

**BLAENAU GWENT COUNTY BOROUGH COUNCIL  
LOCAL DEVELOPMENT PLAN EXAMINATION  
CYNGOR BWRDEISDREF SIROL BLAENAU GWENT  
YMCHWILIAD CYNLLUN DATBLYGU LLEOL**

**HEARINGS PROGRAMME AND LIST OF SESSIONS**

**Day 1**

**1400 hours**

**Wednesday 27 June 2012**  
**Day 2                      0945 hours**

**SESSION 3            AFFORDABLE   HOUSING   AND   HOUSING   FOR**  
**GYPSIES AND TRAVELLERS**

**Affordable housing**

**1.**

**Day 2**  
**SESSION 4**

**1315 hours**  
**HOUSING SITES**

1. Is the allocation of housing sites based on a sound process of sustainability appraisal including testing of reasons

**Day 2**                      **1615 hours**  
**SESSION 5**              **SIX BELLS COLLIERY SITE**    **(Sites H1.14 and**  
**ED1.2) and PARC ARRUEL GRIFFIN (Site AS(N) 23))**

**Six Bells Colliery Site**





**Friday 29 June 2012**

**Day 4                      1030 hours**

**SESSION 8              WASTE**

1. How does the Plan translate national and regional waste policy down to the local authority level? What is the logic for seeking to allocate between 0.4 and 4 hectares of land for waste management purposes?
2. Do Policies SP13 and W1 provide sufficient sites to accommodate the county's contribution to waste management?
3. How might the siting of waste facilities in criterion (3) of Policy DM21 be consistent with other initiatives to support employment growth?
4. What does criterion (6) of Policy DM21 add that is not covered by other policies in the Plan?

**Close 1145 hours**



**Day 4**  
**SESSION 9**

**1200 hours**  
**AGRICULTURE AND SIGNIFICANT LANDSCAPE**  
**AREAS DESIGNATIONS**

The Council is invited to present its short papers on agriculture and significant landscape area designation. This session will then address the following two questions:

1. Is the Council's proposed allocation of land for cemetery space soundly based? Would the proposed extension of Dukestown Cemetery (ENV5.2) result in the loss of high quality agricultural land?
- 2.

**Tuesday 3 July 2012**

**Day 5**

**1000 hours**

**SESSION 10**

**RETAIL DEVELOPMENT INCLUDING PRINCIPAL  
AND DISTRICT TOWN CENTRES**

1. Is there a sound framework for the development of the borough's current centres? What is the logic for the hierarchy of centres set out in the plan? What is the effect of linking Brynmawr district town centre to the new retail provision at Lakeside Retail Park?
2. What evidence underpins the location and quantum of new retail development sought within the lifetime of the plan identified in Policy R1? What impact will further retail development in Ebbw Vale - on top of existing commitments - have on the vitality and viability of the county's other centres?
3. Should the information on need in paragraph 8.20 of the Plan be

**Day 5**  
**SESSION 11**

**1400 hours**  
**BLAINA LOCAL TOWN CENTRE**

1. Is the Council giving unfair priority to development in centres such as Ebbw Vale, at the expense of Blaina and other centres?
2. Does Policy DM7 provide an appropriate set of controls to manage changes of use within Blaina local town centre?
3. What is the land use planning case for restricting the percentages of hot food take aways and public houses in Blaina?
4. Does criterion (b) of Policy DM7 clearly indicate when a change of use of the ground floor premises to housing would be supported?
5. Should the boundaries of this centre be altered to reflect the submission in AS (A) 12? What would be the planning policy consequence of this alteration?

**Wednesday 4 July 2012**

**Day 6**

**1000 hours**

**SESSION 12 COMMUNITY AND SOCIAL LIFE (open space, play, community cohesion)**

1. Does the Plan provide an appropriate policy framework for considering the provision for and planning of social and community infrastructure to address the changing needs of the population?
2. Does the Plan make adequate provision for sheltered housing and care centres for the elderly? What role should the Cartref Aneurin Bevan site (H1.2) play over the lifetime of the Plan? Is this a suitable site for family housing? If not, why not?
3. Does Policy DM12 provide a satisfactory definition of community facilities? How would criterion (a) of this policy be assessed?
4. What is the logic for the requiring developers to provide 2.4 hectares of recreational space per 1000 projected population in developments of 10 or more homes to comply with Policy DM13? Which parts of the county have a quantitative deficiency in open space? How should the term “qualitative deficiency” be interpreted?
5. Why should the Council seek to protect all open space within the county? Does criterion (c) of Policy DM14 provide a clear indication of when it may be appropriate to allow the development on some open space?
- 6.

**Day 6**                      **1330 hours**  
**SESSION 13**            **SECURING SUSTAINABLE DEVELOPMENT**  
**(environmental assets, water quality, flood risk, climate change)**

**CCW has been invited to present a paper on the Usk Bat Sites SAC. This will be circulated to all parties invited to this session.**

1. How has the Plan translated national policies into local action and does it provide adequate policy support for protecting the borough's environmental assets? Would the Plan be unsound if SSSIs and LNRs were not shown on the supporting proposals map?
2. What constraints are there on development within the county given its proximity to the Usk Bat Sites SAC and other European designated sites (Cwm Clydach Woodlands, Aberbargoed Grasslands; Sugar Loaf Woodlands)?
3. What is the likely cumulative effect of developing a range of sites for employment use (for example, MU1; EMP1.5 - Rassau Platform B; and EMP1.8 - Crown Business Park Platform A) and transport projects (for example, T6.1) on the commuting and foraging opportunities for bats? Does the Plan provide sufficient policy guidance to address any significant potential impact such development might have on protected species?
4. What is the purpose of Policy DM5? What does it seek to achieve that is not covered by other policies?
5. What plans are in place to increase the amount of the county's electricity and heat requirements from renewable and low/ zero carbon technologies to support Policy SP7? Should the Plan make site allocations for new renewable and low/ zero carbon development including wind energy? Should the Plan require development sites (e.g., MU1) to deliver on site energy through

**Thursday 5 July 2012**

**Day 7                    1000 hours**

**SESSION 14        TURNING HEADS – SECURING QUALITY DESIGN**  
**(urban design, place making, heritage, environmental**

**Inspector/ Arolygydd: Vincent Maher MA (Cantab) MSc MCD MBA MRTPI**  
**Programme Officer/ Swyddog Rhaglen : Jeanette John**  
**Website/ Gwefan:**





**Monday 9 July 2012**

**Day 8                      1000 hours**

**SESSION 17              MINERALS (Policies SP12, DM19 and M4)**

1.     How does the Plan translate national minerals planning policy down to the local authority level? Should the Plan seek to identify a **minimum** 10 year landbank? Is there merit in seeking to pursue up to 6 million tonnes of minerals and aggregate extraction over the lifetime of the Plan? Should the county accommodate a proportion of the minerals allocated to the Brecon Beacons National Park? If not, why not?
2.     Does the Plan adequately distinguish between energy generating and non-energy minerals and aggregates?
3.     What is the logic for the minerals safeguarding areas? Are they soundly drawn?
- 4.





**Tuesday 17 July 2012**

**Day 10                    1000 hours**  
**SESSION 21            RESERVE SESSION**

This is a reserve session. It will be kept free in the event that any of the other hearing sessions overrun.

**Day 10                    1330 hours**  
**SESSION 22            CLOSING ISSUES**

The agenda for this session will be finalised closer to the end of the examination in public.

This session will be used as an opportunity to address any other outstanding soundness matters not raised in earlier sessions of the examination.

The Council will have an opportunity to explain any matters arising changes (MACs) that it may wish to promote as a result of the hearings. It will also confirm the arrangements for publicising any MACs. The Council will then be invited to make a closing statement.

All representors are welcome to attend this session.

**Close 1730 hours**