

Blaenau Gwent County Borough Council
Cyngor Bwrdeisdref Sirol Blaenau Gwent



Habitat Regulation Assessment Screening of Focussed Changes

Sgrinio Aseiad Rheoliadau
Cynefinoedd o Newidiadau Penodol

Deposit Local Development Plan
Cynllun Adeneuo Datblygu Lleol

1.0 BGCBC Screening of LDP Focused Changes

- 1.1 The HRA (undertaken by Capita Symonds) reported that the LDP would adversely affect the integrity of 4 of the 5 European Sites identified from the HRA screening report, when considered in isolation from other plans and projects. However when considering the imposition of conditions or restrictions (mitigation) on the way the plan is to be carried out (through policies) it is reported that there would be no adverse effects on the integrity of the sites (see main HRA report for detailed discussion of mitigation measures already incorporated into the Plan).
- 1.2 Further recommendations to remove remaining potential adverse impacts includes:
- The inclusion, as an LDP strategic policy, or a clear statement that the proposed LDP and its components will meet the specific requirements of the Habitat Directive and will not adversely affect the integrity of sites concerned
 - That a clear statement be included in the LDP specifying that no development activity proposed under BGCBC deposit LDP will be allowed if it can be demonstrated that there is likely to be adverse impacts on the water resources, both locally and regionally.
 - That any development projects that could have any impact on connectivity corridors or cause indirect disturbance to the features (such as light, noise etc) must be subject to a project level HRA.
- 1.3 These recommendations have been incorporated into the LDP deposit plan as focused changes in addition to other changes proposed through wider consultation of the LDP deposit plan.
- 1.4 The majority of the proposed changes are minor in nature such as clarification of text, or the addition of detail to the text – changes made in order to ensure the LDP is clear and confirms with national guidance/policy.
- 1.5 For many of the proposed changes such as the addition of text/criterion within policies as well as deletion of sites and amendment of boundaries (including those added as a result of the LDP's HRA report), they strengthen and reinforce the protection and enhancement of biodiversity particularly in relation to the protection of European Sites through proposed development.
- 1.6 Those proposed changes that change existing boundaries including allocated sites, green wedge, preferred areas and settlement boundaries, either remove sensitive areas for biodiversity (and that may be affected through development), or enhance biodiversity protection areas.
- 1.7 In summary, the screening assessment of the proposed focused changes to the LDP does not change the findings of the HRA. Details

of the review are attached at Appendix 1. No changes are thought to have a Likely Significant Effect, when considering the existing mitigation measures provided for by the LDP in its policies, on any of the European sites (as identified in the HRA) either alone or in combination with other projects/plans. Therefore no Appropriate Assessment is required.

HABITAT REGULATION ASSESSMENT SCREENING OF FOCUSSED CHANGES

Appendix 1 – Screening of proposed Focused Changes

Change Number	Plan Section	Policy Paragraph Number	Proposed Change	Reason for change/Evidence	Additional HRA Screening Required
FC1.A	4. Vision and Objectives	Objective 2	By 2021, the population will have increased from 68,914 to 70,849 as a result of natural change and people being attracted to the area. The overall population structure will be generally in line with that of Wales.	<i>Reduction in population growth projections – updated housing requirement figure in line with latest WG populations and housing projections based on national guidance and accords with the LDP strategy</i>	<i>No HRA screening required. The change will have no effect on the outcome of the HRA.</i>
FC1.B	4. Vision and Objectives	Objective 3	By 2021, 3,500 new houses will have been built, approximately 1,000 of which will be affordable. New housing sites alongside improvements to existing houses will have helped create sustainable communities.	<i>Reduction in projected housing to be built – updated housing requirement figure in line with latest WG populations and housing projections based on national guidance and accords with the LDP strategy</i>	<i>No HRA screening required. The change will have no effect on the outcome of the HRA.</i>
FC1.C	5.0 Strategy	Para. 5.5	A key challenge for the area is to halt the declining population. A major part of this Strategy is to enable the growth in population from 68,914 to 70,849 . To accommodate this growth 3,500 new houses will be required between 2006-2021. A major part of this growth is a result of the increase in one-person households. Over 80% of new housing will be provided in the Northern Strategy Area with 52% in Ebbw Vale, mainly at two strategic sites which are Ebbw Vale Northern Corridor and 'The Works'. Tredegar will accommodate 22% and Upper Ebbw Fach 14% of the housing.	<i>Reduction in population growth and housing to be built. Increase in % of new housing to be provided in Ebbw Vale with a decrease in % in Tredegar and upper Ebbw Fach – updated housing requirement figure in line with latest WG populations and housing projections based on national guidance and accords with the LDP strategy</i>	<i>No HRA screening required. The change will have no effect on the outcome of the HRA.</i>
FC1.D	5.0 Strategy	Para 5.13	There is little opportunity to provide housing due to lack of suitable sites, thus only 12% of new houses are allocated in this area. The Plan concentrates on regenerating the area through encouraging re-use of under-used and derelict properties.	<i>Change in data - Updated housing requirement figure in line with latest WG populations and housing projections based on national guidance and reduction in houses in Tredegar - accords with the LDP strategy</i>	<i>No HRA screening required. The change will have no effect on the outcome of the HRA.</i>
FC1.E	6.0 Strategic Policies	Policy SP4	1. To stem out-migration and attract people to the area:	<i>Change in data – updated housing requirement figure inline with latest WG</i>	<i>No HRA screening required.</i>

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Change Number	Plan Section	Policy Paragraph Number	Proposed Change	Reason for change/Evidence	Additional HRA Screening Required						
			a. Provision is made for the development of 3,932 new dwellings in order to deliver the 3,500 new dwellings required to increase the population to 70,849 by 2021 ;	<i>populations and housing projections based on national guidance and accords with the LDP strategy</i>	<i>The change will have no effect on the outcome of the HRA.</i>						
FC1.F	6.0 Strategic Policies	Para. 6.30	The LDP provides a framework for the development of 3,500 new dwellings in Blaenau Gwent over the Plan period. The construction and distribution of this number of dwellings will assist in halting the process of depopulation and ensure a stable level of growth in the future. According to the WAG 2008 population projection the population is estimated to rise from 68,914 in 2006 to 70,849 in 2021. The corresponding WAG household projection identifies that 3,925 households will be required to meet this growth in population. The housing requirement figure has been translated to a dwelling requirement of 3,500 due to the need to reduce the vacancy rate from 5.7% to 4% over the Plan period. To provide sufficient land to accommodate the projected growth, the LDP makes provision for the construction of 3,932 dwellings. This represents 432 (12%) units more than the requirement figure of 3,500, to allow for choice and flexibility. Full details of these calculations are provided in the Population and Housing Background Paper.	<i>Change in data– updated housing requirement figures in line with latest WG populations and housing projections based on national guidance and reduction in housing in Tredegar areas -accords with the LDP strategy and national policy</i>	<i>No HRA screening required. The proposed change will not have an affect on the outcome of the HRA</i>						
FC1.G	6.0 Strategic Policies	Policy SP5	a. In order to create a network of sustainable linked hubs provision for new housing will be located in the following hub areas: <table style="margin-left: 40px; border: none;"> <tr> <td>Ebbw Vale</td> <td>1,614 dwellings</td> </tr> <tr> <td>Tredegar</td> <td>696 dwellings</td> </tr> <tr> <td>Upper Ebbw Fach</td> <td>438 dwellings</td> </tr> </table>	Ebbw Vale	1,614 dwellings	Tredegar	696 dwellings	Upper Ebbw Fach	438 dwellings	<i>Reduction in number of dwellings – updated housing requirement figure in line with latest WG populations and housing projections based on national guidance and reduction in number of houses in Tredegar area - accords with the LDP strategy and national policy</i>	<i>No HRA screening required. The change will have no effect on the outcome of the HRA.</i>
Ebbw Vale	1,614 dwellings										
Tredegar	696 dwellings										
Upper Ebbw Fach	438 dwellings										

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Change Number	Plan Section	Policy Paragraph Number	Proposed Change	Reason for change/Evidence	Additional HRA Screening Required						
			<p>Lower Ebbw Fach 358 dwellings</p> <p>b. An allowance for completions to date, windfall contributions, small sites, conversions and demolitions totalling 826 dwellings is made across the County Borough.</p> <p>c. The delivery of the housing requirement figure will be increased in five-year periods recognising the step change required to reach the higher completion figures.</p> <table style="margin-left: 40px; border-collapse: collapse;"> <tr> <td style="padding-right: 20px;">2006-2011</td> <td style="text-align: right;">700</td> </tr> <tr> <td>2011-2016</td> <td style="text-align: right;">1,300</td> </tr> <tr> <td>2016-2021</td> <td style="text-align: right;">1,500</td> </tr> </table>	2006-2011	700	2011-2016	1,300	2016-2021	1,500		
2006-2011	700										
2011-2016	1,300										
2016-2021	1,500										
FC1.H	6.0 Strategic Policies	Para. 6.35	Amended version of paragraph moved to 6.30 (see FC1.F)	<i>Additional information - updated housing requirement figure in line with latest WG populations and housing projections based on national guidance and accords with the LDP strategy and national policy</i>	<i>No HRA screening required. The change will have no effect on the outcome of the HRA.</i>						
FC1.I	6.0 Strategic Policies	Para. 6.36	In order to create a network of sustainable hubs, land has been allocated in the four hub areas in accordance with the capacity of the areas. Over 80% of the growth is located in the Heads of the Valleys area with 52% of the growth being centred within the principal hub of Ebbw Vale. This reflects the importance of Ebbw Vale, Brownfield opportunities and the limited number of suitable sites available in the South of the County Borough.	<i>Increase in new housing allocation in Ebbw Vale – updated housing requirement figure in line with latest WG populations and housing projections based on national guidance and reduction in number of houses in Tredegar area - accords with the LDP strategy and national policy</i>	<i>No HRA screening required. The change will have no effect on the outcome of the HRA.</i>						
FC1.J	6.0 Strategic Policies	Para 6.37	In recognition of the step change required to increase the build rate from current low levels it is considered appropriate to increase the requirement figure over five year periods. This will in no way change the overall requirement for	<i>Clarifies the position on the Plans approach to phasing which is already set out in Delivery and Implementation.</i>	<i>No HRA screening required. The change will have no effect on the outcome of the HRA.</i>						

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			the Plan period but enables the transition from the lower UDP figure to the higher LDP requirement. The figures will be used in the Housing Land Availability Study to identify the 5-year requirement, they are not intended to restrict development. The phased delivery figures and the phasing of sites included in Chapter 9 are only indicative and if the situation alters, it is acceptable for developments to come forward early.		
FC1.K	8.0 Allocations and Designations	Policy H1	Delete H1.4 Jesomondene Stadium, Cefn Golau from Policy H1 and the proposals map; and amend urban boundary to exclude the site as shown on map 1 attached at appendix 3.	<i>Sites no longer allocated for development and urban boundary amended accordingly – Amended plan to reflect deleted housing sites based on national guidance and accords with the LDP strategy and national policy</i>	<i>No HRA screening required. The change will have no effect on the outcome of the HRA.</i>
FC11.L	8.0 Allocations and Designations	Policy H1	Delete H1.5 Business Resource Centre, Tredegar from Policy H1 and the proposals map and identify the area within EMP2.5 the Employment Protection Area for Tafarnaubach as shown on maps 2 and 3 attached at appendix 3.	<i>Sites no longer allocated for housing but included in employment protection area – Amended plan to reflect deleted housing sites based on national guidance and accords with the LDP strategy and national policy</i>	<i>No HRA screening required. The change will have no effect on the outcome of the HRA.</i>
FC1.M	8.0 Allocations and Designations	Policy H1	Amend figures in Table H1 to reflect the deletion of the above sites	<i>Changes in table – Amended plan to reflect 2 deleted housing sites based on national guidance and accords with the LDP strategy and national policy</i>	<i>No HRA screening required. The change will have no effect on the outcome of the HRA.</i>
FC1.N	8.0 Allocations and Designations	Para. 8.28	In order to stimulate growth in the residential market, the LDP has allocated land for the construction of a further 1,399 dwellings above that which already has planning permission (1,707). The number of units on these sites was	<i>Reduction in land allocated for construction of further dwellings - accords with the LDP strategy and national policy</i>	<i>No HRA screening required. The change will have no effect on the outcome of the HRA.</i>

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			identified through the use of an average density of 35 per hectare. These figures are, however, indicative and higher or lower densities may be acceptable where the proposed development addresses other policy considerations including design and sustainability (Policy DM1). The units have been allocated across a range of sites in order to offer choice and flexibility. This will contribute to the diversification of the housing stock and secure viable sustainable futures for settlements in the north of the County Borough. Settlements in the south of the County Borough will rely more heavily on small sites and windfall development.		
FC2.A	4. Vision and Objectives	Objective 3	By 2021, 3,500 new houses will have been built, approximately 1,000 of which will be affordable. New housing sites alongside improvements to existing houses will have helped create sustainable communities.	<i>An increase in numbers of affordable houses – to ensure conformity with national guidance maximising affordable housing delivered through the planning system and provide further clarity on sources of affordable housing, according with the LDP strategy and national policy</i>	<i>No HRA screening required. The change will have no effect on the outcome of the HRA.</i>
FC2.B	6.0 Strategic Policies	SP4	2. To ensure that local housing need is met and sustainable linked communities are created: a A mix of dwelling types, sizes and tenure including at least 335 affordable dwellings will be delivered to meet the needs of Blaenau Gwent’s current and future population; and	<i>Increase in minimum number of affordable housing to be delivered – to ensure conformity with national guidance maximising affordable housing delivered through the planning system and provide further clarity on sources of affordable housing, according with the LDP strategy and national policy</i>	<i>No HRA screening required. The change will have no effect on the outcome of the HRA.</i>
FC2.C	6.0 Strategic Policies	Paragraph 6.32	FC2.C: Amend paragraph 6.32 to read as follows: or importance to the Strategy is the delivery of sustainable linked communities. To create sustainable communities, developments must	<i>Additional information – to ensure conformity with national guidance maximising affordable housing delivered through the planning system and provide further clarity on sources of</i>	<i>No HRA screening required. The change will have no effect on the outcome of the HRA.</i>

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			include a mix of dwelling types, sizes and tenure, including new affordable dwellings. The Local Housing Market Assessment (2006) identifies that 86 units per annum need to be provided which equates to 1,290 over the Plan period. This figure deals with the backlog, current and anticipated need over the Plan period. The level of need has also taken account of any impact of the private rental sector given that this sector could be affordable to some who could not afford to buy or obtain a mortgage on market housing. The Affordable Housing Viability Study (2010) identifies that housing sites can deliver 10% affordable units without social housing grant. The Plan is therefore able to deliver 335 new affordable dwellings, through the use of planning obligations on qualifying sites and based on an estimate of the number of affordable housing exception dwellings coming forward over the Plan period.	<i>affordable housing, according with the LDP strategy and national policy</i>	
FC2.D	6.0 Strategic Policies	Paragraph 6.33	The target of at least 335 units delivered through the planning system forms part of a wider total of 1,000 affordable housing units which it is estimated could be provided using all other delivery mechanisms. Further information in respect of these figures is contained in the Affordable Housing Background Paper (2011). Guidance in relation to the provision of affordable housing is contained in the Supplementary Planning Guidance on Planning Obligations.	<i>Additional information – to ensure conformity with national guidance maximising affordable housing delivered through the planning system and provide further clarity on sources of affordable housing, according with the LDP strategy and national policy</i>	<i>No HRA screening required. The change will have no effect on the outcome of the HRA.</i>
FC2.E	7.0 Development Management	Paragraph 7.61	To ensure the delivery of affordable housing in accordance with the identified need, the Council will seek the provision of at least 10% affordable	<i>Additional information – to ensure conformity with national guidance maximising affordable housing</i>	<i>No HRA screening required. The change will have no effect</i>

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	Policies		housing on sites of 10 residential units and over or sites that exceed 0.28 hectares in size (gross site area). The percentage is by definition a minimum threshold and a higher percentage of affordable housing provision will be sought where the development can support it. When adjacent sites taken together exceed these thresholds affordable housing will be sought.	<i>delivered through the planning system and provide further clarity on sources of affordable housing, according with the LDP strategy and national policy</i>	<i>on the outcome of the HRA.</i>
FC2.F	7.0 Development Management Policies	Paragraph 7.62	The Council's Empty Property Strategy identifies over 200 properties that are long term vacant. These properties can have a significant adverse impact on the character and appearance of a settlement. In order to address this issue and increase the overall provision of affordable homes the Council will, in certain circumstances, seek financial contributions from developers. For instance, where the application of the 10% requirement would create 'part' of an affordable dwelling. The Council will expect the whole dwelling to be provided on site and the 'partial dwelling' to be provided via a developer contribution in-lieu of on-site provision. It may also occur where on-site provision is not considered appropriate and off site units cannot be delivered as an alternative site is not available.	<i>Additional information – to ensure conformity with national guidance maximising affordable housing delivered through the planning system and provide further clarity on sources of affordable housing, according with the LDP strategy and national policy</i>	<i>No HRA screening required. The change will have no effect on the outcome of the HRA.</i>
FC3.A	6.0 Strategic Policies	Policy SP4	b. Provision will be made for 4 pitches for unmet gypsy and traveller accommodation.	<i>Reduction in number of pitches for gypsy and traveller accommodation – to ensure conformity with national guidance and provide further clarity, according with LDP strategy and national policy</i>	<i>No HRA screening required. The change will have no effect on the outcome of the HRA.</i>
FC3.B	6.0 Strategic Policies	Paragraph 6.34	The Blaenau Gwent Gypsy & Traveller Housing Needs Assessment (September 2011) identifies the need for a further 4 pitches in Blaenau Gwent.	<i>Additional information – to ensure conformity with national guidance and provide further clarity, according with LDP strategy and national policy</i>	<i>No HRA screening required. The change will have no effect on the outcome of the HRA.</i>

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FC3.C	8.0 Allocations and Designations	Policy GT1	Land is allocated south of the Cwmcraehen Gypsy and Traveller Site to accommodate 4 pitches	<i>Reduction in number of pitches for gypsy and traveller accommodation – to ensure conformity with national guidance and provide further clarity, according with LDP strategy and national policy</i>	No HRA screening required. <i>The change will have no effect on the outcome of the HRA.</i>
FC3.D	8.0 Allocations and Designations	Paragraph 8.31	The Blaenau Gwent Gypsy & Traveller Housing Needs Assessment (September 2011) identifies the need for a further 4 pitches in Blaenau Gwent. It is proposed that this demand is met through an extension to the existing site at Cwmcraehen.	<i>Additional information – to ensure conformity with national guidance and provide further clarity, according with LDP strategy and national policy</i>	No HRA screening required. <i>The change will have no effect on the outcome of the HRA.</i>
FC4	6.0 Strategic Policies	SP1	Promoting Ebbw Vale as the principal hub for Blaenau Gwent, where the majority of social and economic growth will be accommodated including major retail expansion, administrative and cultural developments.	<i>Additional information – to provide clarity on what the plan is delivering, according with LDP strategy and national policy</i>	No HRA screening required. <i>The change will have no effect on the outcome of the HRA.</i>
FC5.A	6.0 Vision and Objectives	Objective 12	The valuable landscape of Blaenau Gwent has been protected, enhanced and managed together with the natural heritage, helped foster sustainable tourism and promoted community pride.	<i>Additional information – To ensure conformity with national guidance and provide further clarity on the environment, according with LDP strategy and national policy</i>	No HRA screening required. <i>The change will have no effect on the outcome of the HRA.</i> <i>Additional text strengthens existing policy to protect and enhance biodiversity.</i>
FC5.B	6.0 Strategic Policies	Paragraph 6.6	The Ebbw Vale Northern Corridor site is allocated for mixed-use including housing, employment and leisure. One of the strengths of the site is its position relative to the Heads of the Valleys Road and its role as a Northern gateway into the centre of Ebbw Vale. Over 70 hectares of land is or will become available over the Plan period part of which is a strategic employment site located in a prime position along the Heads of the Valleys Road. The site offers opportunities to	<i>Additional information - to ensure conformity with national guidance and provide further clarity on the environment, according with LDP strategy and national policy</i>	No HRA screening required. <i>The change will have no effect on the outcome of the HRA.</i> <i>The additional text reinforces the protection of biodiversity within strategic development areas</i>

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			respond to community needs and integrate environmental aspects for positive benefits.		
FC5.C	6.0 Strategic Policies	Policy SP10	<p>Blaenau Gwent's unique, natural environment and designated landscape will be protected, and, where appropriate, enhanced. This will be achieved through:</p> <ol style="list-style-type: none"> a. Protecting national, European and international nature conservation sites in line with national planning policy as well as other species and habitats identified as priorities for nature conservation; b. Protecting those attributes and features which make a significant contribution to the character, quality and amenity of the landscape; c. Maintaining and enhancing the Green Infrastructure including creating a network of local wildlife sites and wildlife corridors, links and stepping stones; d. Ensuring that development retains, protects and enhances features of ecological or geological interest, and provides for the appropriate management of these features; e. Ensuring development seeks to produce a net gain in biodiversity by designing in wildlife, and ensuring any unavoidable impacts are appropriately mitigated for; 	<i>Additional information - to ensure conformity with national guidance and provide further clarity on the environment, according with LDP strategy and national policy</i>	<p>No HRA screening required.</p> <p>The change will have no effect on the outcome of the HRA.</p> <p>Additional text strengthens existing policy to protect and enhance biodiversity.</p>
FC5.D	6.0 Strategic Policies	Paragraph 6.6	<p>The local natural environment has seen considerable changes over the past 30 years. As the pressures put upon it by heavy industry have subsided, the visual and wildlife qualities that are unique to the area have significantly increased. The Strategy aims to protect and enhance the local landscape, biodiversity and geodiversity.</p>	<i>Additional information - to ensure conformity with national guidance and provide further clarity on the environment, according with LDP strategy and national policy</i>	<p>No HRA screening required.</p> <p>The change will have no effect on the outcome of the HRA.</p> <p>Additional text strengthens existing policy to protect and</p>

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			<p>This will be achieved through the identification, protection and enhancement of international, European, national and locally important sites as well as habitats and species across the Borough.</p> <p>In accordance with the Habitats Directive (Council Directive 92/43/EEC) development will not be permitted where it adversely affects the integrity of these sites. Blaenau Gwent does not contain any European sites, although several SACS are in close proximity. It does, however, contain 2 SSSIs which are sites of national importance. Designated landscapes include local designations such as Special Landscape Areas as well as national designations such as national parks. Relevant authorities have a legal duty under section 62(2) of the Environment Act 1995 to have regard to the purposes for which National Parks are designated. Thus any development within Blaenau Gwent should not have an unacceptable impact on the setting of Brecon Beacons National Park which is in close proximity.</p>		<p><i>enhance biodiversity including the European sites network, in line with HRA requirements.</i></p>
FC5.E	6.0 Strategic Policies	Paragraph 6.68	<p>The natural environment is diverse and widespread including specific biodiversity protection for areas and habitats and species including national and local designations. It is important that these are protected from inappropriate development but, where the need for the development outweighs the nature conservation importance of the site and it can be demonstrated that the development cannot reasonably be located elsewhere, mitigation and/or compensation will be required to ensure that there is no net loss of biodiversity. Mitigation will</p>	<p><i>Additional information - to ensure conformity with national guidance and provide further clarity on the environment, according with LDP strategy and national policy</i></p>	<p><i>No HRA screening required.</i></p> <p><i>The change will have no effect on the outcome of the HRA.</i></p> <p><i>Additional text strengthens existing policy to protect and enhance biodiversity.</i></p>

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			be necessary to offset any negative effects and where this is not possible, compensatory provision equivalent in value to that lost as a result of the development will be necessary. Mitigation may mean on-site or off-site mitigation and will be delivered through S106 agreements and planning conditions. However, development will be encouraged to result in a net improvement in terms of biodiversity by taking account of it as part of any development.		
FC5.F	7.0 Development Management Policies	Policy DM15	<p>a. It maintains or enhances the ecological or geological importance of the designation and species, or</p> <p>b. The need for the development outweighs the nature conservation importance of the site/species and it can be demonstrated that the development cannot reasonably be located elsewhere and compensatory provision will be made equivalent to that lost as a result of the development.</p>	<i>Additional information - to ensure conformity with national guidance and provide further clarity on the environment, according with LDP strategy and national policy</i>	<p>No HRA screening required.</p> <p><i>The change will have no effect on the outcome of the HRA.</i></p> <p><i>Additional text strengthens existing policy to protect and enhance biodiversity.</i></p>
FC5.G	7.0 Development Management Policies	Paragraph 7.82	Blaenau Gwent is an area with a rich and diverse natural environment, including specific biodiversity protection for areas and habitats and species including international, national and local designations. Proposals which are likely to have a significant effect on international and nationally designated sites will be assessed in accordance with national planning policy. This element of the Policy applies to locally designated sites, for example, the 137 Sites of Importance for Nature Conservation (SINCS) and 6 Local Nature Reserves. It also applies to sites which contain habitats and species identified as priorities in either the UK or Local Biodiversity Action Plan (LBAP) and landscape features which may	<i>Additional information - to ensure conformity with national guidance and provide further clarity on the environment, according with LDP strategy and national policy</i>	<p>No HRA screening required.</p> <p><i>The change will have no effect on the outcome of the HRA.</i></p> <p><i>Additional text strengthens existing policy to protect and enhance biodiversity.</i></p>

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			provide ecological corridors or 'stepping stones' between habitats		
FC5.H	8.0 Allocations and Designations	Policy MU1	In accordance with Policy SP1 land is allocated north of Ebbw Vale Town Centre for the construction of approximately 700 dwellings, a commercial leisure hub, road side services, employment, a strategic mixed-use employment site and a network of green links.	<i>Additional information - to ensure conformity with national guidance and provide further clarity on the environment, according with LDP strategy and national policy</i>	<i>No HRA screening required. The change will have no effect on the outcome of the HRA. The additional text reinforces the protection of biodiversity within strategic development areas</i>
FC5.I	8.0 Allocations and Designations	Paragraph 8.9	The Ebbw Vale Sustainable Development Framework has assessed the development potential of the area and has identified the following elements: <ul style="list-style-type: none"> • Strategic mixed-use employment site – on land at Rhyd-y-Blew (13.2 ha); • Employment and road side services - at Bryn Serth (10.5 ha); • Commercial leisure hub – commercial leisure and associated A3 uses (4 ha); and • Residential - 700 units including 10% affordable housing on three parcels of land (23 ha) <i>(It should be noted that not all of the existing facilities are required to relocate to enable the provision of 700 dwellings).</i> • A network of green links – to allow the effective integration of the SINC's and other key habitat areas. 	<i>Addition of green links within the Ebbw Vale Sustainable Framework - to ensure conformity with national guidance and provide further clarity on the environment, according with LDP strategy and national policy</i>	<i>No HRA screening required. The change will have no effect on the outcome of the HRA. The additional text reinforces the protection of biodiversity within strategic development areas</i>

HABITAT REGULATION ASSESSMENT SCREENING OF FOCUSSED CHANGES

Change Number	Plan Section	Policy Paragraph Number	Proposed Change	Reason for change/Evidence	Additional HRA Screening Required
FC6	7.0 Development Management Policies	Policy DM2	b. They are of good design which reinforces local character and distinctiveness of the area or improves areas of poor design and layout;	<i>Clarification of existing information – to ensure conformity with national guidance and provide further clarity, according with LDP strategy and national policy</i>	<i>No HRA screening required. The change will have no effect on the outcome of the HRA.</i>
FC7.A	6.0 Strategic Policies	Policy SP10	f. Ensuring development proposals do not have an unacceptable adverse impact upon the water environment and contribute to improving water quality where practicable	<i>Inclusion of policy to protect the water environment and improve water quality- to ensure conformity with national guidance to improve water quality, according with LDP strategy and national policy</i>	<i>No HRA screening required. The change will have no effect on the outcome of the HRA. The additional criterion within this policy provides for protection of the water environment including water quality in relation to proposed developments, in line with HRA requirements</i>
FC7.B	6.0 Strategic Policies	Paragraph 6.6	The natural environment also covers water. This policy promotes the protection and improvement of the quality and quantity of controlled waters within the County Borough, including the surface and groundwater resource. Development will not be allowed if it is demonstrated that there is likely to be adverse impact on the water resources, both locally and regionally. Policy DM3 provides more detail and should be referred to when considering development proposals affecting the water environment.	<i>Additional information - to ensure conformity with national guidance to improve water quality, according with LDP strategy and national policy</i>	<i>No HRA screening required. The change will have no effect on the outcome of the HRA. The additional text strengthens policies which provides for protection of the water environment including water quality in relation to proposed developments, in line with HRA requirements</i>
FC7.C	6.0 Strategic Policies	Cross Reference Box	Add policy cross reference to Policy DM3.	<i>Additional information - to ensure conformity with national guidance to improve water quality, according with LDP strategy and national policy</i>	<i>No HRA screening required. The change will have no effect on the outcome of the HRA.</i>
FC7.D	7.0	Policy DM3	Development proposals will be permitted where:	<i>Inclusion of criterion to protect the water</i>	<i>No HRA screening required.</i>

HABITAT REGULATION ASSESSMENT SCREENING OF FOCUSED CHANGES

Change Number	Plan Section	Policy Paragraph Number	Proposed Change	Reason for change/Evidence	Additional HRA Screening Required
	Development Management Policies		<p>They do not have an adverse impact upon the water environment or pose an unacceptable risk to the quality of controlled waters (including groundwater and surface water); and</p> <p>b. They contribute to improving water quality wherever practicable; and</p> <p>c. They do not result in airborne emissions which have an unacceptable effect on the health, amenity or natural environment of the surrounding area, taking into account cumulative effects of other proposed or existing sources of air pollution in the vicinity.</p>	<p><i>environment and improve water quality- to ensure conformity with national guidance to improve water quality, according with LDP strategy and national policy</i></p>	<p><i>The change will have no effect on the outcome of the HRA.</i></p> <p><i>The additional criterion strengthens policies, which provide for protection of the water environment including water quality in relation to proposed developments, in line with HRA requirements</i></p>
FC7.E	7.0 Development Management Policies	Paragraph 7.24	<p>The EU Water Framework Directive (2000/60/EC) establishes a strategic approach to water management and a common means of protecting and setting environmental objectives for all ground waters and surface waters. It aims to protect and restore clean water and ensure its long-term sustainable use. National planning policy emphasises that planning controls should be used to ensure incompatible uses of land are separated, in order to avoid potential conflict between different types of development. At present the County Borough's rivers and groundwater are failing to reach the 'Good Status' required by the Water Framework Directive due to sewer overflows, pollution from industrial estates and old mines and issues with fish migration. The Council is proactively working to help clean, protect and preserve Blaenau Gwent's rivers through a number of</p>	<p><i>Inclusion of additional wording to protect the water environment and improve water quality- to ensure conformity with national guidance to improve water quality, according with LDP strategy and national policy</i></p>	<p><i>No HRA screening required.</i></p> <p><i>The change will have no effect on the outcome of the HRA.</i></p> <p><i>The additional text strengthens the policy which provides for protection of the water environment including water quality in relation to proposed developments, in line with HRA requirements</i></p>

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Change Number	Plan Section	Policy Paragraph Number	Proposed Change	Reason for change/Evidence	Additional HRA Screening Required
			environmental projects.		
FC7.F	7.0 Development Management Policies	Paragraph 7.25	Development will only be allowed where adequate provision is made for the necessary infrastructure to secure the protection of water quality and quantity and, wherever practicable, improve water quality. Consideration will be given to the quality and quantity of the water resource and how this impacts upon the wider environment in terms of improving fish migration through removal of obstructions, preventing further deterioration of aquatic ecosystems associated habitats, fisheries, promoting the sustainable use of water and controlling water abstractions. Planning permission may be granted subject to conditions to secure the necessary measures, or developers may be required to enter into Planning Obligations. Applications that cannot provide adequate protection of watercourses, ground and surface water will be refused.	<i>Inclusion of additional wording to protect the water environment and improve water quality- to ensure conformity with national guidance to improve water quality, according with LDP strategy and national policy</i>	<i>No HRA screening required. The change will have no effect on the outcome of the HRA. The additional text strengthens the policy which provides for protection of the water environment including water quality in relation to proposed developments, in line with HRA requirements</i>
FC7.G	7.0 Development Management Policies	Cross Reference Box	Add policy cross reference to Policy SP10.	<i>Additional information - to ensure conformity with national guidance to improve water quality, according with LDP strategy and national policy</i>	<i>No HRA screening required. The change will have no effect on the outcome of the HRA.</i>
FC8	7.0 Development Management Policies	Policy DM10	DM10 Caravan Sites for Gypsies and Travellers New sites will be permitted where: a. The site is well related to community facilities and services; b. Adequate landscaping and planting with appropriate trees and shrubs helps the site blend into its surroundings; c. The site is capable of being provided with foul and surface water drainage, including appropriate infrastructure and facilities to manage wastes;	<i>Clarification of criterion – to ensure conformity with WG circular 30/2007, according with LDP strategy and national policy</i>	<i>No HRA screening required. The change will have no effect on the outcome of the HRA. The additional criterion reinforces the protection of biodiversity in relation to development proposals</i>

HABITAT REGULATION ASSESSMENT SCREENING OF FOCUSED CHANGES

Change Number	Plan Section	Policy Paragraph Number	Proposed Change	Reason for change/Evidence	Additional HRA Screening Required
			<p>d. The site can accommodate residential and home-based business uses without detriment to the amenity and character of the area;</p> <p>e. In the case of a transit or touring site, it has good access to the primary highway network.</p>		
FC9.A	7.0 Development Management Policies	Policy DM19	<p>Proposals for mineral extraction and associated development, including the tipping of mineral waste and the reworking of tips, will be permitted where:</p> <p>a. For non-energy minerals a proven need has been established for the material involved, either in a local, regional or national context;</p> <p>b. Where appropriate, an assessment has been made that demonstrates that it would not be feasible to supply the mineral from secondary sources;</p>	<i>Additional information – to ensure conformity with national guidance and enable flexibility in the application of policy DM19, according with LDP strategy and national policy</i>	<p>No HRA screening required.</p> <p><i>The change will have no effect on the outcome of the HRA.</i></p>
FC9.B	7.0 Development Management Policies	Policy DM20	b. There is an overriding need for the development and prior extraction cannot reasonably be undertaken; or	<i>Deletion of criterion – to ensure conformity with national guidance and enable flexibility in the application of policy DM19, according with LDP strategy and national policy</i>	<p>No HRA screening required.</p> <p><i>The change will have no effect on the outcome of the HRA.</i></p>
FC10.A	8.0 Allocations and Designations	Policy ENV1.2	Amend the boundary of Policy ENV1.2 on the proposals map to extend the Green Wedge	<i>Extension of green wedge boundary- to enable the protection of an ecological corridor and strengthen the green wedge</i>	<p>No HRA screening required.</p> <p><i>The change will have no effect on the outcome of the HRA.</i></p> <p><i>The expanded green wedge boundary will strengthen the protection of biodiversity within</i></p>

HABITAT REGULATION ASSESSMENT SCREENING OF FOCUSSED CHANGES

Change Number	Plan Section	Policy Paragraph Number	Proposed Change	Reason for change/Evidence	Additional HRA Screening Required
					<i>strategic development areas</i>
FC10.B	8.0 Allocations and Designations	Policy MU1	Amend the boundary of Policy MU1 on the proposals map to enable the extension of the Green Wedge	<i>Extension of green wedge boundary- to enable the protection of an ecological corridor and strengthen the green wedge</i>	<p><i>No HRA screening required.</i></p> <p><i>The change will have no effect on the outcome of the HRA.</i></p> <p><i>The expanded green wedge boundary will strengthen the protection of biodiversity within strategic development areas</i></p>
FC10.C	8.0 Allocations and Designations	Policy EMP1.8	Amend the boundary of Policy EMP1.8 on the proposals map to enable the extension of the Green Wedge	<i>Extension of green wedge boundary- to enable the protection of an ecological corridor and strengthen the green wedge</i>	<p><i>No HRA screening required.</i></p> <p><i>The change will have no effect on the outcome of the HRA.</i></p> <p><i>The expanded green wedge boundary will strengthen the protection of biodiversity within strategic development areas</i></p>
FC11/10	8.0 Allocations and Designations	Policy T1.7	Amend the proposals map by deleting the identified cycle route T1.7 Bedwellty Pits, Tredegar to County Borough and replacing with the new route	<i>Change of cycle route - to update the plan in relation to progress with the identification of an appropriate route</i>	<p><i>No HRA screening required.</i></p> <p><i>The change will have no effect on the outcome of the HRA.</i></p> <p><i>The proposed route should be assessed (similarly to the original route) as having no LSE, due to the existing policies, which mitigate for any impacts that may occur.</i></p> <p><i>It is likely that the proposed alternative route will reduce the likelihood of impacts on biodiversity</i></p>

HABITAT REGULATION ASSESSMENT SCREENING OF FOCUSED CHANGES

Change Number	Plan Section	Policy Paragraph Number	Proposed Change	Reason for change/Evidence	Additional HRA Screening Required
FC12.A	8.0 Allocations and Designations	Policy M2.1	Amend the boundary of Policy M2.1 on the proposals map to reflect the boundary of the IDO	<i>Increased buffer around Trefil quarry - To accord with national guidance regarding dormant mineral sites, according with LDP strategy and national policy</i>	<i>No HRA screening required. The change will have no effect on the outcome of the HRA.</i>
FC12.B	8.0 Allocations and Designations	Paragraph 8.82	Mineral Buffer zones are shown around all quarries and mineral operations, including dormant sites. The purpose of the buffer zone is to safeguard mineral reserves for future working, by ensuring they are not sterilised by alternative development, but also to ensure the environmental effects of quarrying/mining do not adversely affect sensitive development (including residential areas, hospitals and schools). However, development such as extensions to existing properties, small infill development within settlement boundaries would normally be permitted. Mineral Buffer Zones have been identified around the limestone quarry at Trefil, the open cast coal recovery operation at Six Bells and around Blaentillary Drift, which is located in Torfaen County Borough. In the case of the buffer zone at Trefil the boundary is identified around the dormant part of the quarry in addition to the active part. Whilst dormant sites retain permission, full modern conditions would be applied to the extant permission in accordance with national guidance prior to any working recommencing on site. National guidance also recognises the importance of determining the future use of dormant sites to give certainty to local communities that may be affected by future mineral operations. Having regard to	<i>Additional information - to accord with national guidance regarding dormant mineral sites, according with LDP strategy and national policy</i>	<i>No HRA screening required. The change will have no effect on the outcome of the HRA.</i>

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Change Number	Plan Section	Policy Paragraph Number	Proposed Change	Reason for change/Evidence	Additional HRA Screening Required
			this, the Council will consider an appropriate strategy for the future use and restoration of the site which may include a Prohibition Order.		
FC13.A	8.0 Allocations and Designations	Policy M4.1	Amend the proposals map to delete part of the Preferred Area of Policy M4.1	<i>Amendment of boundary – to accord with national guidance regarding protection on the environment, according with LDP strategy and national policy</i>	<i>No HRA screening required. The change will have no effect on the outcome of the HRA. The proposed amendments to the preferred area boundary, reinforce policies to protect and enhance biodiversity, in line with HRA requirements</i>
FC13.B	8.0 Allocations and Designations	Policy M4.1	Amend the buffer around Preferred Area of Policy M4.1 to reflect the amendment to Preferred Area	<i>Amendment of boundary – to accord with national guidance regarding protection on the environment, according with LDP strategy and national policy</i>	<i>No HRA screening required. The change will have no effect on the outcome of the HRA. The proposed amendments to the preferred area boundary, reinforce policies to protect and enhance biodiversity, in line with HRA requirements</i>
FC14	9.0 Delivery & Implementation	Survey Requirements Table	Amend table to identify further allocations, an additional column, amend title of an existing column and amend a number of survey requirements, as identified in appendix 1 of the Statement of Focussed Changes	<i>Tables updated to reflect comments to provide further clarity and meet HRA requirements, according with LDP strategy and national policy</i>	<i>No HRA screening required. The change will have no effect on the outcome of the HRA.</i>
FC15	Appendix 1	Monitoring	Amend Monitoring table as identified in appendix 2 of the Statement of Focussed Changes	<i>Tables updated to reflect comments – to accord with national guidance and provide further clarity, according with LDP strategy and national policy</i>	<i>No HRA screening required. The change will have no effect on the outcome of the HRA.</i>
FC16	Proposals		Amend the proposals map to extend the	<i>Additional information on extent of flood</i>	<i>No HRA screening required.</i>

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Change Number	Plan Section	Policy Paragraph Number	Proposed Change	Reason for change/Evidence	Additional HRA Screening Required
	Map		boundary of Policy ED1.2	<i>risk area and needs of school –to accord with national guidance and provide further clarity according with LDP strategy and national policy.</i>	<i>The change will have no effect on the outcome of the HRA. The proposed extension should be assessed) as having possible significant but impact could be mitigated.</i>
MC.1	1.0 Introduction	Paragraph 1.1	A Local Development Plan (LDP) guides the future development of an area. The LDP provides a clear vision for how new development can address the challenges faced by the County and where, when and how much new development can take place up to 2021. The aim is to provide developers and the public with certainty about the planning framework for Blaenau Gwent, excluding the area that falls into Brecon Beacons National Park. The Brecon Beacons National Park Authority is preparing a Local Development Plan for the whole area. Once adopted, the Council will have to comply with this LDP when making decisions on planning applications unless there are good reasons to do otherwise.	<i>Additional information – to accord with national guidance and provide further clarity, according with LDP strategy and national policy</i>	<i>No HRA screening required. The change will have no effect on the outcome of the HRA.</i>
MC.2	1.0 Introduction	Paragraph 1.13	The Council has worked with representatives from public, private and voluntary organisations, through a series of facilitated workshops, to identify issues and options in the context of general work on the choice of strategy and specific research studies. These events are documented and are part of the evidence base. The Council has also undertaken public consultation on the preferred strategy. The views and information from these processes have all helped to form the LDP. In preparing the	<i>Additional information – to provide further clarity in relation to the plans relationship with existing and emerging LDP's of neighbouring plan areas, according with LDP strategy and national policy</i>	<i>No HRA screening required. The change will have no effect on the outcome of the HRA.</i>

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Change Number	Plan Section	Policy Paragraph Number	Proposed Change	Reason for change/Evidence	Additional HRA Screening Required
			Deposit Plan, the Council has worked closely with neighbouring local planning authorities to ensure cross boundary issues have been taken into account.		
MC.3	1.0 Introduction	Paragraph 7.3	Move paragraph 7.3 to follow heading HOW TO USE THIS DOCUMENT (before paragraph 1.16)	<i>Additional information – to make the document more user friendly, according with LDP strategy and national policy</i>	<i>No HRA screening required. The change will have no effect on the outcome of the HRA.</i>
MC.4	3.0 Blaenau Gwent Context and Challenges		The Welsh language is integral to the character, culture and history of Wales. Whilst Blaenau Gwent does not have a large Welsh speaking population as found in other parts of the Country, the Council is keen to ensure that the spatial planning system protects and enhances Welsh culture and language where possible.	<i>Additional information – to provide clarity on how the needs and interests of the Welsh language have been taken into account, according with LDP strategy and national policy</i>	<i>No HRA screening required. The change will have no effect on the outcome of the HRA.</i>
MC.5	6.0 Strategic Policies	Policy SP2	Proposals in the Southern Strategy Area will be required to regenerate the area by: - a. Ensuring that the district hub of Abertillery is well connected with it's hub area , Ebbw Vale and the wider region through safe, frequent and reliable public transport links; b. Supporting Abertillery District Town Centre in developing complementary roles around culture, leisure and tourism; c. Delivering 'Activity Tourism' opportunities in the area; d. Ensuring the removal of dereliction by promoting the reuse of under used and derelict land and buildings; e. Delivering regeneration schemes which provide residential development and infrastructure; and f. Building on the unique identity of the area by protecting and enhancing the built heritage and the natural environment.	<i>Additional information – to provide further clarity and conform with national guidance, according with LDP strategy</i>	<i>No HRA screening required. The change will have no effect on the outcome of the HRA.</i>

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Change Number	Plan Section	Policy Paragraph Number	Proposed Change	Reason for change/Evidence	Additional HRA Screening Required
MC.6	6.0 Strategic Policies	Paragraph 6.17	Abertillery District Town Centre will explore opportunities to develop complementary roles around leisure and tourism. The Guardian at Parc Arrael Griffin is already proving to be a popular tourist attraction which Abertillery should look to benefit from. One of the strengths of Abertillery District Town Centre is the position of the centre relative to woodland and upland landscapes. There are opportunities to develop new infrastructure to enable people to use these environments and to explore the scope for mountain biking as a way of 'opening up' the natural setting of the town. The recent refurbishment of the Metropole and investment in the town centre will enhance the cultural role of Abertillery, in terms of the arts and entertainment. The cultural role has already been enhanced in the southern strategy area through the restoration of Llanhilleth Institute, which was part of an overall regeneration package.	<i>Additional information – to provide further clarity, according with LDP strategy and national policy</i>	<i>No HRA screening required. The change will have no effect on the outcome of the HRA.</i>
MC.7	6.0 Strategic Policies	Policy SP3	Opportunities to improve the retail offer will be implemented ;	<i>Additional information – to provide further clarity, according with LDP strategy and national policy</i>	<i>No HRA screening required. The change will have no effect on the outcome of the HRA.</i>
MC.8	6.0 Strategic Policies	Paragraph 6.52	New development will be directed away from areas of flood risk identified in TAN 15: Development and Flood Risk as high risk (Zone C). Emergency services and highly vulnerable development will not be permitted in zone C2 but where other development has to be considered in those areas it will only be permitted if it can be justified on the basis of the tests outlined in TAN 15. As part of the justification test for development in zone C, a	<i>Additional information – to accord with national guidance and provide further clarity, according with LDP strategy</i>	<i>No HRA screening required. The change will have no effect on the outcome of the HRA.</i>

HABITAT REGULATION ASSESSMENT SCREENING OF FOCUSSED CHANGES

Change Number	Plan Section	Policy Paragraph Number	Proposed Change	Reason for change/Evidence	Additional HRA Screening Required
			FCA will need to be carried out to demonstrate that the risks and consequences of flooding can be managed appropriately. Any development would only be allowed where it can be justified in that location and satisfies a FCA.		
MC.9	6.0 Strategic Policies	Paragraph 6.59	The Business Competitiveness Study (2009) identified a shortfall in local cultural facilities. Projects such as Parc Bryn Bach, Abertillery's Metropole Cultural and Conference Centre and the Guardian at Parc Arrael Griffin are making a difference, but further opportunities exist. The sector can contribute effectively to addressing the issues of employability by offering opportunities for less experienced people as well as providing high, quality cultural and leisure jobs.	<i>Additional information – to provide further clarity, according with LDP strategy and national policy</i>	<i>No HRA screening required. The change will have no effect on the outcome of the HRA.</i>
MC.10	6.0 Strategic Policies	Paragraph 6.61	(subject to ministerial decision and Judicial Review)	<i>Deletion – to provide further clarity and update the plan, according with LDP strategy and national policy</i>	<i>No HRA screening required. The change will have no effect on the outcome of the HRA.</i>
MC.11	6.0 Strategic Policies	Policy SP11	SP11 Protection and Enhancement of the Historic Environment	<i>Additional information – to better reflect the content of the policy which relates to the broader historic environment, according with the LDP strategy</i>	<i>No HRA screening required. The change will have no effect on the outcome of the HRA.</i>
MC.12	6.0 Strategic Policies	Policy SP11	Amend Paragraph SP11 through the deletion of: in line with national planning policy	<i>Deletion – to accord with national guidance, according with LDP strategy</i>	<i>No HRA screening required. The change will have no effect on the outcome of the HRA.</i>
MC.13	7.0 Development Management Policies	Paragraph 7.9	Much of the Blaenau Gwent area was subject to past underground mining activities and is therefore within a Coal Mining Referral Area. Maps highlighting the Coal Mining Referral Areas are held for inspection within the Council, with responsibility for determining	<i>Additional information- to provide clarity by explaining the process of the coal authority development referral areas and what is required of developers, according with the LDP strategy</i>	<i>No HRA screening required. The change will have no effect on the outcome of the HRA.</i>

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Change Number	Plan Section	Policy Paragraph Number	Proposed Change	Reason for change/Evidence	Additional HRA Screening Required
			<p>the extent and effects of these constraints resting with the developer. Where development is proposed in these areas, the developer should consult with the Coal Authority. The Local Planning Authority will be guided by advice from the Coal Authority and the Council's own technical staff whether development is acceptable and whether conditions requiring ground stability precautions should be attached to permissions. In other instances development may affect landslip areas. In such instances applications will need to be supported by a geotechnical investigation and stability report to identify any remedial measures to deal with any instability. This investigation may show that the development proposed is not possible on safety or economic grounds. In many cases, geotechnical investigations will be required prior to an application being determined.</p>		
MC.14	7.0 Development Management Policies	Paragraph 7.10	<p>Amend Paragraph 7.10 to read as follows: The disturbance of contaminated land can have risks to public health and the environment. Where development is proposed on sites known, or suspected to be contaminated, or where the site is in the vicinity of a former landfill site, the developer will be required to carry out a risk assessment at the planning application stage. This must establish any possible pollutant pathways and identify all necessary mitigation measures, if any, to reduce the risks and allow development to proceed.</p>	<p><i>Additional information – to provide clarity be explaining when a risk assessment should be carried out for contaminated sites, according with LDP strategy</i></p>	<p><i>No HRA screening required.</i></p> <p><i>The change will have no effect on the outcome of the HRA.</i></p>
MC.15	7.0 Development Management Policies	Paragraph 7.32	<p>The Community Infrastructure Levy (CIL) is a new charge which local authorities in England and Wales are empowered, but not required, to levy on most types of new development in their areas.</p>	<p><i>Additional information – to provide further clarity, according with LDP strategy</i></p>	<p><i>No HRA screening required.</i></p> <p><i>The change will have no effect on the outcome of the HRA.</i></p>

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Change Number	Plan Section	Policy Paragraph Number	Proposed Change	Reason for change/Evidence	Additional HRA Screening Required
			The proceeds of the levy will provide new local and sub-regional infrastructure to support the development of an area in line with local authorities' development plans. Although no formal decision has yet been taken by Blaenau Gwent, it is anticipated that this issue may be finely balanced, due to the existing known barriers to regeneration, and may result in the decision to set a nominal CIL rate of no CIL Rate.		
MC.16	7.0 Development Management Policies	Paragraph 7.36	In the case of renewal and windfall applications the range of requirements sought in relation to development proposals will be determined on a case by case basis, taking into account the location and nature of the development and the local infrastructure on which it would impact. Individual Council Departments will elaborate on their requirements as part of the planning application process. The level of provision required will be supported by a robust evidence base according to the capacity of existing facilities and the priorities of the relevant Department at any given time and do not therefore form part of the LDP.	<i>Additional information – to provide further clarity, according with LDP strategy</i>	<i>No HRA screening required. The change will have no effect on the outcome of the HRA.</i>
MC.17	7.0 Development Management Policies	Policy DM7	In the case of a change of use to residential, the unit must have been vacant for a minimum of 12 months and/or genuine efforts have been made to market the premises for retail / commercial use . Amend Paragraph 7.58 as follows: Planning applications for the change of use to residential would need to be supported by evidence of a 12 month history of vacancy and/or a lack of response to genuine efforts to market the premises for retail / commercial use over a significant period. The Council will closely	<i>Additional information – to accord with national guidance and provide further clarity, according with LDP strategy</i>	<i>No HRA screening required. The change will have no effect on the outcome of the HRA.</i>

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Change Number	Plan Section	Policy Paragraph Number	Proposed Change	Reason for change/Evidence	Additional HRA Screening Required
			scrutinise the evidence put forward to demonstrate that the units are no longer required for retail purposes.		
MC.18	7.0 Development Management Policies	Policy DM9	DM9 Affordable Housing Exception Sites Amend Paragraph 7.64 accordingly: The purpose of the Affordable Housing Exception Policy is to release sites for affordable housing where there is a shortage of available sites to meet need. Exception sites for affordable housing will only be appropriate where there is a genuine local need for affordable housing within the settlement in question and where the need cannot be met on an alternative site. The Council will require a legal agreement restricting the occupancy of dwellings to local people in need of affordable housing. Further advice on this is contained in Supplementary Planning Guidance on Planning Obligations.	<i>Additional information – to accord with national guidance and provide further clarity, according with LDP strategy</i>	<i>No HRA screening required. The change will have no effect on the outcome of the HRA.</i>
MC.19	7.0 Development Management Policies	Paragraph 7.86	The Strategic GI in Blaenau Gwent (see Appendix 1 in Environment Background Paper) consists of the mountain ridges and river corridors. The mountain ridges are designated as Special Landscape Areas (SLA), and protected under Policy ENV2 whilst the river corridors are designated as Sites of Importance for Nature Conservation (SINCs) and are afforded protection under Policy ENV3. Below this strategic level there is Local GI such as cycle paths, informal open space, parks, other SINCs and nature reserves.	<i>Additional information – to provide clarity by confirming that non-river SINCs form part of the Local Green Infrastructure, according with LDP strategy</i>	<i>No HRA screening required. The change will have no effect on the outcome of the HRA.</i>
MC.20	7.0 Development Management Policies	Paragraph 7.96	Restoration proposals should be phased to commence as early as possible. The authority will, where appropriate, encourage progressive restoration at the earliest opportunity. After-uses may include agriculture, forestry/woodland, public	<i>Additional information – to accord with national guidance and provide further clarity, according with LDP strategy</i>	<i>No HRA screening required. The change will have no effect on the outcome of the HRA.</i>

HABITAT REGULATION ASSESSMENT SCREENING OF FOCUSSED CHANGES

Change Number	Plan Section	Policy Paragraph Number	Proposed Change	Reason for change/Evidence	Additional HRA Screening Required
			open space, recreation, nature conservation or other development. They should favour the creation of landscapes which are characteristic of the area and priority habitats identified in the Local Biodiversity Action Plan.		<i>The additional text reinforces the protection and enhancement of biodiversity within this policy requirements</i>
MC.21	7.0 Development Management Policies	Policy DM21	6. The following criteria are also met: In the case of regional scale facilities, its location relates closely to and benefits from an easy access to key transport corridors and, where practicable makes use of sustainable transport modes;	<i>Additional information – to provide further clarity, according with LDP strategy</i>	<i>No HRA screening required. The change will have no effect on the outcome of the HRA.</i>
MC.22	7.0 Development Management Policies	Cross Reference to Policy	Add SP7 to cross reference box of policy DM21	<i>Additional information – to provide further clarity, according with LDP strategy</i>	<i>No HRA screening required. The change will have no effect on the outcome of the HRA.</i>
MC.23	8.0 Allocations and Designations	Paragraph 8.12	Amend Paragraph 8.12 by the deletion of: (subject to ministerial decision and Judicial Review)	<i>Additional information – to provide further clarity, according with LDP strategy</i>	<i>No HRA screening required. The change will have no effect on the outcome of the HRA.</i>
MC.24	8.0 Allocations and Designations	Policy HC1.7	Amend HC1.7 through the deletion of # which indicated that it was a 100% affordable housing scheme.	<i>Additional information – to provide further clarity on the site in terms of affordable housing provision, according with LDP strategy</i>	<i>No HRA screening required. The change will have no effect on the outcome of the HRA.</i>
MC.25	8.0 Allocations and Designations	Paragraph 8.29	The 12 sites identified as likely to come forward for 100% affordable housing are as a result of planning permissions or the availability of social housing grant and land ownership. In addition all other sites will be expected to contribute towards addressing affordable housing need in accordance with Policy DM8.	<i>Decrease in number of sites likely to come forward for 100% affordable housing – to update the plan in terms of the above change, according with LDP strategy</i>	<i>No HRA screening required. The change will have no effect on the outcome of the HRA.</i>
MC.26	8.0	Paragraph	The A465 is identified as part of the Trans	<i>Additional information – to provide</i>	<i>No HRA screening required.</i>

HABITAT REGULATION ASSESSMENT SCREENING OF FOCUSED CHANGES

Change Number	Plan Section	Policy Paragraph Number	Proposed Change	Reason for change/Evidence	Additional HRA Screening Required
	Allocations and Designations	8.41	European Network (TENS) and is a key strategic link in the national trunk road network connecting West Wales with the Midlands and the North of England. It also forms a major sub regional artery along the Heads of the Valleys corridor from Swansea in the west to Abergavenny in the east. The planned dualling of 25 miles of road is significant, as indeed is the potential impact on communities situated along and adjacent to the Heads of the Valleys corridor. There is the expectation that the improvement will generate new and sustained economic activity and investment.	<i>further clarity, according with LDP strategy</i>	<p><i>The change will have no effect on the outcome of the HRA.</i></p> <p><i>No HRA screening required.</i></p> <p><i>The change will have no effect on the outcome of the HRA.</i></p>
MC.27	8.0 Allocations and Designations	Paragraph 8.56	The lower plateau of the Six Bells Colliery Site has been identified for a new primary school, as part of the redevelopment of the whole of the Six Bells Colliery Site. The new school is likely to be developed in the 3rd phase of the Plan (2016-2021) .	<i>Additional information – to update the plan in terms of when the school is likely to be developed, according with LDP strategy</i>	<p><i>No HRA screening required.</i></p> <p><i>The change will have no effect on the outcome of the HRA.</i></p> <p><i>No HRA screening required.</i></p> <p><i>The change will have no effect on the outcome of the HRA.</i></p>
MC.28	8.0 Allocations and Designations	Paragraph 8.73	Brecon Beacons National Park do not identify any Special Landscape Areas. Blaenau Gwent's SLA boundaries match Caerphilly's SLAs and VILLs but do not reflect those identified in Torfaen as they used a different approach by relying entirely on LANDMAP. Although Blaenau Gwent used LANDMAP it supplemented this with additional local criteria.	<i>Additional information – to explain the lack of consistency of SLA coverage between neighbouring authorities, according with LDP strategy</i>	<p><i>No HRA screening required.</i></p> <p><i>The change will have no effect on the outcome of the HRA.</i></p> <p><i>No HRA screening required.</i></p> <p><i>The change will have no effect on the outcome of the HRA.</i></p>
MC.29	Proposals Map		Amend the proposals map by the addition of limestone north of Trefil Quarry	<i>Additional information – to rectify a minor drafting error on the proposals</i>	<p><i>No HRA screening required.</i></p>

HABITAT REGULATION ASSESSMENT SCREENING OF FOCUSSED CHANGES

Change Number	Plan Section	Policy Paragraph Number	Proposed Change	Reason for change/Evidence	Additional HRA Screening Required
				<i>map, according with LDP strategy</i>	<i>The change will have no effect on the outcome of the HRA.</i>
MC.30	8.0 Allocations and Designations	Paragraph 8.79	In accordance with national planning policy the LDP identifies safeguarding areas. The areas identified are based on the 'Former Gwent Aggregates Safeguarding Study', this ruled out weaker sandstones and sand and gravel reserves. The areas mapped accord with those identified by the neighbouring authorities of Caerphilly and Torfaen (though Torfaen added a 200m buffer to the resource areas) but differs to Brecon Beacons National Park which safeguards different resources. The identification of safeguarding areas does not carry any presumption that planning permission would be granted for their extraction. The purpose of safeguarding is to ensure that known resources are not needlessly sterilised by permanent development (Policy DM20).	<i>Additional information – accord with national guidance and provide further clarity, according with LDP strategy</i>	<i>No HRA screening required.</i> <i>The change will have no effect on the outcome of the HRA.</i>
MC.31	Proposals Map		Amend the settlement boundary to include part of the Land adjacent to the former Reemploy Site	<i>Amendment in settlement boundary to include site – to enable the development of this brownfield land as part of the redevelopment of the former reemploy site, according with LDP strategy</i>	<i>No HRA screening required.</i> <i>The change will have no effect on the outcome of the HRA.</i>
MC.32	9.0 Delivery and Implementation		Amend phasing of development for ED1.2 as follows: Phase 3	<i>Additional information – to update the plan in relation to the timing of development at this site, according with LDP strategy</i>	<i>No HRA screening required.</i> <i>The change will have no effect on the outcome of the HRA.</i>



For further information please contact:

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