

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

**HEARINGS PROGRAMME AND LIST OF SESSIONS – VERSION 3  
(DATED 13<sup>th</sup> June 2012)**

**Tuesday 26 June 2012**

**Day 1                      1000 hours**

Inspector's opening statement (five minutes)

Council's opening statement (five minutes)

**All hearing sessions are open to the public. The Council will attend all hearing sessions. The names and representor references of other parties invited to speak are set out below.**

**SESSION 1              DEVELOPMENT STRATEGY/ VISION**

1. Does the Plan provide an appropriate spatial strategy for Blaenau Gwent? To what extent can it be considered to be locally distinctive? Might the strategy be considered to be an aspiration rather than one that is credible and capable of being delivered over the Plan period? Can the spatial strategy therefore be considered to be sound?
2. What research and evidence base underpins the regeneration and growth strategy the Council has chosen (refer SD19 to SD23)? What alternative strategies could the Council have considered?
3. Does the Plan strike the right balance between encouraging new development, seeking development contributions from investors and securing other goals such as enhancing the environment? In broad terms, would the scale, type and distribution of allocated lands in the Plan contribute to the sustainable future development of the borough?
- 4.



**Wednesday 27 June 2012**  
**Day 2                      09.30 hours**

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

**Affordable housing**

1.    What is the evidence base to justify the Plan's target of "at least" 10% of all developments that exceed the relevant threshold? Is the term "at least" unclear? If so, what are the implications for developers when seeking planning permission?
2.    What is the logic for different sites being required to provide different levels of affordable housing?
3.    What is the logic for the two thresholds chosen for requiringg. u1x'xH.iu'7,'x



**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**

1.    What is the logic for the proposed mix of uses and its site boundaries? Why does the Council seek to extend its boundaries (refer Focussed Change 16)?
- 2.



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





**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. Focussed Change 11 seeks to amend cycle route T1.7. What is the logic for this amendment? Has this amended route been drawn having regard to surrounding land uses including farmland used for sheep grazing and an appreciation of the number of existing gateways?

~~**Presentation of papers on agriculture and significant landscape area designations**~~

~~CCW (10) and Torfaen CBC (12) are invited to attend this session or else to prepare written representations in response to the Council's papers.~~



**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.

**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 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

**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.**

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**Programme Officer/ Swyddog Rhaglen : Jeanette John**

**Website/ Gwefan: <http://www.boeo-a.Gu'72660H.wu27xH09x.au10'7?H2'.nu9726?x?x.wu27xH09x.au67H?6x2>**

**Day 7**

**1300 hours**

**Day 7**  
**SESSION 16**

**1500 hours**  
**DELIVERING INFRASTRUCTURE**

1. Is there a clear delivery and implementation plan including funding arrangements to guide the policies and delivery of site allocations set out in the Plan?
2. What measures are in place for the Council and its partners to deliver the infrastructure pledges in the Plan? Are delivery mechanisms and responsibilities clearly defined between partners?
3. Are there any “show stoppers” that would jeopardise the spatial strategy and the implementation of policies to support it if they were delayed or not delivered through a lack of funding? Are the dependencies and the implications of any delay understood and provided for? What contingency measures are in place?
4. Is it always viable to impose requirements on developers for



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