areas that require investment. Therefore, the HBF believes it is important to build on the success of areas that have the potential to draw further investment into Blaenau Gwent, as these areas can be the catalyst to successful regeneration throughout the County Borough.</p>	
<p>The focus of future development should be on reducing inequalities. Priority should therefore be given to settlements or areas where the underlying health determinants are currently unfavourable. These areas are characterised by, for example:</p> <ul style="list-style-type: none"> • high levels of unemployment • poor housing • isolation • poor access to services and amenities (e.g. food, leisure, healthcare) • high levels of crime 	<p>NPHS</p>
<p>Growth within already developed areas is progress. Nobody should hold back a developing town where jobs could be created just because its policy.</p>	<p>Rhyd Developments Ltd.</p>
<p>2.5 In view of the preference for the development of Brownfield sites before Greenfield sites should the Plan look at identifying all Brownfield sites regardless of their location and the needs of the various communities?</p>	
<p>Yes. All brownfield sites should be redeveloped irrespective of their location. Selective Greenfield sites should be released for locals to develop.</p>	<p>A.H.D Designs</p>
<p>No. Development should be related to local need. It would seem preferable to develop the LDP around the need to plan for specific communities or community groupings. Of course there will also be Authority-made aspirations to be met.</p>	<p>B.G.C.B.C. (Assistant Director of Education)</p>
<p>No. Are all BG's Brownfield sites in areas appropriate for housing and other facilities? Full investigation of their potential should be investigated before committing them to redevelopment, particularly for housing. This should however, not be done at the expense of Greenfield Sites.</p>	<p>B.G.C.B.C. (Research Officer)</p>
<p>No. Overall emphasis should be on development of brown field land. However, some brown field sites will have developed ecological interests. Therefore, there may be some locations that it would be more appropriate to develop on green field</p>	<p>C.C.W.</p>

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	site of low value in preference to a brown field site of high value.	
	Yes. On a forward looking basis, it could be useful to identify 'all Brownfield sites' for (regularly reviewed) safeguarding for housing development, even if the need for them during the lifetime of the LDP is not currently apparent.	C.P.R.W
	No. Brownfield status is just one aspect of planning policy and the wider sustainability issue. Whilst it should be preferable to develop brownfA	

more development than those with an oversupply.

- The fact that the site is labelled 'brownfield' does not automatically make it a more sustainable place for development over a 'greenfield' site. Many 'brownfield' sites may be rich with species that are worthy of protection over simple areas of grassland, therefore assumptions should not be made without proper investigation.
- The priorities of the neighbourhood must be taken into account when assessing land that is suitable for development. It may be the case that an area of 'greenfield' land may be more suitable for development in some areas than 'brownfield' sites. In addition, the ability to develop a 'greenfield' site, may provide more options for regeneration and improvements than if the development was restricted to a 'brownfield' site merely to satisfy LDP Policy.

In light of the above, the HBF believes that a policy that allocates all 'brownfield' land regardless of its characteristics, or the area within which it is situated, is unnecessary and restrictive. It also removes the option to explore the most appropriate development for the area and has the potential to ignore the needs of communities before they have had the chance to be assessed.

Brownfield sites should not be developed regardless of location and the needs of local communities. As mentioned in Question 1.1 a balance needs to be struck between competing social, economic and environmental objectives. This can be achieved through on-going engagement and consultation with the local community about their needs and aspirations. Careful consideration should also be given to the use of land adjacent to housing developments to ensure that residents have a clean, safe and pleasant environment in which to live and are not adversely affected, for example, by noise or environmental pollution.

There is strong evidence for the positive impact of pleasant green spaces on mental health, especially where these spaces can be easily accessed and utilised by

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<p>Given that empty and derelict retail and residential properties have a negative impact on the well-being of the local population as well as the image of the area, a solution may be to utilise these properties as residential dwellings.</p> <p>Yes.</p>	
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convenient to lead to reduction in travel by private car.	
Increase densities generally. Raising densities is in line with national planning policy and sustainable development objectives. However, densities should only be raised significantly in locations that are appropriate, such as at transport interchanges, town centres and key settlements.	D.T.Z.
The decision about housing density should be based on the accessibility of public transport and aim to attenuate the outward migration of the working-age population.	NPHS

Cater for a range of densities.

However difficult high density housing in the affordable range usually causes different social problems. I feel mixed housing is now probably more favoured on 77.4 Tm hor12(o)-4(w)12(e)-1(r)3()-2(d)-4(i)-4(n)-4(si)2(t)-2(

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<p>Century strategy. Its development should also support the Strategy for Older People which aims to:</p> <ul style="list-style-type: none"> • Improve access to life long learning opportunities for older people • Assist older people to remain / return to active employment for as long as they wish • Enable older people to live independently in a suitable and safe environment (including the use of assistive technology) • Prevent isolation and ensure that older people maintain links with the community • Create strong social networks for older people <p>The Older People's Strategy Group has established a number of mechanisms for engagement, involvement and participation of older people. These would enable on-going consultation on the LDP to establish the needs of the ageing population in Blaenau Gwent.</p>	
<p>This is a must. Instead of land being sold off to big developers I feel that the same land price could be achieved to be offered for secure village type fully secured and manned residential units.</p>	<p>Rhyd Developments Ltd.</p>
<p>2.8 How can the Plan assist in the delivery of high quality schemes that are sustainable?</p>	
<p>The Development guide should be to encourage the competitiveness to improve status. All individuals have the need to improve. Affordable in the traditional valley housing freed up by people wanting to improve & move up the housing ladder.</p> <ul style="list-style-type: none"> - sustainable communities should be encouraged - the density of development needs to be reasonably limited - biodiversity issues need to be linked to development - a good quality local environment should add to property values. Ensure appropriate open space and green corridors where possible. 	<p>A.H.D Designs</p>

In addition, the sustainability of house build in terms of energy efficiency and use of

affordability and how this effects the significant majority of our population that already live here.

A small developer would be pushed out and these are the people that employ locals.

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<p>Opportunities should be maximised to associate these with existing or planned facilities. Welsh Assembly Government promotes schools as a focus for community engagement and support. This already happens particularly in relation to leisure and recreation.</p>	<p>B.G.C.B.C. (Assistant Director of Education)</p>
<p>Changes in population distribution would need to be mapped out to identify its effects on transport, education provision etc. Large-scale housing development in isolation would lead to pressures on the transport infrastructure, as the population lives their life's, e.g. work and school traffic etc.</p>	<p>B.G.C.B.C. (Research Officer)</p>
<p>All new developments should be assessed against the provision of facilities in the local area and if deemed inadequate new facilities should be provided as part of the scheme. This should include consideration of access to natural green space and access links including footpaths to the wider countryside.</p>	<p>C.C.W.</p>
<p>The 'new LDP' should adopt a broadly based approach to social facilities provision. Each section of the community should be catered for in line with its reasonable requirements, age groups projections being used to inform decision-making.</p>	<p>C.P.R.W</p>
<p>Community facilities should be provided in locations close to a critical mass of population. Therefore, facilities would best be provided at the main settlements. Furthermore, in order to make the most efficient use of facilities, future housing growth should be located at key settlements. For example, the primary school at Blaina has school places available and other facilities such as the library need to be sustained.</p>	<p>D.T.Z.</p>
<p>See 2.3 for comments</p>	<p>Environment Agency</p>
<p>This plan needs to take account of the Clinical Futures programme, which aims to, modernised and re-shape the delivery of healthcare services across Gwent. In addition to the development of Ysbyty Aneurin Bevan the LHB are working in partnership with Blaenau Gwent County Borough Council and Gwent Healthcare NHS Trust to improve "out of hospital" services; set out the strategic vision – Blaenau Gwent 2010. The health and social care needs of an ageing population is one of the factors that has stimulated this move to integrate the provision of community services (see also Question 2.7). Sites are still being identified for the planned four Primary Care Resource Center 'hubs', which will contain not just GPs, but a wide range of other primary health and social care services. A key component of the vision for the Heads of the Valleys Strategy is the creation of "culturally rich, dynamic network of vibrant, safer communities". Any new</p>	<p>NPHS</p>

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<p>developments should therefore give priority to facilities that allow cultural, leisure and religious activity. Greater social participation and networks is a key component of social capital, which contributes to improved health and wellbeing within the population.</p>	
<p>Large new sites should contribute per roof.</p>	<p>Rhyd Developments Ltd.</p>
<p><u>EMPLOYMENT</u></p>	
<p>3.1 Should we be looking to reallocate employment land identified in the UDP</p>	
<p>? Yes as current plan</p>	<p>A.H.D Designs</p>
<p>Yes. The extent of employment land needs to be related to the broad vision for the Authority. If the aim is to encourage people to move to an area which has a quality environment and facilities to support families e.g. education, leisure, recreation, land allocations should support this. A large manufacturing base may be harder to sustain (also applies to the need for housing land).</p>	<p>B.G.C.B.C. (Assistant Director of Education)</p>
<p>No. Although, on paper, BG appears to have 'enough' employment land allocated for future use (particularly looking at figures being worked to by SEWEF of others), the truth is very much the opposite. Large areas of seemingly available land are host to a variety of issues & problems, including aspects of a political, geological, geotechnical & infrastructural nature (amongst others). Whilst we need to earmark certain sites for appropriate future needs, in correlation to forecast demands for warehousing, offices etc, there is also a need to ensure that we are able to meet the requirements of manufacturing – based inward investors & also to be able to service the demand for expansion in any of our existing BG companies. We are</p>	

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allocations should be used for other uses.	
Yes. CPRW cannot give a direct answer to this question. It is however, of the view that given a sufficiency of employment land within the county borough, it seems reasonable to allocate surpluses for other purposes for which there is demand and the location is suitable in terms of its changed use.	C.P.R.W
No. Employment growth and economic growth are critical to the regeneration of	

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<p>the constraints described above need to be identified, ideally with good logistical linkages. This will not be easy within BG – as a very small local authority, very few areas lend themselves to this in an obvious manner; survey work, to support this vital economic aspect of the LDP, should be carried out, to identify & evaluate our best options for escaping this quandary. Given the timescales involved with adopting land for future employment use within the forthcoming LDP, action is <u>urgently needed</u>, if we are to be protected.</p>	
<p>Our focus should be on diversification of our employment, and strong focus should be given to our service industry opportunities, such office based employment, tourism.</p> <p>Even so, this needs to be a realistic transition, and we should continue to support and maximise opportunity for the employment base we currently have.</p>	B.G.C.B.C. (Research Officer)
<p>If the accompanying text represents the factual situation, 'employment land' to accommodate businesses in the service sector would appear to be needed.</p>	C.P.R.W
<p>The LDP should ensure that suitable land is available for a range of employment types, and provide sufficient flexibility for change in employment patterns, industries and markets.</p>	D.T.Z.

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selecting any strategic sites and site allocation located Zone C. We would also wish to be involved in discussions and agree the scope of such assessments with your Authority.

We would encourage new development to be situated away from areas affected by

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order to cope with increased flows from increased development. This should be carried out in conjunction with sewerage providers for the area.

In controlling surface water runoff from the development it is essential that the development proposals include suitable provision to ensure satisfactory long-term maintenance of the system/structure installed.

The Environment Agency's Catchment Abstraction Management Strategies (CAMS) sets out how we will manage water resources in catchments and provides information about how we will manage

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<p>the needs of older people, people with physical disabilities and visual/sensory impairments.</p> <p>Economies of scale allow food sold in supermarkets to be cheaper and to cover a wider range than that in smaller high street stores. Furthermore, there is a paradox in that a "healthy" basket of food has been found to cost more in disadvantaged areas than in affluent areas. The increasing tendency to out of town supermarkets has led to the creation of "food deserts" where cheap and varied food is only accessible to those who have private transport or are able to pay the costs of public transport, if this is available (Acheson, 1998). The Public Health Team has recently done some work on mapping food deserts in the County Borough, which may be useful here.</p> <p>Transient retail markets, including enterprises such as Farmers Markets, can bring healthier, and sometimes cheaper, food into town centres, and also create a more social atmosphere and encourage visitors.</p> <p>People on low income, and in particular women and older people, are less likely to be able to drive or have access to a car, and price is a significant determinant of their ability to utilise public transport. The cost of transport may add a considerable amount to the cost of food shopping. Thus access to a cheaper and wider range of food is most restricted for some of the groups who need it most. Policies should ensure that development of retail food outlets do not have an adverse effect on those most vulnerable to poor nutrition (Acheson, 1998).</p>	
<p>The town centre of any town can be regarded as the focal point of the locality, it provides the community with a commodity service centre and as a meeting place for social activities. Additionally the town centre should have an individual identity that distinguishes that town, in some unique way from that of its neighbours.</p> <p>This source of identity could be by way of illustration of the towns history and in so doing contribute to the education of future generations of the culture of the locality and the events that brought about its existence.</p> <p>Within Blaenau Gwent the separate identities could be identified according to the historic links to the town e.g. Abertillery and Llanhilleth –Coal mining, Engineering and Tin works Brynmawr – Boot making and Tram-roads development Ebbw Vale –Iron and Steel Nantyglo and Blaina – Chartism, Scotch Cattle, Brass band and Education. Rev W.</p>	<p>Nantyglo and Blaina Town Council</p>

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<p>according to community population/need as illustrated below: Wide-ranging Development – in town centres that serve a population in excess of 15,000. Comprehensive Development – in town centres that serve a population of less than 15,000.</p>	
<p>No. Things change from year to year.</p>	Rhyd Developments Ltd.
<p>4.2 Should we look to reassess the retail hierarchy and retail boundaries of the town centres</p>	
<p>No. keep and sustain the current.</p>	A.H.D Designs
<p>Yes. Possibly alternative use of the existing property stock needs to be considered and possible groupings of properties into multi-retail centres.</p>	B.G.C.B.C. (Assistant Director of Education)
<p>Yes. This should be considered for towns that are struggling.</p>	B.G.C.B.C. (Research Officer)

Yes.
 It could be beneficial to change 'retail boundaries for the town centres', provided care is taken to avoid disturbance to out-of-centre residents.
 Boundary changes might lead to more town centre shops and other facilities being

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<p>Opportunity to look for specialist town focus, however there is a need to be realistic, for example could anywhere in Blaenau Gwent offer similar facilities as Cowbridge or Hay on Wye do. However, we should look to ensure that our towns at least offer essential services.</p>	B.G.C.B.C. (Research Officer)
<p>The 'environmental improvement and enhancement', where necessary, mentioned in the text above the question is an extremely important means of increasing town centre vibrancy and vitality.</p> <p>It is hoped that town areas outside centres will also be targeted for environmental interventions.</p> <p>CPRW takes the opportunity to suggest that it would be useful for shop owners/occupiers to be actively encouraged to devise attractive displays. This may especially apply to retailers who occupy charity outlets.</p>	C.P.R. T re9951 0 0 0.1199141 0 0 cm 450 597.921 4 4

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<p>CPRW sees it as desirable that ‘retail centres’ should be diversified, as appropriate, to include such service/social facilities such as libraries, health centres and leisure activity venues.</p> <p>‘Living over the shop’ should be encouraged, in order to create an enlivening presence of local people during the evening.</p>	C.P.R.W
<p>Yes.</p> <p>Planning Policy Wales seeks to promote vibrancy and vitality in town centres. Providing a mix of uses is an important policy tool. Different uses can have different hours of use, thus ensuring that town centres remain a vibrant place. Providing a mix of uses can also contribute to creating sustainable patterns of growth by creating the opportunity for linked trips which can be made on foot or by public transport. However, the retail role of town centres should also be protected.</p>	D.T.Z.
<p>Yes.</p> <p>I think this has proved successful in other modern towns.</p>	Rhyd Developments Ltd.
<p>4.4 Does the plan need to identify additional retail space?</p>	
<p>No</p>	A.H.D Designs
<p>No.</p> <p>Doesn’t seem to be justified by current demand. Probably best to look at existing town/village centres if there is a need.</p>	B.G.C.B.C. (Assistant Director of Education)
<p>No.</p> <p>Blaenau Gwent Towns are in desperate need of consolidation and stabilisation; some of the towns are set up to serve larger population. As well as this the retail dynamics have changed significantly in the last 20 years with a significant shift away from concentrated town centres. This is evident in every town in Blaenau Gwent, yet our towns still hold their historical boundaries and usage. In fact, through the development of new modern shopping centres, e.g. Ebbw Vale and Tredegar the problem have only been exaggerated.</p>	B.G.C.B.C. (Research Officer)
<p>Housing growth should be complimented by retail growth.</p> <p>However, we have not answered yes or no because assessing the need for additional retail floorspace should be informed by a comprehensive retail study. This is because identifying new retail floorspace in the plan is not necessarily required to improve the amount and quality of retail provision.</p> <p>We consider that existing opportunities (such as vacant units or the more efficient</p>	D.T.Z.

— use of land) should be exploited before further development is allowed. For example, the main shopping street in Blaina is struggling, and the LDP should explore strategies for creating a thriving retail area. Such strategies could include encouraging high levels of housing growth and phasing further development until later in the plan period.

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<p>policies for multi-storey car parks in the valley towns do not work. The need is for one level & local too the retail and community areas – this is why the large stores work.</p>	
<p>Ideally a viable public transport link, but probably adequate parking facilities at the rail link is more likely to be achievable.</p>	<p>B.G.C.B.C. (Assistant Director of Education)</p>
<p>Free buses fro the station to be provided for those on 'lower incomes' (if not all people). Although unlikely & cost ineffective, this would be desirable. If not free, then obviously, inclusion of the station as part of the Bus Stop route, providing regular access from all BG areas (even if at cost) would be essential.</p> <p>Incorporation of peripheral industrial estates upon the pick – up/ drop off route would be ideal and would serve a doubly beneficial purpose (if financially viable).</p>	<p>B.G.C.B.C. (Business Environment Local Coordinator)</p>
<p>Use the new rail station as a central hub and link other important site up to it. As the town is not directly linked it is key that infrastructure is put in place to maximise the opportunity e.g. Park and Ride.</p>	<p>B.G.C.B.C. (Research Officer)</p>
<p>Policies to ensure integrated transport options including bus, cycleway and footpath links to stations. Provision of a park and ride service?</p>	<p>CCW</p>
<p>In order for 'the new rail access and facilities provided at the former steelworks site</p>	

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5.2 Are there specific measures, which could be taken to encourage the use of a range of different forms of transport?		
No.		A.H.D Designs
Yes.	A contentious possibility would be to reduce provision for cars, but this would need to be linked to considerable improvements to existing public transport.	B.G.C.B.C. (Assistant Director of Education)
	Adoption of bio-fuels for all council vehicles & public transport (to include private taxi's, if at all possible), rather than continued reliance upon the standard range of fossil fuels.	B.G.C.B.C. (Business Environment Local Coordinator)
Yes.	Speed Awareness Signs, as opposed to Restrictive Calming Measure. Promotion cycle track and appropriate storage.	B.G.C.B.C. (Research Officer)
Yes.	Measures should be aimed at reducing the need to travel by private car, by locating development near other land uses to encourage multi purpose trips and where there is good access by walking and cycling. There should be provision of high quality public transport, necessary infrastructure improvements and traffic management measures. Promotion of walking and cycling for shorter trips. Cycling routes should utilise off-road routes as far as possible to help encourage use.	CCW
	(1) Education of the public, through climate change warnings, encouraging them to reduce their travel, especially by car. (2) Improving the public transport system, ensuring that all residents have access to at least basic services without being obliged to travel them by car. (3) Encouraging workplace car-share and cycle-hire schemes. (4) Where appropriate, promoting bus provision (possibly using mini-buses) for commuters to larger industrial estates. CPRW recognises that three of the four suggested actions are outside the direct scope of the land-use based LDP.	C.P.R.W
Yes.	Locate housing growth at key settlements.	D.T.Z.

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Areas that currently benefit from public transport and good road access can reduce the number and distance of car journeys.

Directing growth to areas close to services and infrastructure can promote walking

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	<p>Yes. The LDP should reflect and support relevant regional transport strategies and the Wales Spatial Plan. It should also recognise the integrated nature of development and seek to locate housing development close to existing centres and transport routes. This strategy would best enable public transport providers to plan for and deliver efficient and regular services that are well used as a result.</p>	D.T.Z
	<p>Consideration will need to be given to requirements in relation to both the new Ysbyty Aneurin Bevan hospital (which will provide mainly outpatient, rehabilitation and minor injury services) and also the planned Specialist and Critical Care Centre. The site for the SCCC is not yet determined, but this hospital will provide a full range of emergency services 24/7, as well as specialist planned surgery and investigations.</p>	NPHS
	<p>No.</p>	Rhyd Developments Ltd.
<p>5.4 How should transportation policies influence the future location of development?</p>		
	<p>It doesn't.</p>	A.H.D Designs
	<p>Excessive development pressures need to be avoided within existing urban areas, which may not have the infrastructure to cope with this.</p>	B.G.C.B.C. (Assistant Director of Education)
	<p>Changes in population distribution would need to be mapped out to identify its effects on transport, education provision etc. Large-scale housing development in isolation would lead to pressures on the transport infrastructure, as the population lives their life's, e.g. work and school traffic etc.</p>	B.G.C.B.C. (Research Officer)
	<p>The location of existing and future transport routes should be a key determinant of where future development is located.</p>	C.C.W
	<p>Traffic-generating development must be located in close proximity to established public transport corridors.</p>	

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<p>increase activity in an area and reduce the fear of crime. Settlements need to promote the opportunity of walking in the first instance, by locating housing development in close proximity to services and infrastructure. Directing growth to areas close to services and infrastructure can promote walking and cycling trips.</p>	
<p>The valleys most having old railway lines could easily be converted for cycle paths.</p>	<p>Rhyd Developments Ltd.</p>
<p><u>ENVIRONMENT</u></p>	
<p>6.1 How can we ensure that biodiversity is protected and enhanced within the County borough?</p>	
<p>Landscape areas are good features. However, they are hard to maintain after and generally become run down or untidy.</p>	<p>A.H.D Designs</p>
<p>By avoiding high density residential development By linking biodiversity to development and viewing development as an opportunity and not as a threat</p>	<p>B.G.C.B.C. (Assistant Director of Education)</p>
<p>As a small & exposed local Authority, there is a significant need to protect BG from inappropriate forms of development (although obviously, the planning process is designed to perform this). Due to electrical infrastructure upon Rassau Industrial estate, repeated attempts at developing various forms of power station, whether renewable or otherwise, are consistently being forwarded. The forthcoming LDP should orient suitable of appropriate protection against undesirable schemes through adoption of a purposefully prescribed policy, as a ‘sword’ for the Planning Team to wield, (should it be considered necessary). Similarly, BG’s topography lend itself to medium – scale wind developments & of a suitably worded policy should be adopted to assist us in embracing any such developments that are appropriate & refusing those which are not. Small scale & embedded application of RE forms should be looked at on a regular basis, typically, as part of the Planning Assessment process.</p> <p>This questionnaire does not appear to cater for the needs of Waste Management, both in terms of our Waste Strategy – how we intend to accommodate disposal of our own wastes (particularly municipal), and also in terms of policy for the appropriate manner for dealing with commercial proposals of this nature. Over recent years, legislation & policy have driven waste management further up the agenda; as a result, a plethora of private sector, “waste management” companies, are forever looking to “find a home”. Many of these are undesirable in nature & do</p>	<p>B.G.C.B.C. (Business Environment Local Coordinator)</p>

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<p>not correspond directly to the needs for dealing with BG's own waste arisings. Suitable protection needs to be incorporated into the LDP, in order to aid protection of BG – its communities, environment & its tourism potential may all potentially suffer, where an inappropriate proposal is manifested.</p>	
<p>Ensure that key Biodiversity sites are not allocated within the LDP for development. In addition to protecting the environment it is also important that the Plan allows for the opportunity to enhance.</p> <p>With increased fragmentation of habitats as a result of development, it will become increasingly difficult for flora and fauna to move and occupy habitats across the countryside. For certain species, the reduction and fragmentation of habitats means that their populations will become increasingly unviable. This effect is likely to be compounded by the anticipated effects of climate change. Increases in average temperatures will lead to changes in the extent and location of habitats in turn leading to the migration or extinction of species.</p> <p>The Plan should therefore include the need to maintain and create ecological connectivity through a dedicated network of ecological corridors throughout the County Borough.</p> <p>Additionally as local authorities have a duty under Regulation 37 of the Conservation (Natural Habitat &c) Regulations 1994 to include policies encouraging the management of features of the landscape which are of major importance for wild flora and fauna.</p> <p>Biodiversity should include identification and protection of those areas important for geological conservation.</p>	C.C.W
<p>(1) A crucial means of protecting and enhancing biodiversity within the county Borough is to include policies in the LDP that make it difficult for developers to gain planning permission for works that will have an unacceptably adverse impact on areas designated for their ecological importance.</p> <p>(2) Another important way of proceeding to institute a comprehensive educational programme, with the aid of the Wildlife Trust and other environmental organisations. The aim should be to foster an interest and knowledge of local wildlife and the wish to protect it and the place it occupies.</p> <p>(3) Support should be given to the establishment of wildlife corridors where these are not in existence and to seeking to reverse the fragmentation of habitats.</p>	C.P.R.W
<p>By trying to protect the land of greatest biodiversity merit and taking biodiversity into</p>	D.T.Z.

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consideration in conjunction with other costs and benefits.	
<p>Biodiversity can be protected and enhance within Blaenau Gwent by:</p> <ul style="list-style-type: none"> • Endorsing the LBAP (Local Biodiversity Action Plan) and views expressed by the Environmental Partnership group that advises on ecological issues. • Fully protecting known U BAP species and habitats. • Following TAN 5 guidelines. • Maintaining adequate buffer zones and corridors between new developments and surface watercourses and existing ponds / lakes. • Reducing culverting of watercourses and promoting the opening of old culverts where feasible. • Promoting the designation of more SINC's (Sites of Importance for Nature Conservation) locally. This would require more ecological surveying to identify existing interests that might not be known. • Seeking enhancements as part of developments, for example the creation of ponds and wetland areas. 	Environment Agency
Obviously green belt is protected and I feel there is plenty of land in the borough to develop away from these areas.	Rhyd Developments Ltd.

6.2 How can policies in the LDP identify, protect and enhance local landscape?

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RE forms should be looked at on a regular basis, typically, as part of the Planning Assessment process.

This questionnaire does not appear to cater for the needs of Waste Management, both in terms of our Waste Strategy – how we intend to accommodate disposal of our own wastes (particularly municipal), and also in terms of policy for the appropriate manner for dealing with commercial proposals of this nature. Over recent years, legislation & policy have driven waste management further up the agenda; as a result, a plethora of private sector, “waste management” companies,

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Conservation (SINCs) are identified and adequately protected as part of the LDP.

However, it would be difficult for the Council to comprehensively reassess the adequacy of all land and boundaries. It may be more appropriate to use criteria based policies that require development proposals to consider the quality of the landscape etc. This element of flexibility should be afforded where it can be

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<p>Blaenau Gwent, which are drawn upon for public water supply as well as providing baseflow to local rivers. These aquifers should be protected.</p> <p>In particular, it should be noted that virtually all of the Carboniferous limestone outcrop and associated overlying Millstone Grit that is present in the northwest corner of the Local Authority area lies within the designated Source Protection Zone for Shon Sheffrey. This is a public water supply abstraction, which draws upon two springs discharging from the Carboniferous limestone into the reservoir at the top of the catchment for the Sirhowy River. No mineral extraction should take place in this area.</p> <p>Proximity to aquatic features such as rivers, ponds, marshes, wet woodland etc needs to be taken into consideration when designating areas for mineral extraction. Hydrological implications of mineral working activity would need to be fully assessed.</p>	
<p>Yes. For the protection of landscape and peoples rights.</p>	<p>Rhyd Developments Ltd.</p>

6.6 How can renewable energy resources

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With Blaenau Gwent's terrain wind farms are a must.	Rhyd Developments Ltd.
<u>LEISURE, RECREATION & TOURISM</u>	
7.1 Is there adequate protection of open spaces?	
Open spaces should be reduced due to the fact that we have so much of it	A.H.D Designs
<p>Yes.</p> <p>The need to protect open spaces should be recognised. However, open spaces and green corridors, as well as access to existing open space need to be considered in the context of the wider re-development strategy and other priorities.</p>	B.G.C.B.C. (Assistant Director of Education)
<p>No.</p> <p>The current work commissioned by Blaenau Gwent on the assessment of natural green space in the County Borough should help with this issue. This work should provide information on the amount, location and condition of natural green space and its availability against CCW's green space toolkit.</p>	C.C.W
CPRW considers that UDP Policy R6, together with Policy EN20, provides 'adequate protection of open spaces', taking latest Welsh Assembly Government (draft) guidelines into account.	C.P.R.W
<p>Yes.</p> <p>Planning policies are an effective tool for protecting open spaces.</p> <p>We are of the opinion that there is not enough adequate protection for existing open spaces.</p> <p>Their value as recreational, ecological and aesthetic features is often under-estimated. They are important buffers for often stressful urban areas. The areas also provide ecological refuges to some extent and play a part in green corridor connectivity. They are crucial in contributing to environmental well being by providing a recreation and aesthetic resource. We would encourage local designations, for example nature reserves, or parks for these areas, in addition to the National Park.</p> <p>The protection and enhancement of green corridors and the countryside should be given sufficient weight within the planning system now, in order to protect and maintain the habitat and the species for future generations.</p>	<p>D.T.Z.</p> <p>Environment Agency</p>

all the associated health benefits that this brings. As an example for comparison, the 'Beacons Bus' service shuttles people on a route around the national park, giving them the option to walk or cycle as far as they wish before taking the bus back to their destination. This would not only enable residents to access a natural environment not previously available to them, but could also be a potential tourist attraction.

Careful consideration should be given to the development of any recreational

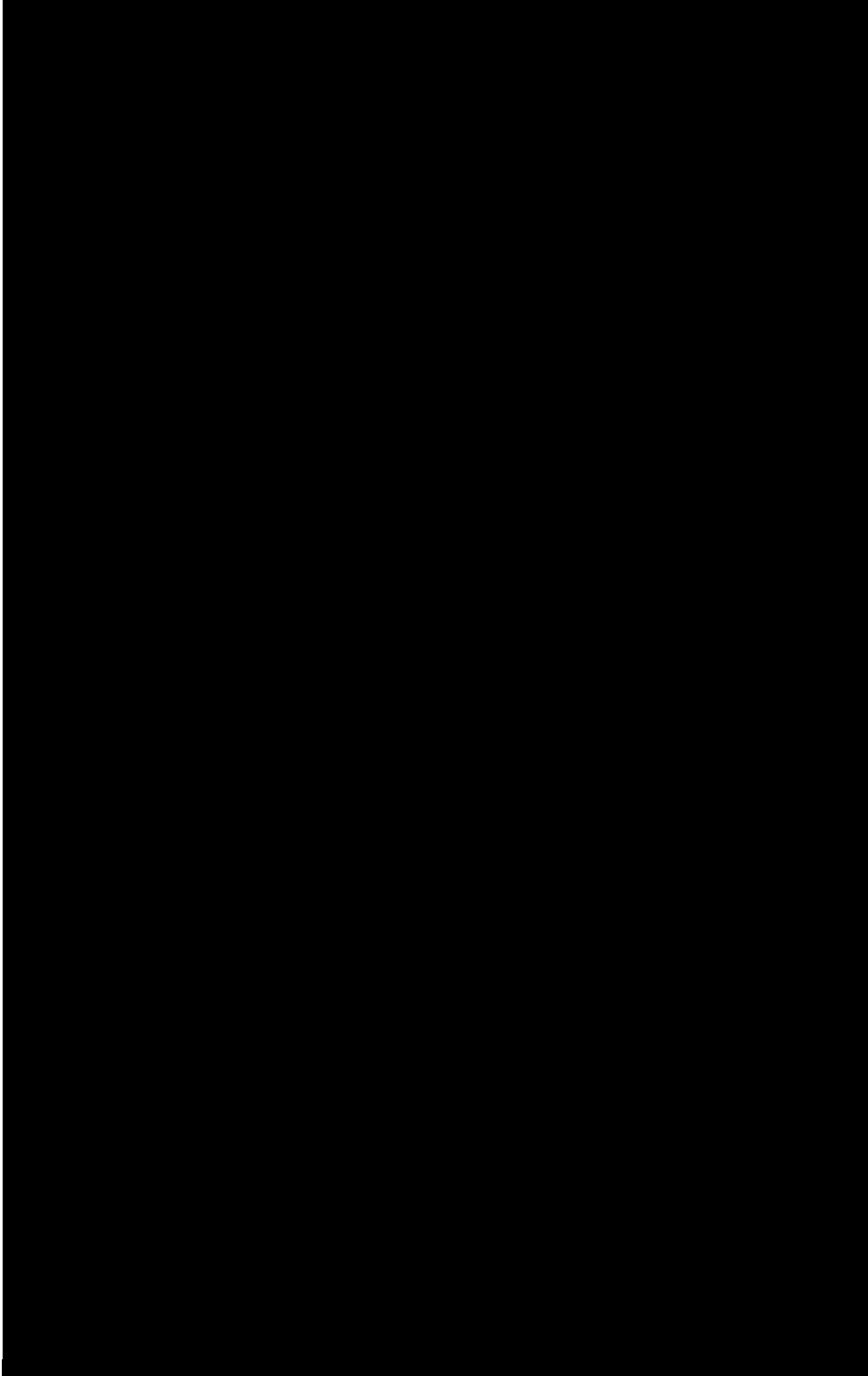
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current deficiency and close to public transport routes.	
Recreational open space areas should not compromise areas that might have sensitive ecological value. Therefore development of new open space land would require ecological assessment.	Environment Agency

Local Development Plan have been successfully identified.

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<p>Gwent – Ysbyty Aneurin Bevan. The hospital is to be built as a key element of the regeneration Master Plan for the former steelworks site in Ebbw Vale. This is an exciting and important project for health services and health care in Blaenau Gwent. The LHB hopes we can continue to build on our positive partnership through this development and link with the Council further in the future to identify appropriate land throughout the County Borough as the LHB implements its Primary Care Strategy and the development and reconfiguration of primary care estate and facilities.</p>	
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Appendix C: Questionnaire on Issues Paper

Level of Growth

Question 2.1 Do you agree with the assessment of the population situation?

Yes

No

If No, please explain why not below

Is it acceptable to use the SE Wales Strategic Planning Group figure as one option for growth?

Yes

No

If No, please explain why not below

What other options might be put forward?

Location of Development

Appendix C: Questionnaire on Issues Paper

Question 2.2 If a growth option is proposed, how should future growth be distributed throughout the Plan Area? Should it be based on the UDP Settlement Strategy, described above, or are there more sustainable patterns that should be considered?

- Strategy outlined
- Other sustainable strategy **(please explain below)**

Question 2.3 Are there settlements or areas where future development should be controlled differently?

Yes

No

Please explain where and why below

Appendix C: Questionnaire on Issues Paper

Question 2.4 Are there settlements or areas where future development should be encouraged and, if so, explain where and why?

Yes

No

If Yes, please explain where and why below

Question 2.5 In view of the preference for the development of Brownfield sites before Greenfield sites should the Plan look at identifying all Brownfield sites regardless of their location and the needs of the various communities?

Yes

No

Please explain your answer

Creating Mixed and Balanced Communities

Question 2.6 Should the Plan look at increasing housing densities generally or should it attempt to cater for a range of densities according to the location of the site in relation to public transport?

Increase densities generally

Cater for range of densities

Appendix C: Questionnaire on Issues Paper

Please explain your answer

Meeting the needs of an Ageing Population

Question 2.7 How can the Plan cater for the Housing Needs of the ageing population?

Improving the Design and Sustainable credentials of new development

Question 2.8 How can the Plan assist in the delivery of high quality schemes that are sustainable?

Appendix C: Questionnaire on Issues Paper

Delivering Affordable Housing

Question 2.9 Should the threshold of 30 be reduced to ensure that the affordable housing needs of the population are met?

Yes

No

Please explain your answer below

Question 2.10 What percentage of a housing site should be affordable?

10%

20%

30%

40%

Other

As set out in the HMA

Dependent on viability

Please explain your answer below

Provision of Community Facilities

Question 2.11 What should the approach of the new LDP be in relation to the provision of new facilities?

EMPLOYMENT

Land Requirements

Question 3.1 Should we be looking to reallocate employment land identified in the UDP?

Yes No

If Yes, how much land should be retained for employment use?

If No, please explain why not.

Type of Employment Land

Question 3.2 What type of employment land is needed? (**please explain below**)

Protection of Employment Sites

Question 3.3 Should existing employment sites continue to be retained for employment use with a presumption against development for alternative uses or should a more flexible approach be considered?

Existing use only More flexible approach

Appendix C: Questionnaire on Issues Paper

TOWN CENTRES

Roles and Hierarchy of Town Centres

Question 4.1 What are the future roles and functions of the current retail centres in Blaenau Gwent? **(Please explain below)**

Question 4.2 Should we look to identify which towns have the most potential for retail?

Yes

No

Please explain your answer

Should we look to reassess the retail hierarchy and retail boundaries for the town centres?

Yes

No

Please explain your answer

Appendix C: Questionnaire on Issues Paper

Appendix C: Questionnaire on Issues Paper

Protecting Local Neighbourhood Centres

Question 4.5 Should the plan aim to protect local shopping facilities?

Yes

No

Please explain your answer in the box below

Spreading the benefits of regeneration through integrated transport

Question 5.1 What policies can be put in place to ensure that the new rail access and the facilities to be provided at the former steelworks site aid the regeneration of the wider area? **(Please explain below)**

Improving accessibility

Question 5.2 Are there specific measures, which could be taken to encourage the use of a range of different forms of transport?

Yes No

If Yes, please explain

Improving Connectivity

Question 5.3

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If Yes, please explain

Reducing the need to travel

Question 5.4 How should transportation policies influence the future location of development? **(Please explain below)**

Safer Neighbourhoods for people to Walk and Cycle

Question 5.5 What actions or policies are needed to create safer neighbourhoods for people to walk and cycle? **(Please explain below)**

ENVIRONMENT

Protecting Biodiversity

Question 6.1 How can we ensure that biodiversity is protected and enhanced

LEISURE, RECREATION AND TOURISM

Appendix C: Questionnaire on Issues Paper

The Location of New Facilities

Question 7.3 If a need for more land is identified in the open space assessment where should this be located?

Please explain your answer below

New Tourism Facilities

Question 7.4 In addition to current provision are there additional opportunities for developing tourism within the Plan area?

Yes

No

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Other Issues

Question 8.1 Are there any other issues, which have not been previously identified? If so, please identify any issues below

Workshops

Question 9.1 Do you wish to attend the Vision, Objectives and Options Workshops, which will take place between October and November 2007?

Yes

No

Appendix C: Questionnaire on Issues Paper

Your Details

Name

Organisation

Thank you for your time and valuable response.

PLEASE RETURN THE COMPLETED QUESTIONNAIRE TO THE FOLLOWING ADDRESS BY 8TH AUGUST 2007:

Lynda Healy
Development Plans Manager
Blaenau Gwent County Borough Council
Business Resource Centre
Tafarnaubach Industrial Estate
Tredegar
NP22 3AA

Or e-mail: planningpolicy@blaenau-gwent.gov.uk