

**Blaenau Gwent County Borough Council  
Cyngor Bwrdeisdref Sirol Blaenau Gwent  
Local Development Plan Examination  
Ymchwiliad Cynllun Datblygu Lleol |**

Page number	PO Ref Number	Policy/ para/ figure reference	Suggested change/ action	Council (agree/ alternative)	response disagree/
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## Session 10: Matters Arising Changes

PO Ref No.	Policy / paragraph.	Amendment
MA10.2	SP3	<p>Amend SP3 as follows:</p> <p>SP3 The Retail Hierarchy and Vitality and Viability of the Town Centres</p> <p>1. In order to deliver thriving town centres and protect local shopping facilities a retail hierarchy is defined as follows:</p> <p>Principal Town Centre</p> <p>a. Ebbw Vale will perform a sub regional retail role.</p> <p>District Town Centres</p> <p>b. Abertillery, Tredegar and Brynmawr will act as district shopping centres principally to serve the needs of their districts'. Brynmawr District Town Centre will be linked to the new retail provision at Lakeside Retail Park.</p> <p>Local Town Centre</p> <p>c. Blaina will act as a local shopping centre that will be protected and enhanced to provide facilities for the local communities.</p> <p>Neighbourhood Centres</p> <p>d. Local shops in neighbourhood centres will be protected to meet every day local shopping needs.</p> <p>2. In order to improve the vitality and viability of the town centres:</p> <p>a. Shops, offices and other commercial premises, where appropriate, will be upgraded by means of refurbishment and redevelopment;</p> <p>b. Opportunities to improve the retail offer will be implemented.</p> <p>c. The provision of better vehicular access and circulation arrangements, improved public transport facilities and provision of additional car parking spaces will be provided where necessary; and</p> <p>d. Disabled access and facilities will be improved.</p> <p><b>3. In order to address local retailing need, provision for 10,200 sq m of comparison and 2,445 sq m of convenience floorspace is required over the plan period.</b></p>

MA10.3  
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details of these calculations are provided in the Retailing Background Paper.

	<ul style="list-style-type: none"><li>• Residential Development - A Model Design Guide For Wales</li><li>• Access, Car Parking and Design Supplementary Planning Guidance</li><li>• A Design Guide for Householder Development</li><li>• Shopfronts and Advertisements</li><li>• <b>Updated</b> Hot Food Takeaways and Public Houses in Town Centres</li><li>• Renewable and Low Carbon Energy</li><li>• Planning Obligations</li><li>• Biodiversity and Geodiversity</li><li>• Trees and Development: A Guide to Incorporating Trees, Woodlands &amp; Hedgerows into Development Proposals</li><li>• Buildings and Structures of Local Importance</li><li>• Tredegar Heritage Initiative</li></ul>
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## **MA10.1**

MU2 'The Works' gained planning permission in 2007 for the redevelopment of the former Steelworks site. A masterplan has been prepared for the development of the site. The retail element for this site will consist of local convenience facilities including local shops and smaller commercial units.

Consideration was given to locating retail development on MU2, however it was considered that this would result in an adverse impact on Ebbw Vale town centre. There is a marked difference in the topography between Ebbw Vale town centre and 'The Works' site which would therefore result in the creation of two distinct retail centres.

A new southern gateway to Ebbw Vale town centre is proposed incorporating a commercial hub, direct, safe and convenient pedestrian connection between the town centre and 'The Works'. The development offers the opportunity to make a significant landmark statement at a key point where the mechanical link will bring people up from 'The Works' site.

With regard to allocation R1.1 Rhyd y Blew Retail Park, the site gained planning permission in 2006. The approval comprised of 13 retail units of varying sizes. The planning permission has been implemented through the undertaking of ground works, however no 'building' work has taken place.