Blaenau Gwent County Borough Council

Consultation Report - Review

Local Development Plan Review

June / Mehefin 2017

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1.0 INTRODUCTION

Need for a Full Review of the LDP

1.1 In November 2016, Blaenau Gwent County Borough Council commenced work on a full review of the adopted Local Development Plan (LDP) in order to ensure that the LDP remains up-to-date. The full review will culminate with the production of a review report which will set out what has been considered, which key stakeholders have been engaged and what needs to change and why.

What Form of Revision is required?

1.2 The review report must also make a conclusion on how the LDP should be revised, which can be either through a short form revision or a full revision procedure. In order to determine the type of revision procedure to be followed, consideration needs to be given to a number of factors, including the findings of preceding AMRs, significant contextual changes and updates to the evidence base. The views of key stakeholders can also make an important contribution to the deliberations on how the LDP should be taken forward.

Stakeholder Consultation and Workshop

1.3 In order to obtain the views of key stakeholders, a Discussion Paper was prepared and placed on consultation between 8th June and 6th July 2017. Key stakeholders were also invited to a workshop which was held on 21st June 2017.

Purpose of this report

1.4 The purpose of this Consultation Report is to record and analyse the views of stakeholders that attended the workshop and the comments received as part of the consultation exercise. These views have contributed to preparation of the Review Report and have helped inform the Council's decision on the LDP revision procedure to be followed.

2.0 STAKEHOLDER WORKSHOP

2.1 The purpose of the stakeholder workshop was to:

- share information on the full review of the LDP and the work undertaken to date;
- provide stakeholders with the opportunity to share their views on the Discussion Paper, particularly in respect of relevant contextual changes, key findings, suggested changes to the LDP and the approach to revising the LDP; and
- address any queries and questions.

2.2 Invitations were sent to a wide range of relevant stakeholders, including local organisations and agencies that operate or have an interest in Blaenau Gwent and specific consultation bodies, such as Natural Resources Wales and Dwr Cymru / Welsh Water (see Appendix A for the full list of stakeholders invited). Thirteen stakeholders attended the workshop along with four members of the Development Plans Team. A full list of attendees is provided in Appendix B.

2.3 As an introduction to the workshop, Lynda Healy (Team Manager - Development Plans) welcomed stakeholders before Justin Waite (Principal Planning

Whether stakeholders agree with the suggested changes to the LDP and that the main areas of where the LDP is not working have been identified?

Level of Growth

Group 1

2.6

Group 2

2.12 The Group agreed that the Welsh Government's household projections were an important consideration, but also indicated that the type of housing was also relevant. The need for the right type of affordable housing was highlighted and it was felt that better quality housing developments, supported by appropriate facilities, would attract people to the County Borough.

2.13

Affordable Housing Target

Group 1

2.18 The Group highlighted the continued pressure from the Welsh Government to maximise affordable housing through LDPs, and it was noted that the Vale of Glamorgan has a requirement for a £15,000 contribution towards affordable housing on single dwellings.

Group 2

2.25 There was general agreement within the Group that the approach to town centres should be reviewed, and that the degree of flexibility in allowing changes of use and town centre boundaries shoul

Group 2

2.32 There was general agreement that the deliverability of all undelivered allocations should be reassessed and there was a recognition that more upfront and detailed work is now required to demonstrate that sites are viable and deliverable. A benefit

3.11 Of the four stakeholders who specifically responded to this question, one agreed that the main changes to planning policy and the evidence base have been identified, one disagreed and two neither agreed nor disagreed.

Question 9: Do you agree that the main contextual changes have been identified?

APPENDIX A - Invitations Sent to Stakeholders

Name	Organisation/Section
John Payne	Local Agent
Michael Harris	Local Agent
Adrian Reed	Local Agent
Peter Barnes	Peter Barnes & Associates
Chris Meredith	Local Agent
Graham Worthington	Worthington Enterprises
Adrian Drew	Local Agent
Terry Morgan	Local Agent
Liz Hernon	Hernon Associates
Stefan Morgan	Morgan & Horowskyj
Mr Garner	EOS Architects
KJ Lloyd	KJ Lloyd Architect
Roger Field	FTAA Ltd
-	BB Design Services
Philip Tucker	Local Agent
Gwyn Humphreys	Local Agent

APPENDIX B – Workshop Attendees

Name	Organisation/Section
Veronika Brannovic	Gwent Wildlife Trust
Tracy Hughes	Nantyglo and Blaina Town Council
Terry Morgan	Local Agent
Owen Davies	Owen Davies Consulting
Francesca Sanders	LRM Planning Limited
Rhys Evans	

APPENDIX D – Workshop Agenda

9.45 – 10.00	**Registration with Refreshment**
10.00 – 10.30	**Welcome and Overview of the LDP Review Process and Discussion Paper**
10.30 – 11.45	**Workshop Session**
11.45 – 12.00	**Summing-**

APPENDIX E – Presentation

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ANNEX F –

Question 10 – Policy Effectiveness	Disagree	There is currently no specific Sustainable Drainage Systems (SuDS) policy and as such, we recommend that a policy and supporting text are included in the LDP to ensure that SuDS are implemented onto all new development proposals where appropriate. We would also recommend that the following policies are amended to ensure that our assets are appropriately protected. SP10 Protection and Enhancement of the Natural Environment			
		SE04	36	90.92	1i562trdtd37001pt6-7

Further Comments	-	The majority of the Blaenau Gwent is served by our Cardiff Bay Wastewater Treatment Works (WwTW) aside from the settlement of Brynmawr which has its own WwTW. Our Cardiff Bay WwTW is the largest in Wales and as such, there will be no problems in it accommodating the foul-only flows from the LDP growth. Dependant on the scale of growth in Brynmawr, we will assess the ability to accept foul-only flows when the level of growth is determined. Whilst there are isolated incidents of flooding on parts of the sewerage network throughout the Council area, there are no major issues. Similarly with water supply, there are no major issues. However, both sewerage and water supply are dependent on the location and scale of new development and hydraulic modelling may be required to determine if the growth proposed can be accommodated	The comments are noted and the Council will continue to engage with Welsh Water to ensure that the implications of future growth and development on the sewerage and water supply network are fully considered as part of the preparation of a revised LDP.

Allocations/Brownfield Land and Housing Density Targets			
Question 6 – Main Areas of Where LDP is not Working	-	-	-
Question 7 – Housing Requirement	-	-	-
Question 8 – Planning Policy/Evidence Base	-	-	-
Question 9 – Contextual Changes	-	-	-
Question 10 – Policy Effectiveness	-	-	-
Q11 – Revision Procedure	Agree	Based upon the contents of the Paper, the conclusion that a full revision is required appears logical and reasonable, and we support this conclusion.	The support for undertaking a full revision of the LDP is noted.
Further Comments	-	We have not had sight of the topic based background papers and we understand that these consider in more detail changes in national policy, other key contextual changes and the success or failure in the implementation and delivery of various elements of the LDP. We understand that these are not yet published. It is therefore difficult to comment further at this time.	The topic based background papers will be published on the Council's website along with the Review Report and stakeholders are welcome to make further representations to the Council, if necessary. Moreover, the Council will continue to engage with Natural Resources Wales throughout all key stages of the preparation of a revised LDP to ensure that the natural resources and future well-being of Blaenau Gwent continue to be preserved and enhanced.

		for the delivery of the serviced land opportunities. In this regard the strategy and proposals set by the existing LDP have provided confidence to invest in the site and this is an on-going process.	The positive progress and on-going work in bringing the Bryn Serth employment site forward for development is both noted and welcomed. It is also acknowledged that large scale employment sites of this nature can have long lead in times in bringing development forward, which can extend beyond a given plan period.
Question 2 – Spatial Distribution	Agree	We agree that the majority of growth should be concentrated in the North. As the duelling of the A465 continues and nears completion we believe that the northern part of the Authority will become a more attractive location for investment (as access significantly improves). The current plan has a clear development framework which has enabled investment in pre-development work. Indeed, there are long standing allocations in the North where significant work has been undertaken and continues to be undertaken. In this regard, our clients are in the process of preparing a Development Brief for Bryn Serth that it is hoped will facilitate and capitalise on investment opportunities. The existing framework provides a wholly appropriate means of guiding the recently announced investment by the WG in the automotive sector.	The support for the continued spatial distribution of growth between the Northern Strategy Area and Southern Strategy Area is noted.
Question 3 – Affordable Housing	Agree	We agree that the level sought should be reviewed. As before, the Plan should actively	

a AH contribution is not viable then none should be sought.

In this regard our client's proposals at Waun y Pound demonstrate that innovative solutions are achievable and this is based on an appropriate and flexible land supply. In this regard, our client's site will deliver a higher level affordable housing than was

Question 6 – Main Areas of Where LDP is not Working	Neither Agree nor Disagree	We agree that areas have been identified that are not presently working; however, we