**Inspector note to Council – List of Updates/Changes Needed to Matters Arising Schedule September 2014**

MAC 3.1:  Need to correct spelling of “inappropriate” in GP6 criterion iii).

MAC 3.2:  Reinstate change identified as MAC 3.3 in June 2014 Matters Arising Schedule, introducing additional text at end of paragraph 3.24 (explanatory text to policy GP5).

MAC 5.1:  (i) Change opening sentence in schedule to “Change policy H1 Housing Supply in accordance with Appendix 2 below”.

MAC 5.8:  Following hearing session 21, further change this MAC to reflect deletion of policy H15 and supporting text in its entirety and substitution of new policy H15 and supporting text concerning transit provision as agreed.

MAC 6.1:  Alter summary of change to “Replace Chapter 6 – Employment with new text, policies and allocations as set out in Appendix 4 below”.

MAC 10.1:  The action points following hearing session 9 indicate that policy M1 would be re-worded, having regard to the model condition cited in the Mineral Products Association submission and ensuring that minor development is not needlessly prohibited by the safeguarding policy. The proposed change does not adequately respond to these matters; in addition the use of “and” rather than “or” before sub-clauses ii) and iii) makes the policy more restrictive than necessary. The policy needs further redrafting, adhering more closely to the model condition in form and content (see possible policy text below).

MAC 12.1:  Following hearing session 21, existing OB4 MT13 needs to be deleted and replaced by the new monitoring indicator put forward by the Council at the session.

MAC 14.1 and throughout MAC 15 section of MAC Schedule:  Change all “Proposals Plan” references to “Proposals Map”, for consistency with printed title of proposals map and to accord with accepted convention and references within the Inspector’s report.

MAC 14.1:  Add SINCs (policy GP5) to list of Constraints Plan Designations (and show on constraints plan) and All Wales Coast Path (policy T8) to list of Proposals Map Designations (see MAC 15.16 below).

MAC 15.5:  Delete paragraph referring to area at Newport and Cardiff (north of Druidstone road), which duplicates MACs 15.3 and 15.4 above.

MAC 15.8:  Delete “Remaining safeguarded areas will be shown on the Constraints Plan”, and retain the 3 surviving SP16 annotations on the proposals
map (having considered this matter further, the Inspector now agrees that it is appropriate to indicate these on the proposals map).

MAC 15.10: Check September 2014 proposals map – Undeveloped Coastal Zone boundary does not appear to reflect reduced allocations at EM1 ii) and EM1 iv).

MAC 15.12: Correct the name of H35 to East Usk Yard.

MAC 15.16: Coastal Path not identified on proposals map. Correct the spelling of “coastal” in title and text.

Add MAC 15.23: Remove from proposals map key the references to Gypsy and Traveller Transit Accommodation/Policy H15. Remove H15 allocation at Celtic Way and H15/H16 allocation at former Ringland Allotments.

Add MAC 15.24: Change EM allocations on the proposals map in accordance with revised Employment chapter and policies therein.

Suggested text of policy M1:

M1 Safeguarding of Mineral Resource

DEVELOPMENT THAT WOULD BE INCOMPATIBLE WITH SAFEGUARDING HARDROCK OR SAND AND GRAVEL RESOURCES WITHIN THE MINERAL RESOURCE AREAS AS SHOWN ON THE PROPOSALS MAP WILL NOT BE PERMITTED UNLESS:

i) THE DEVELOPER CAN DEMONSTRATE THAT WORKING THE RESOURCE IS ECONOMICALLY OR PHYSICALLY IMPractical OR WOULD BE ENVIRONMENTALLY UNACCEPTABLE; OR

ii) THE MINERAL RESOURCE WILL BE EXTRACTED SATISFACTORILY BEFORE THE DEVELOPMENT IS UNDERTAKEN; OR

iii) THE DEVELOPMENT IS OF A TEMPORARY NATURE AND CAN BE COMPLETED AND THE SITE RETURNED TO A STATE THAT DOES NOT INHIBIT EXTRACTION WITHIN THE TIMESCALE THAT THE MINERAL IS LIKELY TO BE NEEDED; OR

iv) THERE IS AN OVERRIDING NEED FOR THE PROPOSED DEVELOPMENT; OR

v) THE DEVELOPMENT CONSTITUTES HOUSEHOLDER DEVELOPMENT OR WOULD CONSTITUTE INFILLING WITHIN AN EXISTING BUILT UP AREA.