

Blaenau Gwent County Borough Council
Cyngor Bwrdeisdref Sirol Blaenau Gwent



Local Development Plan up to 2021
ADOPTION STATEMENT

Cynllun Datblygu Lleol hyd at 2021

DATGANIAD MABWYSIADU

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ADOPTION STATEMENT



BACKGROUND

In accordance with the requirements of Regulation 25(2) of the Town & Country Planning (Local Development Plans) (Wales) Regulations 2005 and Section 16 of the Environmental Assessment of Plans and Programmes Regulations 2004, the Council is required to prepare an Adoption Statement for the Local Development Plan.

Section 1 of this statement addresses the requirements of the Town & Country Planning (Local Development Plan) (Wales) Regulations 2005 and Section 2 accords with the requirements of Environmental Assessment of the Plans and Programmes (Wales) Regulations 2004.

SECTION 1 - TOWN & COUNTRY PLANNING (LOCAL DEVELOPMENT PLANS) (WALES) REGULATIONS 2005

1.0 INTRODUCTION

1.1 Section 1 of this statement has been prepared in accordance with the requirements of Regulation 25(2) of The Town & Country Planning (Local Development Plan) (Wales) Regulations 2005, the Council is required to prepare an Adoption Statement for the Local Development Plan.

2.0 STATEMENT OF ADOPTION

2.1 The Blaenau Gwent Local Development Plan was adopted on 22nd November 2012. The Local Development Plan became operative on its adoption.

2.2 The Blaenau Gwent Local Development Plan is the planning policy document for Blaenau Gwent. It sets out key policies and land use allocations that will shape the future of the County Borough and guide development needs up to 2021. The Local Development Plan replaces the Blaenau Gwent Unitary Development Plan (adopted July 2006).

2.3 Copies of the Local Development Plan, including the Proposals Map are available for public inspection free of charge at the following locations:

- Planning Policy, Business Resource Centre, Tredegar
- Planning Control, Blaina District Offices, Blaina
- Civic Centre, Ebbw Vale
- Anvil Court, Abertillery
- All public libraries
- All Communities First Offices
- Abertillery, Blaina and Tredegar Town Council Offices

2.4 The adopted Plan is also available on the Council's website at www.blaenau-gwent.gov.uk

2.5 In addition to the adopted plan, the following documents have been published

- Adoption Statement
- Schedule of Matters Arising Changes – Sustainability Appraisal Note

- Habitat Regulations Assessment
- The Inspectors Report
- The Consultation Report

- 2.6 These documents are available for public inspection at the following Council offices and on the Council's website at www.blaenau-gwent.gov.uk:
- Planning Policy, Business Resource Centre, Tafarnaubach Industrial Estate, Tredegar
 - Planning Control, Blaina District Offices, Blaina
 - Civic Centre, Ebbw Vale
 - Anvil Court, Abertillery
- 2.7 A charge will be made for hard copies of these documents.

SECTION 2 – ENVIRONMENTAL ASSESSMENT OF PLANS AND PROGRAMMES (WALES) REGULATIONS 2004

3.0 INTRODUCTION

- 3.1 Section 2 of the Adoption Statement describes how the SA/SEA process has influenced the progression of the LDP and how environmental considerations and consultation responses have been taken into account during the development of the LDP. It also notes why the Deposit LDP was progressed in the light of other reasonable alternatives and highlights the monitoring measures that have been developed to track the effects of the Plan.

Local Development Plan

- 3.2 Local Development Plans are a requirement of the Planning and Compulsory Purchase Act 2004. The LDP provides the development strategy and spatial policy framework for the LDP area (excluding Brecon Beacons National Park) up to 2021. Sustainable development principles underpin land use planning and the LDP provides a policy framework that integrates social, environmental and economic issues that are relevant to the people who live and work in Blaenau Gwent and visit the County Borough.

Sustainability Appraisal and Strategic Environmental Assessment

- 3.3 Planning legislation requires that Development Plans are subject to a Sustainability Appraisal. This is a systematic process that is designed to evaluate the predicted social, economic and environmental effects of development planning. European and UK legislation require that LDPs are also subject to a Strategic Environmental Assessment (SEA), a process that considers the effects of development planning on the environment. Where significant adverse effects are predicted, the SEA aims to identify means to avoid or mitigate such effects. Government guidance advises that these two processes should be carried out together and requires Plans to be subject to SA incorporating SEA.

- 3.4 The SA/SEA Regulations require that a 'statement' be made available to accompany the adopted plan or programme. The Regulations require that this post 'Adoption Statement' provides the following information:
- How environmental considerations have been integrated into the plan or programme;
 - How the Environmental Report (SA/SEA Report) has been taken into account;
 - How opinions expressed in relation to the consultations on the plan/programme and Environmental Report have been taken into account;
 - The reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with; and
 - The measures that are to be taken to monitor the significant environmental effects of the implementation of the plan or programme.

- 3.5 The LDP was also subject to a Habitat Regulations Assessment (HRA), including Appropriate Assessment (AA). The HRA assessed the impacts of the LDP in combination with the effects of other plans and projects, on European sites designated for their ecological status. This assessment also accompanied the Deposit LDP and was reported separately.

4.0 HOW ENVIRONMENTAL CONSIDERATIONS HAVE BEEN INTEGRATED INTO THE LOCAL DEVELOPMENT PLAN

- 4.1 In 2007, a Sustainability Appraisal (SA) scoping process was undertaken to ensure that the SA addressed the key sustainability issues pertinent to the County Borough. Relevant plans and programmes were also reviewed and from this analysis key sustainability issues and opportunities were identified. A SA Framework was compiled and published as part of the SA Scoping Report in November 2007. This report was subject to consultation with statutory consultees, environmental organisations, town and community councils, other interested parties and the LDP Forum Members; and their comments were incorporated into the SA Framework.
- 4.2 Following on from this, a strategic level appraisal of the LDP Vision, and a compatibility analysis of the LDP objectives with the SA objectives was undertaken. Detailed appraisal was also carried out on the Spatial Strategic Options and the Strategic Policies presented. The findings and recommendations of the Appraisal were published for consultation alongside the Preferred Strategy in November 2008.
- 4.3 The Deposit Draft Plan was then subject to detailed SA by Atkins in 2010 and 2011, and took into account the consultation responses received to the Preferred Strategy. This appraisal covered the Strategic Policies, Development Management Policies and Allocations and Designations. The appraisal included a series of recommendations which were progressed as part of the plan development. The SA/SEA report was published alongside the pre submission Deposit Draft Plan in March 2011.
- 4.4 Following consultation on the Deposit Draft Plan, the Council developed the plan further through a number of Focussed Changes. These changes where necessary were screened against the SA framework to consider their potential effects. The findings of this screening and appraisal process were detailed in Section 9.0 of the SA Report.

- 4.5 As a result of the examination hearing sessions, the Council proposed a number of Matters Arising Changes (MAC). The MACs were also screened against the SA framework to ensure that any potential effects were considered and taken into account in the adopted LDP. The key findings from this process are set out in the Schedule of Matters Arising Changes – Sustainability Appraisal Note which is included in Appendix 1 of the Statement.
- 4.6 The integration of environmental considerations into the LDP has, therefore, been undertaken progressively as the Plan has developed. The Scoping process ensured that the sustainability issues most relevant to the County Borough were identified; and the overall strategy and individual policies have been appraised against this framework of objectives.

5.0 HOW THE ENVIRONMENTAL REPORT HAS BEEN TAKEN INTO ACCOUNT

- 5.1 The SA/SEA Report and LDP were developed in parallel, with each stage of the SA/SEA informing and influencing the progression of the LDP. Section 2 has outlined how environmental issues have been integrated with the LDP process and the following text summarises how the issues identified through the key stages of SA/SEA have influenced and informed the LDP development.

Alternatives

- 5.2 As part of the development of the LDP, the Council considered a range of spatial and policy options.
- 5.3 Spatial options were considered through the Preferred Strategy and these options were subject to detailed SA/SEA (2007). The spatial options chosen reflected the SA/SEA findings that combining an approach that promotes growth in the northern area and regeneration in the southern area presented the most sustainable approach.
- 5.4 Policy options were progressively developed and considered through the Preferred Strategy and Background Papers. As noted in sections 2, 3 and 4 of this statement, these stages were informed by the findings of the SA/SEA process. More detail on the consideration of options and the SA/SEA recommendations is provided in:
- **SA of Preferred Strategy (2007)** – Section 5
 - **SA of the Deposit Plan (2010 - 2011)** – Section 4

Appraisal of the Site Selection Process

- 5.5 As part of the consideration of options the Council developed a candidate site methodology to ensure that candidate sites met the aims and objectives of the LDP. Sustainability appraisal was integral to this process. The methodology was subject to SA/SEA and was incorporated as a stage in the candidate site process to ensure that the SA objectives were effectively considered during this process.

Appraisal of the Preferred Strategy (2008)

- 5.6 The Appraisal of the Preferred Strategy included consideration of the Strategic Spatial Options proposal. The appraisal identified that growth in the north of the borough and regeneration in the south was the most sustainable option. This option is envisaged to potentially create a diverse economic base, improving employment opportunities as well as access to a range of services and facilities. This approach was subsequently carried forward in the LDP and informed policy approaches within the deposit LDP.

Appraisal of the Draft Deposit LDP (2010 - 2011)

- 5.7 The Deposit Draft LDP was subject to a further appraisal in 2011 resulting in a number of key recommendations for: Strategic Policies, Development Management Policies and Allocations and Designations. These recommendations were considered and taken forward in the LDP (full details of how the LDP was progressed are provided in sections 7 and 8 of the SA Report.)

Appraisal of Focussed Changes (2012)

- 5.8 Following the consultation on the Deposit Plan, the Council developed the plan further through a number of Focussed Changes, which were subject to SA/SEA screening and appraisal where appropriate. All of the changes considered were likely to improve the potential of the LDP to contribute to more sustainable development. The findings are presented in the main SA/SEA Report

Matters Arising Changes (2012)

- 5.9 The Council proposed a series of changes in response to matters raised through the examination process by the Inspector and the participants at the hearing sessions. These Matters Arising Changes have also been reviewed and screened from an SA/SEA perspective. Most of the changes are refinements to the plan (e.g. corrections, rewording and typographical errors) that do not affect the findings of the SA/SEA process. Where changes are relevant to the SA/SEA process they have been highlighted in Appendix 1 of the Adoption Statement.

6.0 MONITORING

- 6.1 LDP Regulation 37 requires the Council to prepare, and subsequently submit to Welsh Government, an Annual Monitoring Report (AMR) that is required to monitor specific items as well as identifying policies that are not being implemented. In addition to this Regulation 17 of the SEA regulations requires that the Council must monitor the most significant effects of the Plan. Therefore monitoring the plan and its significant environmental effects are statutory requirements and will be undertaken through the AMR that will be published each November.
- 6.2 Appendix 1 of the LDP contains the Monitoring Framework that provides the basis for monitoring the effectiveness of the policy framework in the LDP. The SA/SEA Report contains the tables setting out the Sustainability Objectives and Monitoring Indicators for the SA/SEA. Table 12.1 sets out the indicators that will be used to monitor the significant effects of the LDP, and also set out the environmental targets and source data for each of the indicators to provide a basis for consideration of the significance of any effect.

6.3 The SEA/SA monitoring will form part of the overall AMR for the LDP, and will therefore be undertaken on an annual basis.

7.0 CONSULTATION

7.1 Consultation is a key component of the SA/SEA process and consultation for the SA/SEA of the LDP has been undertaken in accordance with: Article 6 of the EU Directive 2001/42/EC; the Environmental Assessment of Plans and Programmes Regulations 2004; and the Council's Community Involvement Scheme.

7.2 For SA/SEA there is a statutory requirement to consult authorities with environmental responsibilities, which in Wales are: the Countryside Council for Wales (CCW); Environment Agency Wales (EAW) and CADW (now part of Welsh Government). In addition consultation should be undertaken with the public and a wider range of interested stakeholders.

7.3 Consultation with the full range of stakeholders was undertaken at the following key stages of the SA/SEA. The consultation responses and the actions taken are reported in the SA Report (January 2012).

- **SA/SEA Scoping Report (2007)** – stakeholders made suggestions and recommendations on the appropriateness of the sustainability objectives; key sustainability issues and the comprehensiveness of baseline data which is documented in section 4 of the SA Report.
- **SA Preferred Strategy (2008)** – Section 5 of the SA report includes detailed appraisal of policy and spatial options.
- **SA of Deposit Draft Plan (2010 - 2011)** – Sections 7 and 8 of the SA Report documents the full SA/SEA process including consultation commentary received.

**Blaenau Gwent County Borough Council
Local Development Plan
Schedule of Matters Arising Changes**

Sustainability Appraisal Note

October 2012

Blaenau Gwent County Borough Council

Local Development Plan

Schedule of Matters Arising Changes

Sustainability Appraisal Note

October 2012

Notice

This document and its contents have been prepared and are intended solely for East Riding of Yorkshire Council information and use in relation to Sustainability Appraisal Note of Blaenau Gwent County Borough Council Local Development Plan Schedule of Matters Arising Changes.

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Glossary

Abbreviation	Definition
BGCBC LDP	Blaenau Gwent County Borough Council Local Development Plan
LBAP	Local Biodiversity Action Plan
MAC	Matters Arising Changes
SA	Sustainability Appraisal
SEA	Strategic Environmental Assessment
SINC	Sites of Importance for Nature Conservation
SSSI	Site of Special Scientific Interest
TAN	Technical Advice Note

1. Introduction

- 1.1 This Note sets out the findings of the Sustainability Appraisal (SA) of the Schedule of Matters Arising Changes (MAC) to the Blaenau Gwent County Borough Council (BGCBC) Submission Local Development Plan (LDP) February 2012. Changes have been divided into three categories in the Schedule:
- Those matters that go to soundness;
 - Changes that clarify policy; and
 - Minor textual changes
- 1.2 This Note is concerned with the first two categories of changes above only as the third category (minor textual changes) is not considered to give rise to the consideration of the need for SA re-assessments.
- 1.3 As a result of representations, discussions at the EIP and Government publications submitted since the Submission of the LDP, the following changes have been made to ensure that the LDP is sound:
- MAC S01 – Policy SP6 (1.)
 - MAC S02 – Policy SP7 and MAC S03 – Paragraph 6.50 (supporting text to Policy SP7)
 - MAC S04 – Policy SP10
 - MAC S05 – Policy SP12(a.) and MAC S06 – Paragraph 6.73 (supporting text to Policy SP12)
 - MAC S07 – Policy DM1 (2.a.)
 - MAC S08 – Policy DM2 (a.) (b.) (e.) & (g.) and MAC S09 – Paragraph 7.17 (supporting text to Policy DM2)
 - MAC S10 – Policy DM4 and MAC S11 – Paragraph 7.32 (supporting text to Policy DM4)
 - MAC S12 – Policy DM5 and MAC S13 – Paragraphs 7.38-7.44 (supporting text to Policy DM5)
 - MAC S14 – Policy DM6 and MAC S15 – Paragraphs 7.50-7.51 (supporting text to Policy DM6)
 - MAC S16 – Policy DM7 and MAC S17 – Paragraph 7.55 (supporting text to Policy DM7)
 - MAC S18 – Policy DM8 and MAC S19 – Paragraph 7.61 (supporting text to Policy DM8)
 - MAC S20 – Paragraph 7.70 (supporting text to Policy DM11)
 - MAC S21 – Policy DM14 and MAC S22 – Paragraph 7.79 (supporting text to policy DM14)
 - MAC S23 – Policy DM18 and MAC S24 – Paragraph 7.91 (supporting text to Policy DM18)
 - MAC S25 – Policy DM 19 (e.) (f.) (j.) (k.) and (m.)
 - MAC S26 – Policy H1 and Proposals Map
 - MAC S27 – Policy T2.3
 - MAC S28 – Policy M2 (b.) and MAC S29 – Paragraph 8.83 (supporting text to Policy M2)
 - MAC S30 – Replace Appendix 1 with the revised Monitoring Framework (attached as Appendix 2)

1.4 The following changes have also been made that clarify policy:

- MAC C01 – Objective 4
- MAC C02 – Objective 7
- MAC C03 – Objective 12
- MAC C04 & MAC C05 – introductory text relating to Policy H1
- MAC 06 & MAC C07 – Policy SP3 and supporting text
- MAC C08, MAC C09 & MAC C10 – Policy SP4 and supporting text
- MAC C11, MAC C12, MAC C13 & MAC C14 – Policy SP5 and supporting text
- MAC C16 – Policy SP11
- MAC C17 – Policy SP12
- MAC C18-23 – Policy DM1 and supporting text
- MAC C24 – Policy DM3 and supporting text
- MAC C25 – Policy DM4 supporting text
- MAC C26 – supporting text to Policy DM7
- MAC C27 & MAC C28– Policy DM9 and supporting text
- MAC C29 – Policy DM10 (e.)
- MAC C30 – Policy DM12
- MAC C31 & MAC C32 – Policy DM13 and supporting text
- MAC C33 – supporting text to Policy DM 19
- MAC C34 – Policy DM21 (6.f)
- MAC C35 & MAC C36 – Policy MU1 and supporting text
- MAC C37 & MAC C38 – Policy MU2 and supporting text
- MAC C39-C42 – Policy H1&HC1 and supporting text
- MAC C43 – Policy GT1
- MAC C44 –supporting text to Policy ENV4
- MAC C45 –supporting text to Policy ENV5
- MAC C46 & MAC C47 –supporting text to Policy M1
- MAC 48 – supporting text to Policy M3
- MAC C49 & MAC C50 - supporting text to Policy M4
- MAC C51 – Chapter 9.0 Delivery and Implementation
- MAC C52 – Appendix 5 and Proposals Map
- MAC C53 – Appendix 8
- MAC C54 – New maps in relation to minerals in Appendices

- 1.5 In addition, the Inspector's has made own binding recommended changes as follows (
- IC1 (revision to MAC S04)
 - IC2 (revision to MAC S25)
 - IC3 (change to supporting text of DM19)
 - IC4 (deletes T1.7 Bedwellty Pits, Tredegar to County Boundary and renumbers other cycle routes in Section 9. Delivery and Implementation)
 - IC5 (adds monitoring indicator and target to Monitoring Framework in Appendix 2)
- 1.6 Reports and data sources that have been used to inform the assessments of the policies are listed in the references in Section 13 of this report.
- 1.7 The SA of the policies has been undertaken in compliance with the requirements of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 and the European Union Strategic Environmental Assessment (SEA) Directive 2001/42/EC and builds upon earlier SA work undertaken to inform the BGCBC Submission LDP February 2012, namely the Deposit Plan and Focussed Changes Sustainability Appraisal (SA) Report dated January 2012.

2. Approach to Assessment of the Changes

- 2.1 As outlined above, the Schedule of Matters Arising Changes document sets out revisions to a number of policies (with changes made to the main policy body or to the supporting text or both). Revisions have also been made to the Proposals Map and to the Monitoring Framework. These Changes have been considered for SA re-assessment.
- 2.2 It should be noted that changes MAC C01, MAC C02 and MAC C03 to LDP objectives 4, 7 and 12 respectively are considered to provide further clarity of what the LDP can achieve only and as such do not alter the results of Section 4 Testing the LDP Objectives against the Sustainability Appraisal Objectives of the January 2012 SA Report. They have therefore not been considered further in this SA Note.
- 2.3 Equally, changes MAC C51 and MAC C53 have not been further considered in this SA Note. MAC 51 updates Chapter 9.0 Delivery and Implementation to reflect changes to sites made in the site allocations policies which will be the subject of re-assessment themselves as part of this SA Note and. MAC C53 provides clarity on a definition in LDP's Appendix 8: Glossary of Terms.
- 2.4 The January 2012 SA Report grouped the BGCBC LDP policies into policy themes as shown in Table 2.1 and the assessments were undertaken of the policies contained in each theme jointly in most cases. This SA Note uses this same approach. Table 2.1 also indicates the BGCBC LDP policies that have been subject to Changes within each of the components; whether the changed policies have been considered for re-assessment in this SA Note; and the justification for not undertaking SA re-assessment for some changes to policies.

Table 2.1 – Main changes to policies and the need for re-assessment

Policy themes	2011 BGCBC LDP Policies (as in the LDP Submission Document)	Changes made to Policy?	Changed Policy requires re-assessment?
(no theme)	SP1: Northern Strategy Area – Sustainable Growth and Regeneration	NO	n/a
	MU1 Ebbw Vale Northern Corridor	YES (MAC C35 to policy text & MAC C36 to supporting text)	YES
	MU2 'The Works'	YES (MAC C37 to policy text & MAC C38 to supporting text)	NO, the changes move 'Development of the site will be guided by the latest Masterplan and supporting documentation' from the main policy text to the supporting text so there is no material change to the policy and therefore there is no need for re-assessment.

	MU3 NMC Factory and Bus Depot	NO	n/a
	SP2: Southern Strategy Area – Regeneration	NO	n/a
1. Retail and Town Centre Vitality and Viability	SP3: The Retail Hierarchy and Vitality and Viability of the Town Centres	YES (MAC C06 to policy text & MAC C07 to supporting text)	YES
	DM6 Use Class Restrictions in Principal and District Town Centres	YES (MAC S14 to policy text & MAC S15 to supporting text)	YES
	DM7 Use Class Restrictions in Blaina Local Town Centre	YES (MAC S16 & MAC S17 to policy text and MAC C26 to supporting text)	YES
	AA1 Action Area	NO	n/a
	R1 Retail Allocations	NO	n/a
2. Housing	SP4: Delivering Quality Housing	YES (MAC C08 to policy text, MAC C09 & MAC C10 to supporting text)	YES
	SP5: Spatial Distribution of Housing Sites	YES (MAC C11 & MAC C12 to policy text and MAC C13 & MAC C14 to supporting text)	YES
	DM8 Affordable Housing	YES (MAC S18 to policy text and MAC S19 to supporting text)	YES
	DM9 Rural Exception Sites	YES (MAC C27 to policy text and MAC C28 to supporting text)	YES
	DM10 Caravan Sites for Gypsies and Travellers	YES (MAC C29 to policy text)	YES
	H1 Housing Allocations	YES (MAC C04 & MAC 05 to introductory text of LDP, MAC S26, MAC C39, MAC C40, MAC C41 to policy and supporting text)	YES
	HC1 Housing Commitments	YES (MAC C39, MAC C40, MAC C41 & MAC C32 to policy text)	YES
	GT1 Gypsy and Traveller Accommodation	YES (MAC C43 to policy text)	YES
3. Accessibility	SP6: Ensuring Accessibility	Yes (MAC S01 to policy text SP6 (1.))	NO, the word 'cycle' has been added to clarify

			that all sustainable modes of travel were reflected in bullet 1. of the policy. The SA already assumed that all modes of travel were being considered as bullet 4.' facilitates an integrated and safe system of cycle and pedestrian routes' already mentioned cycling.
	DM1.3 New Development - Accessibility	NO	n/a
	T1 Cycle Routes	NO	n/a
	T2 Rail Network and Station Improvements	YES (MAC S27 to policy text (T2.3))	NO. The deletion of the provision of a new station at Cwm doesn't change the results of the overall results of the SA which indicated that the availability of effective transport links is key to underpinning economic growth and that the delivery of infrastructure improvements, particularly rail facilities through policy T2, should convey some benefits to the local economy.
	T3 Safeguarding of disused railway infrastructure	NO	n/a
	T4 Improvements to Bus Services	NO	n/a
	T5 New Roads to Facilitate Development	NO	n/a
	T6 Regeneration Led Highway Improvements	NO	n/a
4. Sustainable Design	SP7: Climate Change	YES (MAC S02 to	YES

		policy text and MAC S03 to supporting text)	
	DM1 New Development	YES (MAC C18-C22 to policy text and MAC C23 to supporting text)	YES
	DM2 Design and Placemaking	YES (MAC S08 to policy text and MAC S09 to supporting text)	YES
	DM5 Low and Zero Carbon Energy	YES (MAC S12 and MAC S13 to supporting text)	YES
5. Economy and Employment	SP8: Sustainable Economic Growth	NO	n/a
	DM11 Use Class Restrictions – Employment	YES (MAC S20 to supporting text)	NO. Clarification that health and fitness, training facilities and day nurseries should be encouraged in a town centre location first doesn't alter the SA assessment for this policy theme.
	EMP1 Employment Allocations	NO	n/a
	EMP2 Employment Area Protection	NO	n/a
	ED 1 Education Provision	NO	n/a
6. Communities	SP9: Active and Healthy Communities	NO	n/a
	DM4 Infrastructure Provision	YES (MAC S10 & MAC S11 to policy text, MAC C25 to supporting text)	YES
	DM12 Protection of Community and Leisure Facilities	YES (MAC C30 to policy text)	YES
	DM13 Provision for Open Space, Recreation and Leisure Facilities	YES (MAC C31 to policy text and MAC C32 to supporting text)	YES
	DM14 Protection of Open Space	YES (MAC S21 to policy text and MAC S22 to supporting text)	YES
	CF1 Community Centre	NO	n/a
	TM1 Tourism and Leisure	NO	n/a

	L1 Formal Leisure Facilities	NO	n/a
7. Natural Environment	SP10: Protection and Enhancement of the Natural Environment	YES (MAC S04 & IC1 to policy text, MAC C15 to supporting text)	YES
	DM3 Air and Water Pollution	YES (MAC C24 deleting policy DM3 and paragraphs 7.24-7.29- these have been merged with policy DM1)	NO. The contents of policy DM3 remains intact in policy DM1 continuing to ensure that that new development will not result in airborne emissions that could have an unacceptable effect on the health or amenity of natural environment of the surrounding area, taking into account the cumulative effects of other proposed or existing sources of air pollution in the vicinity.
	DM15 Biodiversity Protection and Enhancement	NO	n/a
	DM16 Protection and Enhancement of the Green Infrastructure	NO	n/a
	DM17 Trees, Woodlands and Hedgerow Protection	NO	n/a
	ENV1 Green Wedges	NO	n/a
	ENV2 - Special Landscape Areas	NO	n/a
	ENV3 Sites of Importance for Nature Conservation	NO	n/a
	ENV4 Land Reclamation Schemes	YES (MAC C44 to supporting text)	NO. This change merely clarifies where detailed descriptions of the schemes can be found in the LDP.
ENV5 Cemeteries	YES (MAC C45 to supporting text)	NO. This change merely clarifies that the cemetery review was undertaken in 2009.	

8. Built Environment	SP11: Protection and Enhancement of the Built Environment	YES (MAC C16 to supporting text)	YES
	DM18 Buildings and Structures of Local Importance	YES (MAC S23 to policy text & MAC S24 to supporting text)	YES
	SB1 Settlement Boundaries	YES (MAC S31 including Jesmondene Stadium in Proposals Map, MAC S32 amending boundary of ED1.2 Lower Plateau Six Bells Colliery Site, MAC S33 amending settlement boundary at Tafarn Ty Uchaf, Trefil, MAC C52 showing Blaina town centre boundary change)	YES
9. Minerals	SP12: Securing an Adequate Supply of Minerals	YES (MAC S05 to policy text, MAC S06 & MAC C17 to supporting text)	YES
	DM19 Criteria for the Assessment of Mineral Applications	YES (MAC S25 to policy text and MAC C33 to supporting text; also IC2 to policy text and IC3 to supporting text)	YES
	DM20 Mineral Safeguarding	NO	n/a
	M1 Safeguarding of Minerals	YES (MAC C46-C47 to supporting text and MAC 54 to Appendices)	NO. These changes merely clarify where resource areas can be found in Blaenau Gwent.
	M2 Mineral Buffer Zones	YES (MAC S28 to policy text and MAC S29 to supporting text)	YES
	M3 Areas where Coal Working will not be Acceptable	YES (MAC C48 to supporting text and MAC 54 to Appendices)	YES
	M4 Preferred Areas	YES (MAC C49 & MAC C50 to supporting text)	YES
10. Waste	SP13: Delivering Sustainable Waste Management	NO	n/a

	DM21 Waste	YES (MAC C34 to policy text)	NO. This change merely clarifies the requirements with regards to unacceptable environmental impact.
	W1 Land for Waste Management	NO	n/a
NEW. Monitoring framework C h a C h a	Appendix 1	MAC S30 replaces Appendix 1 with the revised Monitoring Framework now in Appendix 2, IC4 deletes one cycle path and IC5 adds new indicator and target to Appendix 2	YES

Changes requiring re-assessment

- 2.1 As indicated in Table 2.1 by the word YES, SA re-assessments have been undertaken for changes to the following:
- Policy MU1 Ebbw Vale Northern Corridor (Section 3 of this SA Note)
 - Policies in Theme 1. Retail and Town Centre Vitality and Viability (Section 4)
 - Policies in Theme 2. Housing (Section 5)
 - Policies in Theme 4. Sustainable Design (Section 7)
 - Policies in Theme 6. Communities (Section 8)
 - Policies in Theme 7. Natural Environment (Section 9)
 - Policies in Theme 8. Built Environment (Section 10)
 - Policies in Theme 9. Minerals (Section 11)
 - Monitoring Framework (Section 12)
- 2.2 Changes to the policies and/or their supporting text are shown highlighted in red in the chapters that follow. In the case of the Inspector's binding changes these are additionally **shaded in blue**.
- 2.3 It should be noted that although assessments have been undertaken for each individual policy within each theme, they have also taken into consideration all other policies that remain unchanged in the BGCBC Submission LDP (February 2012) and also the new and modified policies being assessed in this note where appropriate, to ensure a comprehensive assessment.
- 2.4 Where changes were considered to lead to changes in the assessment scoring, assessment tables were reviewed based on the previous iteration of assessment (April 2011). These are presented in Appendix A.
- 2.5 In order to ensure consistency with the approach utilised for the production of the January 2012 SA Report and where deemed necessary, the re-assessments have utilised a seven- point scale as set out in
- 2.6 Table 2.2 and were undertaken against the set SA Objectives as shown in Table 2.3.

Table 2.2 - Assessment Scale

Assessment Scale	Assessment Category	Significance of Effect
+++	Strongly positive	Significant
++	Moderately positive	
+	Slightly positive	Not Significant
0	Neutral or no obvious effect	
-	Slightly negative	
--	Moderately negative	Significant
---	Strongly negative	
?	Effect uncertain	

2.7 Moderately and strongly positive and negative effects are considered of significance whereas neutral and slightly positive and negative effects are considered non-significant.

Table 2.3 – SA Objectives and Assessment Rationale

No.	Objective	Assessment Rationale
Economic		
1	To promote economic growth and strengthen and diversify the local economy	The LDP may contribute to economic growth in a variety of different ways- availability of different employment types; enhanced access to employment sites for all modes; enhancement of infrastructure to support the development of new areas; secondary, multiplier or 'seeding' effects of particular types of development' measures to attract and retain a more diverse workforce; and enhancement of the landscape, townscape and/or other aspects of local 'image' to support investment. Assessment of LDP policies will consider the characteristics of the employment provided including aspects such as employment sector, increases in business numbers and changes in growth in different sectors, including tourism.
2	To increase levels of local employment and ensure distribution of opportunities	In order to contribute to local employment levels, the LDP should seek to provide land and buildings for employment use, in locations that are accessible by sustainable modes. Assessment of LDP policies will consider the creation of new employment opportunities including aspects such as wage levels, economic activity, benefit claimants, incomes, adult education, and the contribution this will make to the long term sustainability of employment opportunities in the area.
3	To enable the development of a strong tourism economy in Blaenau Gwent, complementary to the regional offer	In order to contribute to the achievement of this objective the LDP should include policies that seek to encourage other sustainability objectives within this framework. Improvements in accessibility to, as well as within the plan area, will also increase its appeal as a visitor attraction. Decreasing air pollution through a shift to more sustainable modes of transport, improving the recreational and leisure offer (including angling); enhancing the landscape and historic assets; and enhancing green spaces and biodiversity will also enhance environmental, heritage and leisure assets and their settings. Additionally, policies should seek to improve visitor specific facilities such as accommodation.
4	To enhance the viability and vitality of town centres	In order to contribute to this objective, the LDP should include policies to support the regeneration of the City Centre, through the allocation of sites for retail use as part of a mix that includes residential, leisure and employment uses, to encourage an increase in footfall throughout the day and evening.
Social		
5	To meet identified housing needs	The LDP should seek to provide policies that ensure a supply of housing that is appropriate to local needs, especially in relation to population growth and changing local demographics. The affordability, high quality and mix of housing to create more sustainable communities should be prioritised. Policies should consider whether residential development is in accessible location and supported by adequate infrastructure capacity, including transport, waste and water considerations. Additionally, the LDP should provide a policy to cater for the needs of gypsies and travellers within the plan area.
6	To improve the quality of Blaenau Gwent's housing stock	The LDP should seek to upgrade the quality of existing and new housing stock, in order to aide regeneration policies and attract and retain a more diverse population mix.
7	To secure the delivery	The LDP should ensure that those wishing to buy, as opposed to rent, to access market housing are able to through a choice of

No.	Objective	Assessment Rationale
	and maintenance of quality affordable housing	affordable and high quality housing.
8	To improve educational attainment and increase skills levels	In order increase skills levels, LDP policies should contribute towards improvement in existing educational facilities or the creation of additional educational facilities, specifically tertiary and higher education centres. Non-academic education should also be encouraged as a complement to LDP policies. Secondary considerations within policies to augment passive education such as interpretation of the natural and historic environment and community involvement in development initiatives will also be included in assessments.
9	To improve accessibility to education, leisure, employment, health, homes and community services for all sectors of the community	<p>LDP policies could include new or enhanced provision of facilities as well as improved access either directly through increased provision in areas of deficiency, or indirectly through improved transport links. The following services may be included as priorities:</p> <ul style="list-style-type: none"> • Nursery/first school; • Primary/middle school; • Secondary school; • Health centre; • Local shop; • Pub; • Post office; • Community centre; • Local centre; • Place of worship; • Outdoor open access public area; • Children’s play area; • Pharmacy; • Libraries; • Residential homes for elderly people; • Cemeteries; • Open space; • Sports facilities;

No.	Objective	Assessment Rationale
		<ul style="list-style-type: none"> • Supported accommodation; and • Theatres and cinemas.
10	To promote community health, social care and well-being	In order to improve the health, social care and wellbeing of the population through its policies, the LDP could seek to improve access to health facilities. Indirectly, health levels could be improved through secondary effects of policies to reduce air pollution; ensuring homes are of a decent standard and by decreasing noise pollution as well as traffic congestion. Improving walking and cycling facilities, including through PROWs, for both purposeful and recreational trips will both improve physical activity levels as well as decrease air pollution and traffic. Improving access to and provision of greenspace and improving both informal and formal physical activity levels, as well as create a general sense of wellbeing. This also links to the quality of housing in objective 6.
11	To reduce crime, social disorder and fear of crime	The LDP should include policies that engender a sense of safety and reduce crime and fear of crime through indirect measures such as incorporating design features in new development (such as additional lighting, CCTV, active street frontages, development reaching 'secured by design' standards). Policies could seek to discourage incidences of anti-social behaviour and opportunistic crime, often attributed to 'boredom' or a 'lack of things to do', through increasing the range and availability of community facilities, especially open and green space and leisure facilities.
12	To protect and enhance the Welsh culture	The LDP should seek to enable a policy direction that protects and enhances welsh cultural identity. Policies may include encouragement of an increase in welsh speakers, community groups, cultural events and activities, and welsh medium education.
Environmental		
13	To encourage modal shift from private transport to sustainable transport	This objective should seek to prioritise the reduction in the need to travel, as the most sustainable solution. Subsequently, the residual travel requirements should be prioritised through the 'transport hierarchy' as identified in the Manual for Streets. Policies should prioritise the encouragement of walking and cycling as the first option to reduce current reliance on the private car, to decrease overall reliance on motorised transport. Policies should subsequently seek to encourage a modal shift to bus and train transport, by improving frequency, reliability and convenience of services, especially with regard to journeys to work and school. This will have positive effects on greenhouse gas emissions, as well as human health and local air quality.
14	To protect and enhance biodiversity across Blaenau Gwent	The LDP policies should seek to have a positive effect on designated and non-designated habitats and species. This may be achieved through increasing connectivity and/or reducing disturbance. The policies should also seek to result in the conservation, enhancement or creation of habitats, including those in both land and aquatic environments. This is especially important in relation to the connectivity of habitats in order to enable migration of species and enhance biodiversity. Migration is especially important in relation to the predicted effects of climate change.
15	To conserve and enhance the heritage assets of Blaenau Gwent and their	The LDP should seek to have a positive effect on the County Borough's heritage assets including listed buildings, historic parks and gardens, and archaeologically important sites. The LDP should encourage recognition of such sites and subsequent conservation and enhancement. Negative physical change or increased disturbance should be avoided. Policies should seek to encourage sympathetic integration of development with local character.

No.	Objective	Assessment Rationale
	settings	<p>Alongside designated features, non-designated features of local historical and architectural interest and value should also be considered, since these can make an important contribution to creating a sense of place, local identity and distinctiveness in both rural and urban areas. Beyond site specific areas, consideration should be given to landscapes and townscapes, as well as the potential for unrecorded archaeological interest.</p> <p>Policies that reduce traffic levels will provide secondary benefits, as will other non-intrusive traffic management and exclusion measures. Policies to reduce the effects and contribution to climate change could help to reduce the impact on heritage sites from weather events.</p> <p>The impact of encroachment on greenfield sites, air pollutants, noise and vibration as well as consideration of the cumulative impact of incremental changes to the physical environment, particularly in the setting of sensitive sites/ buildings, will also be reflected in the assessment.</p>
16	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development, where this will not result in damage or loss to biodiversity.	<p>To enable the achievement of this sustainability objective, the LDP policies should seek to make the best use of land and buildings.</p> <p>This may be achieved through the encouragement of higher density development and the use of previously developed land as a priority. The siting of development in areas served by sustainable transport modes is also considered an efficient use of land. Through using previously developed land, consideration should be given to land with a low biodiversity value in the first instance. In relation to areas of land that are contaminated, policies should seek to reduce land contamination and safeguard soil quality and quantity.</p>
17	To conserve soil resources and their quality	<p>Policies should seek to encourage the local sourcing of materials, in order to protect geodiversity and mineral resources, alongside soil resources. The use of reclaimed materials should also be prioritised. This will be in combination with the rationale for objective 16.</p>
18	To reduce emissions of greenhouse gases, in particular carbon dioxide	<p>The LDP should seek to achieve this objective through reducing emissions that arise from buildings, land use change, transport, agriculture, consumer goods, amongst others. Policies could encourage more sustainable layouts within development, as well as adherence to guidance such as the Code for Sustainable Homes and BREEAM.</p> <p>A major consideration will be the extent to which policies encourage an improvement in sustainable transport for access to decrease traffic congestion and volume.</p>
19	To reduce waste generation and maximise reuse and recycling	<p>In order for the LDP to achieve more sustainable waste management, it could include policies that directly reduce the generation of waste and increase the recycling of waste against standard levels expected for development, e.g. by providing recycling and composting facilities within and near to homes as well as public buildings and areas. Policies should also specifically refer to the need to reduce, re-use and recycle construction waste.</p> <p>The LDP should also include the allocation of sufficient land to enable as much self sufficiency in waste management and processing as possible.</p>

No.	Objective	Assessment Rationale
20	To maintain current air quality	<p>This sustainability objective should be sought to be achieved through the LDP policies, primarily through the reduction in the volume of motorised traffic through a modal shift to more sustainable modes and improved traffic flow and reduced congestion as populations and development increases in the plan area. Significant construction activities may reduce air quality during the period of works and the policies should promote mitigation of these effects.</p> <p>There should be a positive correlation between air quality, health improvements and the use of more sustainable modes of transport.</p>
21	To maintain current low levels of vulnerability of all development to flooding	<p>Minimising the risk from flooding to people and property, as well minimising the frequency of flooding events should be a key policy consideration in the LDP as growth in population and development occurs. This is especially important with the increasing effects of climate change. Assessments will include the consideration of effects on flood risk from all sources either directly or indirectly through proximity/ location within areas of flood risk (for example through locating development in flood plains), or indirectly through exacerbation of effects downstream or increasing the proportion of impermeable surfaces. Policies should result in a decrease in flood risk, which may include policies to encourage Sustainable Urban Drainage Systems.</p> <p>An increased risk from flooding to people and property may be reduced through policies to prevent increased density of development in flood risk areas. Other possible risk reduction measures that could be included within policy may include the following:</p> <ul style="list-style-type: none"> • A change in land use to reduce the vulnerability of the proposed development; • A reduction in the building platform area; • The raising of internal floor levels and flood proofing (within existing buildings) to reduce potential flood damage; • The rearrangement of buildings within the site to remove obstructions to overland flow paths; and • The placement of buildings to higher areas within the site to limit the risk of flood damage and/or enable the provision of escape routes.
22	To promote the use of sustainably sourced products and resources	<p>The LDP should seek that all development ensures that materials used are sourced sustainably, that is they are locally sourced and contain low embodied energy. This will contribute to objectives 2,10,13,17,18, 20 and 23.</p>
23	To increase energy efficiency and generation and use of renewable energy across the County Borough	<p>The LDP should include policies that will directly reduce energy demand by encouraging energy efficiency. Policies may include the encouragement of improving the energy efficiency of dwellings through measures such as improved insulation; efficient heating and hot water systems; eco labelled white goods installed; and the use of low energy lighting. Assessment of the achievement of this sustainability objective will also consider indirect effects such as development located to reduce transport distances and design factors such as building orientation (linked to passive solar gain) and building form. The extent to which policies promote the use of low embodied energy materials from sustainable sources and material from local sources and suppliers in the construction of new developments will be assessed.</p> <p>Policies may also encourage the use of the Code for Sustainable Homes or BREEAM assessment methods to ensure high standards of development in energy efficiency.</p> <p>In order to promote renewable energy production and use through the LDP, policies could specify the need for all developments</p>

No.	Objective	Assessment Rationale
		to assess the potential for microgeneration within their sites, implementing wherever possible as a condition of permission. Policies could also specify that a certain percentage of energy used on the site must come from renewable sources, generated either on site, or elsewhere where on site generation is not feasible.
24	To conserve and enhance surface and ground water quality	LDP policies should seek to have a positive effect on maintaining and enhancing the quality of surface and ground waters. This will include policies to control the following, amongst others: surface water run-off from impermeable surfaces; proximity of development and agriculture to watercourses; and intensity of development. Sewage discharges into watercourses should be prevented. The opening up of culverts into watercourses and increasing the length of watercourse restored/impacted on should be considered. In order to reduce water consumption through the LDP, its policies should seek to deliver measures to encourage a responsible approach to water use, re-use and conservation. Conservation methods may include grey water recycling, incorporation of dual water supplies, low water use appliances and water metering, to reduce pressure on potable water resources.
25	To protect the quality and character of the landscape and enhance where necessary	Policies should seek to limit the effect of development on the landscape, including open land lost to built development, as well as the efficient use and appearance of development. Secondary beneficial effects will be associated with policies that will reduce traffic levels in the Council area, as well as other non-intrusive management and exclusion measures. The cumulative impact of encroachment on greenfield sites, air pollutants, noise and vibration as well as consideration of incremental changes to the physical environment will be considered in relation to their effect on the landscape as well as its users from a physical as well as visual amenity perspective.

3. MU1 Ebbw Vale Northern Corridor

- 3.1 MU1 was assessed in the previous SA iterations through the sites assessments as well as under policies H1 and EMP1 under themes 2 (Housing) and 5 (Employment). Previous iterations of the LDP have seen enhancements to this policy. MACs for this site are:

MU1 Ebbw Vale Northern Corridor (MAC C35)

In accordance with Policy SP1 land is allocated north of Ebbw Vale Town Centre for the construction of approximately **700805** homes, a commercial leisure hub, road side services, employment, a strategic mixed-use employment site and a network of green links.

~~Development of this site will be guided by the Ebbw Vale Sustainable Development Framework Supplementary Planning Guidance document.~~

Supporting text update (MAC C36)

8.9 Development of the site will be guided by the Ebbw Vale Sustainable Development Framework Supplementary Planning Guidance document. The ~~Ebbw Vale Sustainable Regeneration Framework~~ Framework has assessed the development potential of the area and has identified the following elements:

- Strategic mixed-use employment site – on land at Rhyd-y-Blew (**29.8 ha of which** 13.2 ha **is the indicative developable area**)
- Employment and road side services - at Bryn Serth (**22.8 ha of which** 10.5 ha **is the indicative developable area**)
- Commercial leisure hub – commercial leisure and associated A3 uses (4 ha); and
- Residential - **700805** homes including 10% affordable housing on three parcels of land (23 ha) (*It should be noted that not all of the existing facilities are required to relocate to enable the provision of 700805 homes*).
- A network of green links – to allow the effective integration of the SINCs and other key habitat areas.

Assessment results

- 3.2 The above changes show that only the housing figure within the policy has changed as a result of the MAC. The Inspector's Report explains that the increase in dwellings in this location has been made to accommodate the deletion of the site H1.20 (MAC C08). The Deposit Plan assessment found the MU1 site for mixed use development to be one of the more sustainable sites considered. The Inspector's Report states that *"It became clear under examination that the Council had underestimated the potential yield on MU1."* Under the SA, site H1.20 was predicted to have negative effects against SA Objectives 14 (biodiversity), 16 (PDL), 17 (soil) and 25 (landscape). It is therefore considered that this change will lead to increased beneficial effects against sustainability objectives, with an increased focus on improving the efficient use of previously developed land in a mixed use development under MU1. This is considered further under theme 2 (housing).
- 3.3 Text for employment land has been modified, although the developable area remains the same. Therefore, it is regarded that no effect on the predictions of the SA will be had.
- 3.4 Although the implementation of the Ebbw Vale Sustainable Development Framework has been removed from the policy text, it has been added to the supporting text. It is regarded that this change would not have an impact on the overall predicted effects of the SA.

4. Theme 1 – Retail and Town Centre Vitality and Viability

4.1 Three policies have been changed within this theme: SP3, DM6 and DM7. The revised policy text as well as supporting text is reproduced below:

SP3 The Retail Hierarchy and Vitality and Viability of the Town Centres (MAC C06)

1. In order to deliver thriving town centres and protect local shopping facilities a retail hierarchy is defined as follows:

Principal Town Centre

- a. Ebbw Vale will perform a sub regional retail role.

District Town Centres

- 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.

Local Town Centre

- c. Blaina will act as a local shopping centre that will be protected and enhanced to provide facilities for the local communities.

Neighbourhood Centres

- d. Local shops in neighbourhood centres will be protected to meet every day local shopping needs.

2. In order to improve the vitality and viability of the town centres:

- a. Shops, offices and other commercial premises, where appropriate, will be upgraded by means of refurbishment and redevelopment;
- b. Opportunities to improve the retail offer will be implemented;
- 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
- d. Disabled access and facilities will be improved.

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.

Supporting text update (MAC C07)

6.29 The LDP provides a framework for retail development in Blaenau Gwent over the Plan period. In order to address local retailing need, the Plan identifies land for 10,200 sq m of comparison and 2,445 sq m of convenience floorspace over the this period. Land is allocated for retail development under Policy R1. Full details of these calculations are provided in the Retailing Background Paper.

DM56 ~~Use Class Restrictions in~~ Principal and District Town Centre Management (MAC S14)

Development proposals incorporating a change of use of ground floor premises in Principal and District Town Centres will be subject to the following **management restrictions**:

- a. ~~Primary Retail Areas are identified within which only A1 uses will be permitted. within the Primary Retail Area.~~
- b. ~~A2, D1 and D2 uses will be encouraged outside the Primary Retail Area.~~
- b. ~~Within the town centres, in order to minimise the impact on vitality and viability no more than 3 Hot Food Takeaways and/or Public Houses should be located in close proximity. The number of Hot Food Takeaways, at street level, should be equal to or no greater than 7.0% and the number of public houses should be equal to or no greater than 4.0% of the total number of units in the town centre.~~
- c. ~~A3 uses will not be permitted where they harm the vitality, and viability and retail mix of the area as a result of a proliferation of this type of use.~~
- e. d. Within the town centres, the change of use of the ground floor units to residential use will not be permitted.

Supporting text update (MAC S15)

7.46 ~~However, t~~The number and concentration of ~~hot food takeaways and public houses~~ food and drink establishments should not dominate the town centre and therefore detract from the overall character and function of the centres. ~~The Hot Food Takeaways and Public Houses Supplementary Planning Guidance is to be updated to provide further guidance to support this Policy.~~

~~The significant increase in the number of hot food takeaways and public houses within the town centres has led to concern being expressed by local residents, local business and others in the area on the vitality of the shopping areas and residential amenity. This Policy aims to protect the character and function of the town centres through firstly controlling the percentage of hot food takeaways at ground floor level and public houses, and secondly the number of hot food takeaways and public houses located in close proximity within the town centres. The Retailing Background Paper sets out the reasoned justification to these approaches. Detailed guidance on Hot Food Takeaways and Public Houses in Town Centres is contained in the Supplementary Planning Guidance.~~

DM67 Use Class Restrictions Management in of Blaina Local Town Centre (MAC S16& MAC S17)

Development proposals incorporating a change of use of ground floor premises in Blaina Local Town Centre will be subject to the following ~~restrictions management~~:

- ~~a. In order to minimise the impact on vitality and viability no more than 3 Hot Food Takeaways and/or Public Houses should be located in close proximity. The number of Hot Food Takeaways, at street level is equal to or no greater than 7.0% and the number of Public Houses is equal to or no greater than 4.0% of the total number of units.~~
- a. Retail, professional and financial services, entertainment and leisure and community uses will be supported.
- b. A3 uses will not be permitted where they harm the vitality, and viability and retail mix of the area as a result of a proliferation of this type of use
- b. c. In the case of a change of use to residential, the ~~retention of the retail site for retail / commercial purposes has been fully explored without success by way of marketing for appropriate retail / commercial purposes at reasonable market rates for a minimum of 12 months. 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.~~

Supporting text update (MAC S26)

7.50 The significant increase in the number of hot food takeaways and public houses within Blaina Local Town Centre has led to concern being expressed by local residents, local businesses and others in the area on the vitality of the shopping areas and residential amenity. This Policy aims to protect the character and function of the town centres. ~~Through firstly controlling the percentage of hot food takeaways at ground floor level and public houses, and secondly the number of hot food takeaways and public houses located in close proximity within the town centres. The Retailing Background Paper sets out the reasoned justification to these approaches.~~ Detailed guidance on Hot Food Takeaway and Public Houses in Town Centres is contained in the **updated** Supplementary Planning Guidance.

7.52 Planning applications for the change of use to residential would need to be supported by evidence ~~that a 12 month marketing exercise has been undertaken for retail / commercial purposes at reasonable market rates. 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 scrutinise the evidence put forward to demonstrate that the units are no longer required for retail/**commercial** purposes.

Assessment results

- 4.2 Although the original iterative process of SA saw the assessment of SP3 assessed individually ahead of the assessment of more detailed policies, these assessments were subsumed under the assessment themes at the later stages. Therefore only the assessment under theme 1 has been considered for the MACs in this note.
- 4.3 The addition of text to policy SP3 relates largely to sites Rhyd y Blew - R1.1 and Tesco North West Approach R1.3) as well as an extension to the Festival Shopping Outlet Centre (R1.2) close to Ebbw Vale Parkway station. As stated in the Inspector's Report, these sites already have some retail floorspace and/or benefit from an extant grant of planning permission and so the SA would be unable to influence their allocation or development. However, as the sites are close to Ebbw Vale, it is considered that they could contribute to the sustainable development of the County Borough. It is therefore considered that the changes to SP3 will not affect the SA results as outlined below.
- 4.4 The policies under this theme perform well across most of the SA objectives, achieving a balance of significant positive effects. Significant positive effects have been predicted against SA objectives 1 (economic growth and local economy); 2 (local employment); 3 (tourism economy); 4 (vitality and viability of town centres); 9 (accessibility to employment, services and facilities); 13 (sustainable transport); 16 (previously developed land); and 25 (landscape). No significant negative effects have been predicted as a result of the policies included under this assessment theme.
- 4.5 Retail is a critical component of the economy and in seeking to protect and enhance the offer and complementary activities across the County Borough, the policies under this theme have considerable potential to deliver beneficial effects. The Action Area proposed in Policy AA1 at Southern Gateway, Ebbw Vale will create a strong physical gateway to The Works, which is likely to help deliver economic benefits. The provision of increased retail development at centres across the County Borough, supported by complementary forms of development, can be a key source of increased local job opportunities at a range of levels. Insofar as the policies will increase the attractiveness of the town centres and help to create the necessary conditions to promote a successful evening economy, the development of tourism will be supported.
- 4.6 The policies are likely to increase accessibility to retail facilities, which will contribute to achievements against this objective. Policy changes to DM6 and DM7 (now DM5 and DM6) will help to give greater certainty to the types of uses implemented in the centres, although the policy intention remains the same.

- 4.7 Policy DM6 seeks the provision of local shopping facilities to meet people's day-to-day needs in Blaina. AA1 and R1 allocate land to meet identified demand for new retail opportunities – the proposed allocations are located throughout the County Borough and are likely to improve accessibility for the local population. Supporting information for policy DM5 indicates that outside the Primary Retail Area, a diversity of uses will be encouraged. This could have indirect benefits for the achievement of improved accessibility to services and facilities over time. Policy AA1 is based on improvements to Ebbw Vale Principal Town Centre. Supporting text highlights that the Sustainable Development Framework for Ebbw Vale creates an opportunity for improved public transport and reduced traffic through developments proposed at the Works. This could create cumulative benefits for accessibility, as well as encouraging an increase in the use of more sustainable modes of transport, which could have benefits for a number of the SA objectives.
- 4.8 The policies could have benefits against the landscape objective insofar as the locational focus of development on existing settlements should safeguard against adverse effects on the quality and character of the surrounding landscape where openness is considered to be of particular importance.

5. Theme 2 – Housing

- 5.1 All policies within this theme have been changed. Changes are reproduced below.

SP4 Delivering Quality Housing (MAC C08)

1. To stem out-migration and attract people to the area:
 - a. Provision is made for the development of 3,932907 new dwellings in order to deliver the 3,500 new dwellings required to increase the population to 70,849 by 2021;
 - b. Support will be given to proposals to regenerate areas of social housing;
 - c. Private sector housing improvements will be supported; and
 - d. Proposals to bring empty properties back into use will be supported.
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
 - b. **Provision Land** will be made ~~for 4 pitches for~~ **available to accommodate** unmet gypsy and traveller accommodation.

Supporting text update (MAC C09 & MAC C10)

6.31 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 WG 2008 population projection the population is estimated to rise from 68,914 in 2006 to 70,849 in 2021. The corresponding WG 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 3,932907 dwellings. This represents 432407 (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.

SP5 Spatial Distribution of Housing Sites (MAC C11 & MAC C12)

- a. In order to create a network of sustainable linked hubs provision for new housing will be located in the following hub areas:

Ebbw Vale	1,614 1,719 dwellings
Tredegar	696 dwellings
Upper Ebbw Fach	438 dwellings
Lower Ebbw Fach	358 228 dwellings

- b. An allowance for completions to date, windfall contributions, small sites, conversions and demolitions totalling 826 dwellings is made across the County Borough.
- 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.
- 2006 - 2011 700
 2011 - 2016 1,300
 2016 - 2021 1,500

- d. **Development will be managed over the plan period through the phasing of sites as follows:**

Area	Phase 1	Phase 2	Phase 3
Ebbw Vale	45%	55%	60%
Tredegar	25%	25%	20%
Upper Ebbw Fach	25%	10%	15%
Lower Ebbw Fach	5%	10%	10%

Supporting Text Update (MAC C13 & MAC C14)

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 **5256%** 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.

DM78 Affordable Housing (MAC S18)

Subject to viability and Wwhere there is evidence of need the Council will seek **at-least** 10% affordable housing on all residential proposals that:

- a. Contain 10 or more dwellings; or
- b. Exceeds 0.28ha in gross site area, or
- c. Exceed the threshold in (a) or (b) above for adjacent sites.

Supporting Text Update (MAC S19)

7.55 To ensure the delivery of affordable housing in accordance with the identified need, the Council will seek the provision of **at-least** 10% affordable 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. **The percentage target included in the above policy recognises that development viability in the County Borough is a major consideration, and negotiation will be necessary on the exact type and amount of affordable housing to be delivered on a site-by-site basis.**

DM89 Affordable Housing Exception Sites (MAC C27)

Affordable housing development for local needs will be **supported permitted** as an exception to policy **adjoining rural settlements in the north of the County Borough and all**

~~settlements in the south provided the development is acceptable in terms of relevant development management policies and~~ provided that:

- a. Evidence exists in the form of a local housing needs survey that there is a genuine demonstrable local need in the settlement for such accommodation;
- b. There are no allocated sites coming forward within the **development settlement** boundary which could meet this need;
- c. Satisfactory arrangements can be made to ensure that the dwellings are retained as affordable housing for local needs in perpetuity;
- d. The proposal adjoins and forms a logical extension to the **development settlement** boundary whilst avoiding ribbon and fragmented patterns of development; **and**
- e. The proposal would not form an intrusive feature in the landscape.; ~~and~~
- ~~f. The siting, layout, scale, design, density and materials of the proposal are sympathetic and appropriate to the size and character of the settlement.~~

In the interests of creating and maintaining sustainable mixed communities, proposals will only be considered for sites of 10 units or less.

Supporting Text Update (MAC C28)

7.59 **The 'rural settlements' to which this policy applies are Trefil, Bedwellty Pits, Pochin, and Cwm in the north of the Borough and all settlements in the south of the Borough (as identified in the Key Diagram within Chapter 5.0).** Strict criteria have been identified to ensure that unsuitable developments that would detrimentally affect the environment will not be approved.

DM910 Caravan Sites for Gypsies and Travellers (MAC C29)

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;
- d. The site can accommodate residential and home-based business uses without detriment to the amenity and character of the area;
- e. In the case of a transit or touring site, it has good access to the primary highway network (**as identified in appendix 6**).

H1 Housing Allocations and HC1 Housing Commitments

**H1 Housing Allocations (MAC C04 & MAC 05 to introductory text of LDP, MAC S26, MAC C39, MAC C40, MAC C41 to policy and supporting text)
HC1 Housing Commitments (MAC C39, MAC C40, MAC C41 & MAC C32 to policy text)**

In accordance with Policy SP5 land is allocated for residential development in the following locations:

Policy Number	Site Name	Area (Ha)	Units
Ebbw Vale			
H1.1	Willowtown	0.63	22
<i>MU1</i>	<i>Ebbw Vale Northern Corridor</i>	283	700805
		Total	722
HC1.1	North of Cwmyrdderch Court Flats, Cwm	1.18	16
HC1.2	Letchworth Road	0.93	16
HC1.3	Old 45 Yard, Steelworks Road	3.49	82
HC1.4	Adjacent Pant-y- Fforest	1.63	21
HC1.5	Heol Elan #	1.2	43
HC1.6	Land at College Road#	1.04	41
HC1.7	Adj Sports Ground, Gwaun Helyg	2.92	69
HC1.8	Higgs Yard	0.99	29
HC1.9	Mountain Road#	0.47	22
HC1.10	Briery Hill#	0.94	33
<i>MU2</i>	<i>'The Works'</i>		520
		Total	892
		Total	1,719
Tredegar			
H1.2	Cartref Aneurin Bevan	0.38	13
H1.3	Greenacres	0.50	18
H1.64	Land adjacent to Chartist Way	2.89	101
		Total	132
HC1.11	Derelict Bus Garage, Woodfield Road#	0.36	11
HC1.12	Former LCR Factory, Charles Street	0.25	14
HC1.13	Former Factory Site, Pochin	0.65	28
HC1.14	Land at Poultry Farm, Queen Victoria Street	0.84	3
HC1.15	Upper Ty Gwyn Farm, Nantybwh	1.44	38
HC1.16	Former LCR Factory, opposite Tredegar Comprehensive School#	0.62	47
HC1.17	Peacehaven	4.81	147
HC1.18	The Goldmine, Sirhowy	0.17	16
HC1.19	BKF Plastics, Ashvale	1.83	54
HC1.20	Sirhowy Infants School Site#	0.84	23
HC1.21	Corporation Yard	0.75	23
HC1.22	Park Hill	13.09	160
		Total	564
		Total	696
Upper Ebbw Fach			
H1.75	Garnfach School, Nantyglo	0.81	28
H1.86	Crawshay House, Brynmawr	0.71	25
H1.97	Infants School and Old Griffin Yard, Brynmawr	1.04	36
H1.408	Hafod Dawel Site, Nantyglo#	0.74	44
H1.449	West of the Recreation Ground, Nantyglo	0.42	15
H1.120	Land to the East of Blaina Road, Brynmawr	0.72	25
H1.131	Land to the North of Winchestown, Nantyglo	0.43	15
A. <i>MU3</i>	<i>NMC Factory and Bus Depot</i>		60
HC1.23	Recticel and Gwalia Former Factory Site, Brynmawr#	0.96	45
HC1.24	Land at Clydach Street, Brynmawr	0.64	12
HC1.25	TSA Woodcraft, Noble Square Industrial Estate, Brynmawr	0.71	25
HC1.26	Roberto Neckwear, Limestone Road, Nantyglo	0.74	19
HC1.27	Cwm Farm, Blaina	9.01	78
HC1.28	Salem Chapel, Waun Ebbw Road and Pond Road Junction, Nantyglo	0.26	11

Policy Number	Site Name	Area (Ha)	Units
		Total	190
		Total	438
6. Lower Ebbw Fach			
H1.142	Six Bells Colliery Site, Six Bells	1.47	40
H1.153	Warm Turn, Six Bells	0.93	32
H1.164	Roseheyworth Comprehensive, Abertillery	0.95	33
H1.175	Former Mount Pleasant Court, Brynithel#	0.52	18
H1.186	Hillcrest View, Cwmtillery#	0.83	22
H1.197	Quarry Adjacent to Cwm Farm Road, Six Bells	0.64	22
H1.20	Land at Farm Road, Swffryd	3.72	130
		Total	297
HC1.29	At Cwm Farm Road	0.68	20
HC1.30	Former Swffryd Junior School#	0.41	18
HC1.31	Land at Penrhiw Estate, Brynithel	1.02	23
		Total	64
		Total	358
Total New Sites (H)			1,39974
Total Housing Commitments (HC)			1,707
TOTAL ALLOCATIONS			3,081

Land identified for 100% affordable housing

8.27 **The allocation of sites for new homes is important in ensuring sufficient land is available to meet future population requirements. This will contribute to the diversification of the housing stock and secure viable, sustainable futures for the hub areas.** Land allocated under this Policy includes:

- **(H)** New sites that have been identified as suitable for residential development or for a mix of uses including housing as a result of a robust candidate site assessment process; and
- **(HC)** Sites with planning consent for housing or for a mix of uses incorporating housing as of 1st April 2009 (in some cases subject to the signing of a Section 106 Agreement).

8.28 In order to stimulate growth in the residential market, the LDP has allocated land for the construction of a further ~~1,399~~ 1,374 homes above that which already has planning permission (1,707). The number of units on these sites was 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.

~~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.~~

GT1 Gypsy and Traveller Accommodation (MAC C43)

Land is allocated south of the Cwmcraehen Gypsy and Traveller Site to which can accommodate 46 pitches.

Assessment results

- 6.1 The policies under this theme perform with mixed results against the SA objectives with both significant positive and significant negative effects predicted. Significant positive effects were

- predicted against SA objectives 4 (vitality and viability of town centres); 5 (housing needs); 6 (quality of housing); 7 (delivery and maintenance of affordable housing); and 23 (energy efficiency and renewable energy generation).
- 6.2 There is the potential for the delivery of additional residential development to support a greater catchment, which in turn could support increased town centre vitality and viability, particularly for Ebbw Vale and Tredegar.
- 6.3 The housing policies in the LDP seek to ensure that the housing provided through development opportunities is reflective of local needs. To this end, the policies seek to provide a sufficient level of affordable and special needs housing, regeneration of existing housing stock, and the provision of sites for gypsy traveller communities.
- 6.4 The change in the housing figure in policy SP4, as explained under MU1 above, is related to the increase in dwellings at site MU1 and the deletion of the site H1.20 (MAC C08). The change to point a) in SP5 and H1 also reflect this. The Deposit Plan assessment found the MU1 site for mixed use development to be one of the more sustainable sites considered. The Inspector's Report states that "It became clear under examination that the Council had underestimated the potential yield on MU1." Under the SA, site H1.20 was predicted to have negative effects against SA Objectives 14 (biodiversity), 16 (PDL), 17 (soil) and 25 (landscape). It is therefore considered that this change will lead to increased beneficial effects against sustainability objectives, with an increased focus on improving the efficient use of previously developed land in a mixed use development under MU1. The addition of phasing to the policy could help to improve delivery of sites across the plan area.
- 6.5 Policy DM7 (was DM8) changes in relation to affordable housing introduce the concept of viability as being a key consideration in the assessment of required provision. This could help to improve the deliverability of development within the plan area, as sites would not be prevented from proceeding should a lower threshold be viable. The policy allows negotiation in this respect.
- 6.6 Changes to DM9 (now DM8) seek to specify which settlements apply to the exception for rural development for affordable housing. The changes also remove the need for conformity with the existing character of the settlement, although other LDP policies should ensure that character and scale remain a consideration in decision making. Targeting specific settlements could lead to greater benefits in terms of the distribution of affordable housing to the areas identified as most in need of this type of development. This should lead to beneficial effects against the SA objectives. Environmental effects will be mitigated and guided by other LDP policies.
- 6.7 Policy H1 also identifies 2 potential sites for the provision of 100% affordable housing in accordance with policy DM8. The provision of sites for 100% affordable housing (including H1.15 and H1.16) may have negative effects on the objective to achieve sustainable communities, as this type of layout may create social divisions. However, it is regarded that the small scale of these sites could provide a balance of positive effects as they will contribute to meeting local needs within the setting of a broader mixed community. Supporting text for Policy DM8 seeks that, under certain circumstances, contributions for the reuse or rehabilitation of older housing stock will be sought. This may improve the overall quality of housing stock in the County Borough over time.
- 6.8 The change to remove the specificity for the number of gypsy traveller sites enables flexibility in the deliverability of the plan which could lead to beneficial effects. MAC C34 improves the reading of Policy DM10 by making it consistent with the terminology in Appendix 6 of the Plan. The Cwmcraehen site can accommodate the growth of gypsy and traveller households anticipated up until 2021. The change from 4 to 6 pitches is not considered to have an effect on the SA predictions
- 6.9 Significant negative effects are predicted to arise from the policies within this component against SA objectives 18 (greenhouse gas emissions); 19 (waste); and 25 (landscape). For the identified significant negative effects that are specific to sites, as listed below, mitigation will be

included in the Site Descriptions document, which is a supporting document to the Plan. Chapter 9 of the LDP details survey requirements for housing sites that could lead to further mitigation.

- 6.10 The policy theme will result in the delivery of over 3,000 new dwellings, which will also result in considerable trip generation, all of which will add to GHG emissions in the County Borough. Developing to national guidelines for the CfSH may minimise this effect, especially in the longer term where more housing will be zero carbon. Other LDP policies may also minimise the effect of new housing developments, including SP6, which seek to encourage increased accessibility by sustainable modes.
- 6.11 The construction of new dwellings could result in considerable waste generation during and post-construction. SP13 seeks to encourage the movement of waste up the hierarchy and reduce waste generated through construction, which may minimise potential negative effects over time. A potential conflict with the gypsy traveller site allocation GT1 (Extension to Cwmcrachen) has been identified in the site specific assessments.
- 6.12 Site allocations H1.6 (Chartist Way) and H1.20 (Rear of Farm Road) were previously predicted to conflict with the landscape Objective (25). However, H1.20 has now been removed from the LDP, which could lead to benefits for the effects of future development in Blaenau Gwent. Potential conflicts are identified for sites H1.14 (Six Bells Colliery Site- Upper), H1.16 (Roseheyworth School), H1.17 (Former Mount Pleasant Court), H1.19 (Quarry adjacent to Cwm Farm Road), H1.18 (Hillcrest View). Development of over 3,000 dwellings, including greenfield sites, could have a significant effect on landscape quality. However, design policies and mitigation provided elsewhere in the LDP as well as national guidance, may minimise these effects. The removal of H1.20 could also minimise this effect.

7. Theme 4 – Sustainable Design

- 7.1 All policies in this theme have been changed.

SP7 Climate Change (MAC S02)

The Council will seek to address climate change and reduce energy demand to improve the sustainability of the valley communities in Blaenau Gwent by:

1. Addressing the causes of climate change through:
 - a. Encouraging more of the County Borough's electricity and heat requirements to be generated by renewable and low/zero carbon technologies;
 - b. Supporting development proposals that incorporate decentralised heating, cooling and power networks powered by renewable energy sources, or that connect to existing communal/district heating networks **such as that proposed on MU1 and MU2**; and
 - e. Implementing the energy hierarchy as set out in national planning policy;**
 - cd.** Promoting efficient use of land through giving preference to brownfield land and development at higher densities on sites located close to transport corridors or town centres and mixed use allocations.
2. Adapting to direct and indirect impacts of climate change through:
 - a. Ensuring that developments accord with objectives of sustainability and good design; **as set out in national planning policy;**
 - b. Directing new development away from those areas which are at high risk of flooding **in line with Technical Advice Note (TAN) 15**; and
 - c. Managing flood risk through incorporating measures in design and construction to reduce the effects of flooding.

Supporting Text Update (MAC S03)

6.51 With the availability of developable land as a scarce commodity, it will be necessary to demonstrate that the most efficient use of land has been achieved, favouring the re-use of previously developed land and buildings over the development of greenfield sites. New development should be located to make use of existing infrastructure, services and amenities, with increased densities on **mixed use sites and sites** with good access to local facilities and public transport.

DM1 New Development (MAC 18-22)

Development proposals will be permitted provided: -

1. Sustainable Design
 - a. Energy efficient design is achieved;
 - b. The proposal makes efficient and effective use of resources by employing sustainable building techniques, incorporating energy and water conservation measures, and wherever possible, the use of renewable energy;
 - c. Construction waste and pollution is minimised **and the proposal incorporates facilities for the segregation, recovery and recycling of waste;**
 - d. Recycled or sustainable products and resources are used in construction, where practicable;
 - e. The proposal reduces surface water runoff through minimising an increase in impermeable surfaces and using Sustainable Drainage systems, where appropriate; and
 - f. **The proposal does not result in a net loss of biodiversity and provides where necessary mitigation and/or compensation measures.**
2. Amenity
 - g. The development would be compatible with other uses in the locality;
 - h. There would be no unacceptable adverse visual impact on townscape or landscape;**
 - ~~b. c.~~ There would be no unacceptable impact upon the amenities of neighbouring occupiers;
 - ~~e. d.~~ In the case of residential development including extensions and sub-division of dwellings, dwellings must be of appropriate size to provide satisfactory levels of amenity;
 - e. There would be no adverse impact upon the water environment or an unacceptable risk to the quality of controlled waters (including groundwater and surface water);**
 - f. The proposal contributes to improving water quality wherever practicable;**
 - g. The proposal does 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.**
 - ~~d. h.~~ There would be no unacceptable risk of harm to health and/or local amenity from unacceptably high levels of noise, vibration, odour or light pollution;
 - ~~e. i.~~ The land is made stable and capable of supporting the development without risk of damage to buildings on the site or adjoining land; and
 - ~~f. j.~~ Practicable and effective measures are taken to treat, contain or control any contamination.
3. Accessibility
 - a. The proposal has regard for the safe, effective and efficient use of the transportation network;
 - b. The proposal ensures that ~~new access roads within~~ developments are designed to an appropriate standard that prioritises the interests of pedestrians, cyclists and public transport before that of the private car;
 - c. The proposal secures appropriate provision for people with special access and mobility requirements;

- d. Parking, appropriate servicing and operational space has been provided **in accordance with the Council's Supplementary Planning Guidance on Access, Car Parking and Design**; and
- e. Where a Transport Assessment and Travel Plan is required by national planning policy, they must demonstrate that there will be no adverse impact on trip generation and travel demand.

Supporting Text Update (MAC C23)

7.8 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 environmental projects.

7.9 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. Developers will be expected to explore opportunities for making improvements to water quality through the incorporation of measures to improve water quality within their designs, unless they can demonstrate it is not practicable to do so. 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.

7.10 Air quality within Blaenau Gwent is influenced by the emission of pollutants from various sources within the County Borough and also by transboundary pollution emitted to air from sources within other Local Authority Areas. The UK's National Air Quality Strategy is aimed at improving and protecting ambient air quality in the UK and ensuring the protection of public health as a result of exposure to air pollution. The Strategy sets out objectives for a number of key pollutants and the Local Authority are required to periodically review the air quality within the County Borough against the objectives at locations where the public are regularly present and might be exposed to air pollution.

7.11 The Local Authority's ongoing review and assessment of the air quality within the County Borough has concluded that, based on the information available at present, it is unlikely that any of the air quality objectives that the Council are required to have regard to, are, or are likely to be exceeded in the immediate future. The Council is committed to ensuring the protection of the standard of air quality within the Borough and also, where reasonably possible, the improvement of air quality.

7.12 Development likely to result in emissions to air of any of the pollutants identified in the UK's National Air Quality Strategy and/or any other pollutant which may have an adverse impact upon the air quality within the Borough or has the potential to cause harm to human health and/or the environment should therefore provide a full and detailed assessment of the likely impact of these emissions. This should also demonstrate that there has been consideration of the cumulative effects of other proposed or existing sources of air pollution within the vicinity of the proposed development.

7.13 Development will not be permitted where it is considered that the resultant emissions to air will have an unacceptable impact on the existing and/or future air quality within the Borough or where there will be an unacceptable adverse impact on public health and/or the environment, taking into account the cumulative effects of other proposed or existing sources of air pollution in the vicinity.

DM2 Design and Placemaking (MAC S08)

Development proposals will be permitted provided: -

- a. They are appropriate to the local context in terms of type, form, scale, **and mix and density**;
- b. They are of good design which reinforces local character and distinctiveness of the area **or improves areas of poor design and layout; or they positively contribute to the area's transformation and raise density, where appropriate**;
- c. The development has regard to 'Secured by Design' principles;
- d. In the case of extensions to buildings, they reflect, complement or enhance the form, siting, materials, architectural details and character of the original building, its curtilage and the wider area;
- e. In the case of proposals for new and replacement shopfronts, **rollers shutters** and signage, they make a positive contribution to the street scene. **and Roller shutters should be sensitively designed and integrated into the overall design of the shopfront conform to the Council's Supplementary Planning Guidance on Shopfront Design**;
- f. In the case of the public realm and key locations such as town centres, major routes and junctions, the character and quality of the built form is to a high standard of design and, where appropriate, includes public art; and
- g. Landscaping and planting, where appropriate, **is integral to the scheme and enhances the sites and achieves a suitable visual setting for the scheme and integrates it into** the wider context.

Supporting Text Update (MAC S09)

7.23 All new developments must enhance and respect their surroundings and contribute towards the local identity. Developments must be of an appropriate type, form, scale, **and mix, and density** for their location **or positively contribute to the area's transformation and raise density** as the Council is committed to raising the standard of design on all new development. **Developers will be required to submit comprehensive masterplans for residential proposals of 50 dwellings and over which must have regard to the need to create high quality, sustainable and locally distinct places.**

DM45 Low and Zero Carbon Energy (MAC S12)

Where planning permission is required, development proposals which promote the provision of renewable and low/zero carbon energy schemes such as schemes for The Council will encourage major development proposals to incorporate schemes which generate energy from renewable and low/zero carbon technologies. These technologies include **energy from** onshore wind; landfill gas; energy crops; energy from waste; anaerobic digestion; sewage gas; hydropower; biomass; combined heat and power; and solar. **will be permitted where it can be demonstrated that there is no unacceptable effect upon the interests of nature conservation, character and appearance of the landscape, visual, biodiversity, cultural heritage, air quality, odour, noise and residential amenity.**

These technologies will be permitted provided that:

- a. Appropriate monitoring and investigation can demonstrate that the development will not have any unacceptable adverse impact on nature conservation and the character and appearance of the landscape;
- b. Appropriate arrangements have been made for the preservation and/or recording of features of local archaeological, architectural or historic interest;
- c. They can be safely accessed to permit regular maintenance without an unacceptable adverse impact to the environment or the public rights of way network;
- d. They will not have an unacceptable adverse impact on local amenity by reason of noise emission, visual dominance, shadow flicker, reflected light, the emission of smoke, fumes, harmful gases, dust, nor otherwise cause pollution to the local environment;
- e. They will not lead to electromagnetic disturbance to existing transmitting and receiving systems (which includes navigation and emergency services), thereby prejudicing public safety;
- f. Local receptor of heat and energy from the proposal are identified and, where appropriate, are connected to/benefit from the facility; and
- g. Provision has been made for the removal of all infrastructure from, and reinstatement of the site following termination of the use.

Supporting Text Update (MAC S13)

~~In September 2009, changes were made to the permitted development rights to make provision for the installation of certain types of microgeneration by householders without the need for planning permission, namely solar photovoltaic and solar thermal panels, ground source heat pumps and flues for biomass heating. There are further proposals to extend the permitted development rights in relation to microgeneration to cover the installation of technologies on non-domestic and domestic premises.~~

~~The Blaenau Renewable and Low Carbon Energy Study (2011) identifies that there is potential to generate electricity and heat from renewable and low/ zero carbon technologies. These technologies include: onshore wind; landfill gas; energy crops; energy from waste; anaerobic digestion; sewage gas; hydropower; biomass; and combined heat and power. Although not assessed in the study there may also be potential for solar photovoltaic technology. The need to harness energy from renewable sources will be carefully balanced, with the impact of nature conservation, character and appearance of the landscape, visual, biodiversity, cultural heritage, air quality, odour, noise and residential amenity. The Local Development Plan seeks to ensure that any adverse local effects are identified and mitigated for through the planning process.~~

~~In determining proposals for the generation of hydropower, the issue of flooding and the effect of the scheme on fish will be important considerations. With regard to anaerobic digestion, in order to protect residential amenity and habitats, proposals will only be permitted on sites identified for waste through Policy W1 or employment sites that are allocated or identified as a primary or secondary site through Policies DM11, EMP1 and EMP2. Small-scale digesters, for example on farms utilising their own waste, may be exempt from this requirement.~~

~~National planning policy categorises wind turbine proposals in terms of their scale i.e. large, medium and small.~~

~~Technical Advice Note (TAN) 8 identifies areas in Wales which are considered to be the most appropriate locations for large scale wind farm development; these areas are referred to as Strategic Search Areas (SSAs). There are no identified SSAs in Blaenau Gwent.~~

~~TAN 8 encourages Local Planning Authorities to define what is meant by small and medium sized wind turbine developments, community based and domestic. For the purpose of this Policy, Supplementary Planning Guidance on Renewable Energy will be produced to consider these concepts in detail.~~

~~Further advice on renewable energy related development will also be contained in Supplementary Planning Guidance on Renewable Energy and the Renewable and Low/Zero Carbon Energy Study.~~

- 7.38 In preparing the LDP, the Council has prepared a Renewable Energy Assessment (REA) to indicate the potential level of energy generation from renewable sources. This assessment followed a toolkit provided by the Welsh Government and examines a wide variety of renewable energy sources. The REA acknowledges that, in the generation of renewable heat sources in particular, the potential for heat energy generation in the County Borough falls below the national targets set out in the UK Renewable Energy Strategy. Therefore there is a case for requiring close scrutiny of proposals to assess their potential for the receipt or generation of renewable energy generation over the requirements set out in national policy on sustainable buildings.
- 7.39 The Council will require energy statements to be prepared for all major development proposals (100 or more flats or homes and/or the provision of 1,000 sq m and over of floorspace) to set out how they can make a contribution towards providing increased levels of energy generation from renewable and low/zero carbon sources. It therefore will expect all major development proposals to examine the potential for renewable energy generation and/or low/zero carbon technologies on-site and, where appropriate the sharing of renewable energy with the wider community.
- 7.40 To this end, the Council will take a proactive, corporate role in not only seeking to make its own buildings more energy efficient and generators of renewable energy generation, but will produce an Energy Opportunities Plan as SPG to the LDP to assist the development industry by spatially identifying possible sources of renewable energy including suitable areas for smaller scale wind, hydropower generation and district heating networks.

Assessment results

- 7.2 Due to the extent of the changes considered under this theme, the assessment tables have been revised from the previous iteration of the SA (April 2011). This table is presented in Appendix A.
- 7.3 The policies under this theme, not surprisingly, perform the best overall in the sustainability terms, delivering the greatest number of significant positive effects against the SA objectives. The changes undertaken since the previous iteration of the SA (April 2011) have led to an increase in the significance of predicted sustainability benefits. No significant negative effects associated with the implementation of these policies have been identified.
- 7.4 The summary of the results below focuses on the significant positive effects, which are predicted against SA Objectives: 1 (economic growth and local economy); 3 (tourism economy); 4 (vitality and viability of town centres); 6 (quality of housing); 9 (accessibility to employment, services and facilities); 10 (health and well-being); 11 (crime and fear of crime); 13 (sustainable transport); 14 (protect and enhance biodiversity); 15 (heritage assets); 16 (previously developed land); 17 (soil resources and quality); 18 (greenhouse gas emissions); 19 (waste); 20 (air

- quality); 21 (flooding); 22 (sustainably sourced products and resources); 23 (energy efficiency and renewable energy generation); 24 (water quality); and 25 (landscape).
- 7.5 The policies under this theme should improve the attractiveness of the built environment through the adherence to high design standards, helping to attract investment in the area leading to economic growth over the medium to long term. Improvements in the quality of the built environment should also help attract more tourists to the area. These effects are also likely to enhance the viability and vitality in the town centres.
- 7.6 Adherence to national requirements for sustainable design should ensure that the quality of housing in Blaenau Gwent overall is improved. Policy DM1 includes a requirement to ensure that proposals implement the transport user hierarchy. Supporting text indicates that new developments are linked to the proposals for an extensive community walking and cycling route network. This could help to ensure settlements and their related services and facilities are accessible to a greater number of people.
- 7.7 Cumulative and indirect benefits from an increase in walking and cycling routes could have benefits for health through a potential for an increase in physical activity, an increase in the opportunities for community interaction within and between settlements; possible reduction in car use as a result of modal, which could have benefits for health through improved air quality (from less traffic) and mental wellbeing through reduced stress associated with more active travel modes. Policy DM4 (as revised) seeks to improve the amenity of the local community, and requires proposals for low/zero carbon energy generation to not have an unacceptable adverse impact on local amenity. This could lead to the direction protection of health and well-being, providing immediate beneficial effects.
- 7.8 Policy DM2 requires that development has regard to the principles of Secured by Design, which could have direct benefits against SA Objective 11 (crime and fear of crime). Both policies DM1 and DM2 seek to improve the quality of the built and natural environment through sustainable design as well as enhancing local distinctiveness. Further, DM1 seeks to enhance accessibility by sustainable modes. These measures could improve the quality of settlements in terms of accessibility and permeability, which could help to deliver the conditions necessary to improve local identity and pride, which in turn could assist in reducing crime levels. In addition, improved environments and accessibility could lead to an increase in walking and cycling. This could increase community interaction and natural surveillance, leading to another source of potential for reducing the fear of crime.
- 7.9 The DM policies seek to implement the principles of sustainable design, which should ensure that the use of land is efficient and that any biodiversity is enhanced. Policy DM1 seeks that proposals do not result in a net loss of biodiversity and provide mitigation or compensation where necessary. In addition, Policy DM2 seeks to improve the quality of the built environment and also requires that landscaping and planting achieve a suitable visual setting for the scheme and integrates it into the wider landscape. Policy DM1 seeks that there would be no unacceptable adverse visual impact on townscape or landscape. These requirements should help to minimise the effect of development on the surrounding landscape.
- 7.10 The principles included in policy SP7 and DM1, including proposals to improve accessibility by sustainable modes, along with national requirements for sustainable design, should reduce GHG emissions overall in new development. This could increase over time as requirements for the standards to which new buildings must be constructed become higher. Policy DM1 seeks to use recycled products in construction, which could help reduce waste generation. The policy also requires that proposals incorporate facilities for the segregation, recovery and recycling of waste, which could lead to significant benefits.
- 7.11 Policy DM1 requires that policies reduce surface water runoff through minimising an increase in impermeable surfaces and the use of SUDS. This could lead to benefits for water quality and

reductions in flood risk. Supporting text also provides information relation to the EU Water Framework Directive, which should help to guide a strategic approach to water management.

- 7.12 Policy DM1 seeks to promote energy efficient design. Policy DM4 (was DM5) seeks to enable the creation of energy from low and zero carbon sources. The LDP will be implemented within the context of national planning policy, which could help to create a level playing field and improve deliverability over time. Supporting text to the policy outlines details of the Renewable Energy Assessment prepared by the Council. This acknowledges the potential for heat energy generation in the County Borough. It also sets out that the Council will require energy statements to be prepared for all major development proposals - to set out how they can make a contribution towards providing increased levels of energy generation from low/zero carbon sources. Developments will be expected to examine the potential for low/zero carbon energy generation on-site as well as the sharing of this energy with the wider community. This should lead to significant benefits across the plan period, but particularly in the long term, as more schemes are realised and benefits achieved. An Energy Opportunities Plan SPG will be created, to assist the development industry in the identification of potential sources of renewable energy spatially.

8. Theme 6 – Communities

- 8.1 Four policies have been materially changed within this theme – DM4, DM12, DM13 and DM14.

DM34 Infrastructure Provision (MAC S10)

Proposals for new development will be **required expected** to meet the infrastructure needs that it generates, including the improvement or provision of infrastructure, services and community facilities. Where on site provision cannot be achieved, off-site provision or a financial contribution will be **required expected**.

Arrangements for the provision of infrastructure will be secured by the use of planning conditions attached to a planning permission or planning obligations in legal agreements or via the Community Infrastructure Levy. The Council will seek to ensure that, **where appropriate subject to viability**, the impact of new development is mitigated to ensure that it contributes the regeneration of local communities in Blaenau Gwent.

Supporting text update (MAC S11 & MAC C25)

7.31 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. 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 changes to building regulations which and** may result in the **decision to setting** a nominal CIL rate of **fr** no CIL Rate.

7.32 Planning obligations generally apply to larger scale development where the provision of certain infrastructure **required generated** by the development is necessary to allow the development proposal to proceed. Infrastructure covers a range of services/facilities provided by public and private bodies. In certain cases improvements to or the provision of physical infrastructure may be required, such as: site access/egress and highway improvements beyond the site boundary, **transport facilities and related infrastructure (footpaths, cycleways), water provision and treatment, sewerage, flood prevention and drainage, waste disposal, power generation and supply, including renewables, ICT and telecommunications**. Where the development would place pressure on community facilities and services that are already near or at capacity, improvements to these services may be sought, such as: affordable housing, schools, recreation **and sports facilities, and**, public open space, **and transport. (including public transport), allotments, healthcare, community buildings, recycling**

~~facilities, public realm improvements to town centres, provision of public art for the benefit of the community and sewerage infrastructure,~~ Where development has an impact on natural infrastructure mitigation may be sought for the replacement and/or improvement of features of ecological or geological value. Regeneration may also be sought through the use of ~~L~~local labour market agreements ~~will be used~~ to enable local people to secure employment and skills development in the growing construction sector. This is currently in operation at 'The Works' and ~~will look to~~ be extended across the County Borough. ~~Where a development is related to green infrastructure, improvements might be sought for the replacement and/or improvement of features of ecological or geological value and increasing access to green spaces and corridors.~~ This is not an exhaustive list but typical of the type of infrastructure improvements that may be required.

DM1142 Protection of Community and Leisure Facilities (MAC C30)

- a. Proposals that would result in the loss of a community and/or leisure facility will not be permitted unless: ~~A comparable replacement facility is provided by the developer either on site or in an accessible location which is served by public transport or by foot or cycling;~~ or
- b. It can be demonstrated that the facility is surplus to requirements.

DM13 Provision of Open Space, Recreation and Leisure Outdoor Sport and Play Facilities (MAC C31)

Where there is quantitative ~~or qualitative~~ deficiency in ~~open space, recreation and~~ outdoor sport and play ~~leisure~~ facilities, provision will be sought in conjunction with all new residential developments of 10 or more units, based on a minimum of 2.4 hectares of recreational open space per 1000 projected population.

Supporting text update DM13 (MAC 32)

7.73 This Policy is aimed at securing the provision of ~~recreational open space and other appropriate recreation and leisure outdoor sport and play~~ facilities in conjunction with all new residential developments of 10 or more units where the development would result in a level of demand that exceeds local capacity. This Policy will help enhance the existing network of green spaces and provide increased opportunities for healthy recreation and leisure activities. A recent assessment of open space provision highlights a deficiency of outdoor sports and play space across Blaenau Gwent. Further information is available in the Leisure Background Paper.

7.74 Obtaining ~~recreational open space and appropriate leisure outdoor sport and play~~ facilities through the development process is provided for in national planning policy. It explains that Local Planning Authorities may be justified in seeking Planning Obligations to contribute to the maintenance of safe and attractive facilities and open space, and to meet the needs of new communities.

DM1314 Protection of Open Space (MAC S21)

Development proposals which affect existing Open Space will only be permitted where it can be demonstrated that: -

- a. ~~The site has no significant amenity, nature conservation or recreational value and;~~
- ~~a-~~ b. There is a surplus of such facilities in the locality, or;
- ~~b-~~ c. The loss can be replaced with an equivalent or greater provision in the immediate locality; or
- ~~c-~~ d. The development enhances an existing facility.

Supporting text update DM14 (MAC S22)

7.79 Open Space includes all land that is available for use by the public for informal and formal recreational and leisure use. Open Space provision in Blaenau Gwent includes a range of urban and country parks, common land, community sport and recreation grounds and facilities and children's play areas. It is recognised that all these spaces play a key role, given the largely

urban population, (having the 4th highest population density in Wales) offering the opportunity to improve the health and well being of residents. Open Space in Blaenau Gwent lies both within and outside of the settlement boundaries and as such has the potential to come under significant pressure for development. **Development of open space will be permitted where it is an appropriate use, which relates to the function of the space and improves the facility.**

Assessment results

- 8.2 The policies under this theme are predicted to continue to deliver a combination of significant and minor positive effects against the SA objectives. No negative effects have been identified.
- 8.3 Significant positive effects have been predicted against SA objectives: 1 (economic growth and local economy); 2 (local employment); 7 (delivery and maintenance of affordable housing); 8 (education and skills); 9 (accessibility to employment, services and facilities); 10 (health and well-being); 11 (crime and fear of crime); 12 (Welsh culture); 19 (waste); and 20 (air quality).
- 8.4 The expectation in Policy DM4 (now DM4) that new development will deliver the infrastructure and community services and facilities requirements that it generates continues to provide a good basis for the development of a successful community, which could have economic benefits leading to increased employment. Supporting text to policy DM4 specifies that in situations where the development would place pressure on community facilities and services that are already near or at capacity, improvements to these services may be sought, such as: affordable housing, schools, recreation and sports facilities, and public open space. Also, where development has an impact on natural infrastructure mitigation may be sought for the replacement and/or improvement of features of ecological or geological value. In addition, local labour market agreements may be sought to enable local people to secure employment and skills development in the growing construction sector.
- 8.5 The policies in the theme are likely to lead to significant benefits over time to improve the availability of community services and facilities available to the local population and thus improve their accessibility. Policies DM12 (now DM11) and DM14 (now DM13) seek to protect community facilities and open space including access to open space. DM13 (now DM12) seeks additional provision of outdoor sport and play facilities where necessary.
- 8.6 The DM policies seeking the protection and enhancement of community leisure facilities and open space may help to improve community health and wellbeing through benefits such as an increase in facilities within walking distance, which could lead to indirect benefits for health through exercise and reduced reliance on the private car. An increase in wellbeing could arise through an increase in community interaction created.
- 8.7 Policy DM12 (now DM11) seeks to protect existing community and leisure facilities and to ensure that appropriate replacement facilities are provided either on site or at an accessible location, which may help to preserve community wellbeing. The provision of community facilities to service the local community may reduce the need for people to travel further afield to access the same facilities which could have beneficial effects for air quality.
- 8.8 Policy DM14 (now DM13) seeks to protect existing open space and establishes that development of open space will be permitted where it is an appropriate use, which relates to the function of the space and improves the facility. This will ensure that an adequate level of open space will remain available offering the opportunity to improve the health and well being of residents.
- 8.9 The policies could lead to an increase in the creation of community interaction and groups, as well as cultural events and activities. It is likely that some of these could be in the Welsh language, as well as helping to create a sense of identity within communities, which could lead to long term benefits for Welsh culture.

9. Theme 7 – Natural Environment

9.1 One policy has been considered for re-assessment within this theme.

SP10 Protection and Enhancement of the Natural Environment (MAC S04 & IC1)

Blaenau Gwent's unique, natural environment and designated landscape will be protected, and, where appropriate, enhanced. This will be achieved through:

~~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 enhancing and managing Cwm Merddog Woodlands/Coed Ty'n y Gelli and Brynmawr Sections and Mynydd Llangynidr SSSIs;~~

~~b. Ensuring that development does not have a significant effect on the neighbouring Usk Bat Site, Cwm Clydach Woodlands, Aberbargoed Grasslands, Sugar Loaf Woodlands or the River Usk SAC's;~~

~~c. Ensuring that the locally identified SINC's and LBAP species are protected and enhanced;~~

~~b- d.~~ Protecting those attributes and features which make a significant contribution to the character, quality and amenity of the landscape;

~~c- e.~~ Maintaining and enhancing the Green Infrastructure including creating a network of local wildlife sites and wildlife corridors, links and stepping stones; and ~~d. Ensuring that development retains, protects and enhances features of ecological or geological interest, and provides for the appropriate management of these features;~~

f. Ensuring development seeks to produce a net gain in **nature conservation biodiversity** by designing in wildlife, and ensuring any avoidable impacts are appropriately mitigated for; and

g. Ensuring development proposals do not have an unacceptable adverse impact upon the water environment and contribute to improving water quality where practicable.

Assessment results

9.2 The re-assessment of the strategic policy SP10 continues to led to the prediction of significant positive effects against 8 of the SA objectives, namely: 3 (tourism economy); 4 (vitality and viability of town centres); 14 (biodiversity); 15 (heritage assets); 17 (soil resources and quality); 21 (flooding); 24 (water quality); and 25 (landscape).

9.3 The protection of the natural environment may help to improve the attractiveness of the area, thus increasing the potential to attract visitors to the area as well as the likelihood of attracting inward investment, which could enhance the vitality and viability of the town centres. Positive effects are also likely for resident communities.

9.4 Significant beneficial effects continue to be predicted for biodiversity and landscape indicators, as the policy now clearly seeks to protect, enhance and manage SSSIs within BG's boundaries, ensure that development does not have a significant effect on identified SACs and that locally identified SINC's and LBAP species are protected and enhanced.

9.5 The policy now seeks a net gain in 'nature conservation' rather than 'biodiversity' in criterion (f). This change has been suggested by the Inspector as criterion (f) of the redrafted policy refers to biodiversity and falls short of the broader definition of "nature conservation" set out in TAN5. This alteration to the policy conveys the requirements of TAN5 in relation to new development which are as follows: 'look for development to provide a net benefit for biodiversity conservation with no significant loss of habitats or populations of species, locally or nationally' but it broadens the requirements to encompass the conservation of biodiversity and geodiversity including the natural systems and processes that continue to change the land form, rivers and coasts of

Wales - Nature conservation, as referred to in TAN5, thus resulting in wider sustainability benefits.

- 9.6 The development of a green infrastructure network in criterion (e) is likely to not only have beneficial effects for biodiversity, but could also have significant benefits for reducing flood risk and improving water quality through SUDS.
- 9.7 No significant negative effects continue to be predicted for the changed policy.

10. Theme 8 – Built Environment

- 10.1 All policies within this theme have been changed – SP11, DM18 and SB1.

SP11 Protection and Enhancement of the Historic Environment (no changes but text provided for context)

Blaenau Gwent's distinctive built environment will be protected, preserved and, where appropriate, enhanced. This will be achieved through:

- Safeguarding nationally designated sites from inappropriate development and also protecting locally designated buildings of significant importance and conservation areas;
- Enhancing sites of historic or archaeological value; and
- The promotion of heritage tourism.

Supporting text update SP11 (MAC C16)

6.70 A second conservation area has been designated in Tredegar, which provides the opportunity to encourage and promote the conservation of the architectural heritage of the designated area. **The Council's Tredegar Townscape Initiative Conservation Area Appraisal and Design Guide sets out detailed advice for developers when submitting planning applications, Listed Building Consent, Conservation Area Consent (including consent of advertisements and demolition works) within the proposed Tredegar Conservation Area.** The LDP considers the historic built environment as a valuable resource that should primarily be protected for its own sake in line with national planning policy but can be harnessed in a sustainable manner, for example, through promoting heritage tourism, for the purposes of regeneration. The Tourism Strategy intends to develop heritage sites as tourism attractions by developing tourism trails to heritage locations, providing on site interpretation and improving the marketing of the sites. Nantyglo Roundhouse Towers, the General Office building at Ebbw Vale and Bedwellty House and Park are three major projects, which could increase the visitor numbers to the area. The built heritage provides an important cultural and historical identity that if protected and enhanced could provide tourism opportunities. The LDP will ensure that sites are preserved and enhanced and that a framework is put in place to promote tourism opportunities.

DM1718 Buildings and Structures of Local Importance (MAC S23)

Development proposals affecting buildings or structures which make an important contribution to the character and/or interest of the local area will only be permitted where:-

- The building's distinctive appearance, architectural integrity and its setting would not be significantly adversely affected and/or;
- The benefits of the proposal would outweigh any adverse effects.**

Supporting text update DM18 (MAC C24)

7.79 There are a number of buildings **and structures** within Blaenau Gwent that, although not statutorily listed by Cadw, are considered to be of significant local importance by virtue of their historic, cultural or architectural merit. **The Guardian at Six Bells is an example of a structure**

of cultural importance. Such buildings **and structures** are at risk of being altered or even demolished with no regards for their local importance, since this has not been recognised. ~~These buildings should be retained an appropriate uses sought to maintain their essential character. A local list of such buildings will be compiled from visual surveys and consultation with local interest groups. SPG will set out methodology for such a list.~~ The retention of such buildings or structures should be encouraged and appropriate uses sought to maintain their essential character. A local list of such buildings will be compiled from visual surveys and consultation with local interest groups. Supplementary Planning Guidance will set out the methodology for such a list.

In assessing development proposals concerning the building or structure, the Council will assess the degree to which it remains in its original condition, quality of the individual building's architecture and position and influence on the townscape or landscape. Consideration will also be given to the effect of other development proposals on the setting and character of the building or structure of local importance. Importantly however, the Council will give due regard to the difference between buildings of local importance and those that are statutorily listed and hence the level of protection they attract.

SB1 Settlement Boundaries (no changes but text provided for context)

In order to manage spatial growth a settlement boundary is identified to:

1. Promote the full and effective use of urban land by defining the area within which development will normally be permitted; and
2. Prevent inappropriate development in the countryside.

...Settlement boundaries have been carefully assessed and follow logical, existing boundaries wherever possible. The boundaries are illustrated on the Proposals Map.

NOTE: Changes MAC S31 includes Jesmondene Stadium in the Proposals Map, MAC S32 amends boundary of ED1.2 Lower Plateau Six Bells Colliery Site, MAC S33 amends settlement boundary at Tafarn Ty Uchaf, Trefil and MAC C52 shows Blaina town centre boundary change. Therefore these changes have been considered in the context of policy SB1.

Assessment results

- 10.2 The changed policies under this theme are predicted to continue to deliver significant positive effects against SA objectives 3 (tourism economy); 4 (vitality and viability of town centres); 15 (heritage assets); 16 (previously developed land) and 25 (landscape). No negative effects have been identified.
- 10.3 Policy SP11 aims to promote heritage tourism. It is recognised that heritage assets should not only be protected for their own sake, but also harnessed to support heritage tourism for the purposes of regeneration. The designation of a second conservation area in Tredegar will encourage and promote the conservation of the architectural heritage of the designated area and enhances the significant positive effects against SA objective 15 (conserve and enhance heritage assets and their settings).
- 10.4 Policy DM18 (now DM17) encourages the protection of buildings and structures of local importance, which are not statutorily protected, with the introduction of an additional requirement for the developer to demonstrate that the benefits of a proposal likely to affect locally important buildings and structures will outweigh any adverse effects arising. The Council has further clarified policy by indicating that in assessing development proposals concerning a building or structure, it will assess the degree to which it remains in its original condition, quality of the individual building's architecture and position and influence on the townscape or landscape.

Consideration will also be given to the effect of other development proposals on the setting and character of the building or structure of local importance. Importantly however, the Council will give due regard to the difference between buildings of local importance and those that are statutorily listed and hence the level of protection they attract. This should help to maintain heritage assets that have the potential to attract tourists to the area.

- 10.5 Policy DM18 (now DM17) promotes renovation and conversion of the existing buildings in the rural areas where this does not affect the quality of the countryside.
- 10.6 The protection of heritage assets could bring about benefits to the vitality and viability of the town centres by increasing their distinctiveness and attractiveness and encouraging an increase in footfall throughout the day and evening through an increase in visitors.
- 10.7 Policy SB1 continues to ensure that development is focused within urban areas as the changes made to the Proposals Map are within or adjacent to the boundary of existing urban areas, which could help to improve their viability and vitality over time. Promoting the full use of urban land within the settlement boundaries (SB1) should also help optimise the existing brownfield land development opportunities and protect landscape value.

11. Theme 9 – Minerals

- 11.1 All policies within this theme have been changed.

SP12 Securing an Adequate Supply of Minerals (MAC S05)

Blaenau Gwent will contribute to local, regional and national aggregate supplies by:

- a. Maintaining a **minimum** 10-year land bank of permitted aggregate reserves in line with national planning policy and addressing the 3Mt apportionment identified in the Regional Technical Statement;
- b. Safeguarding existing mineral reserves and potential resources from development that would preclude their future extraction;
- ~~c. -of-e~~ Encouraging the pre-working of mineral resources, where appropriate;
- ~~e. d.~~ Ensuring that future mineral working accords with national planning policy in terms of protecting areas of importance of natural and built heritage and limiting the environmental impact of mineral extraction;
- ~~d. e.~~ Ensuring that high standards of restoration and aftercare measures are incorporated at sites;
- ~~e. f.~~ Ensuring that **impacts upon neighbouring communities and sensitive uses are not adversely impacted by residential areas from mineral and coal operations limited to an acceptable proven safe limit through identification of buffer zones and areas where coal working will not be acceptable**; and
- ~~f. g.~~ Promoting the efficient use of minerals and use of alternatives to naturally occurring minerals including the re-use of secondary aggregates.

Supporting Text Update (MAC S06 & MAC C17)

6.74 In order to address sustainability concerns the Regional Technical Statement (RTS) on Aggregates identifies a new apportionment method which is based on the proximity principle and a focus on areas which have greater environmental capacity. As a result of this work Blaenau Gwent is being required to provide **at least** 3 million tonnes of new capacity. A recent planning permission for the deepening of Trefil quarry provides 2.24 million tonnes of this

requirement leaving a shortfall of **at least** 0.76 million tonnes. The Council will need to grant planning permission for either the re-working of a reclaimed tip, an extension to an existing quarry or a new quarry before 2021.

6.75 The strategy aims to balance the need for the safeguarding of nationally important mineral resources and ensuring their appropriate extraction against the potential impact of such development on residential occupiers, the landscape, and on sites of nature conservation interests. **Pre working is encouraged in safeguarded areas where proposed development would sterilise the resource.** In accordance with national planning policy the proposals map identifies areas where coal working will not be acceptable, that is 500m from the urban boundary and within International and National designations of environmental and cultural importance. **Within the settlement boundary there may be deemed exceptions where pre-working constitutes acceptable land reclamation works prior to development. This would need to be on large sites where there would be no demonstrable harm to amenity and the environment; there are clear and convincing benefits; and it would be in the public interest to allow development to proceed.**

DM198 Criteria for the Assessment of Mineral Applications (MAC S25 and IC2)

Proposals for mineral extraction, **pre-extraction** and associated development, including the tipping of mineral waste and the reworking of tips, will be permitted where:

- a. For non-energy minerals a proven need has been established for the material involved, either in a local, regional or national context;
- b. Where appropriate, an assessment has been made that demonstrates that it would not be feasible to supply the mineral from secondary sources;
- c. Benefits to the local economy will result;
- d. The impact of operations and associated works and activities together with the duration of development upon neighbouring communities and land uses can be mitigated to acceptable levels, including the effects of noise, light, dust and vibration;
- e. **There is no unacceptable adverse impacts** ~~The effects~~ on surface water, groundwater resources and water supplies **are acceptable**;
- f. **There is no unacceptable a**Adverse impacts on sensitive landscapes **can be minimised**;
- g. Measures can be taken to ensure that ecological and wildlife interests do not suffer significant adverse effects, particularly where designated and proposed areas of nature conservation interests or protected species may be affected;
- h. Proposals are acceptable in terms of highway and transportation considerations, particularly the consequences of traffic movements and volume of traffic, with transportation by rail being favoured, where appropriate;
- i. The proposal is unlikely to create or exacerbate problems associated with ground stability in the surrounding area;
- j. Impacts on health **and society** are considered and found to be within acceptable limits;
- k. **There are no unacceptable a**Adverse impact on important features of the built environment and archaeologically sensitive areas, including, ~~conservation areas~~, listed buildings and scheduled ancient monuments can be mitigated;

l. **There is no Any** adverse impact on nationally protected geological and geomorphological features **is outweighed by the need for the mineral resource;**

m. There is no unacceptable adverse **visual impact of the proposal can be mitigated by landscaping; and**

n. Appropriate, acceptable proposals for restoration, after-use and after care are provided.

Supporting Text Update (MAC C33 & MAC IC3)

7.88 The above Policy sets out criteria against which all mineral applications will be assessed including the reworking of mineral tips for their mineral contents and complements Policy SP12. It does not preclude other policies being taken into account where relevant, and where criteria are not relevant for those not to be taken into account. More detailed guidance on the implementation of this Policy can be found in **Minerals Planning Policy Wales** MTAN 1 and 2.

7.90 In accordance with national planning policy Health **and Social** Impact Assessments will be required, where appropriate. This is likely to form part of any Environmental Statement submitted with the proposal.

M1 Safeguarding of Minerals (MAC C46 - C47 to supporting text and appendices)

Supporting text update

8.81 The limestone resource is confined to the northern extremity of Blaenau Gwent north of Trefil whereas; the sandstone resource is generally located in the mid and southern parts. **(See Appendix 8 for an illustration of these areas).**

8.82 The Proposals Map identifies the primary and secondary coal resource areas (as identified by the British Geological Survey) as one safeguarding area, as they benefit from the same safeguarding considerations. The primary resource includes the thicker closely-spaced coals, with the secondary resource area having thinner, more widely spaced coals. These areas are generally located in the north of the County Borough and along the valley floors. **(See Appendix 9 for an illustration of these areas).**

Appendices - SEE LDP APPENDICES FOR UPDATES

M2 Mineral Buffer Zones (MAC S28)

Within a Mineral Buffer Zone:

- a. Any proposed development that would prejudice the extraction of the mineral or operation of the site will be refused; and
- b. No new mineral extraction will be permitted **except in exceptional circumstances.**

The following Mineral Buffer Zones are identified on the Proposals Maps:

1. The Limestone quarry at Trefil, Tredegar (200 metre buffer)
2. Six Bells and Vivian Tips, Six Bells (500 metre buffer)

Supporting text update (MAC S29)

8.83 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. **(See Appendix 10 for maps of these areas). Extensions to existing mineral sites or new mineral applications in buffer zones need to take into account issues of cumulative and in combination effects. A piecemeal approach to extensions, whether lateral or to depth, can increase the uncertainty for local communities. Applications for new mineral workings in buffer zones are exceptional and will be considered in accordance with national policy.**

M3 Areas where Coal Working will not be Acceptable (MAC C48 to supporting text and MAC 54 to Appendices)

8.85 In accordance with national planning policy, the LDP identifies areas where coal working will not be acceptable (unless there are deemed exceptions), these are 500m from the settlement boundary and within International and National designations of environmental and cultural importance. **(See Appendix 11 for an illustration of these areas). Coal working proposed adjacent or close to the Brecon Beacons National Park, that might affect the setting of it should be assessed carefully to determine whether the environmental and amenity impact is acceptable or not, or whether suitable, satisfactory conditions can be imposed to mitigate the impact.**

M4 Preferred Areas (MAC C49 & MAC C50 to supporting text)

Supporting text update

8.88 Land adjacent to the existing Trefil Quarry has been identified as an area of known mineral resource with commercial potential. The resource may provide for a continuous supply for use as building stone and in making concrete. Development of the site is dependent on the ability to address a number of environmental concerns. **The most significant issue being the identification of the area as part of a nationally important geological SSSI at Mynydd Llangynidr which contains the finest array of collapse (caprock) dolines and subsidence basins seen anywhere in Britain.**

8.89 The Tir Pentwys Tip lies east of Llanhilleth within the Pennant Sandstone outcrop. It is a westward extension of the Tir Pentwys spoil reclamation proposal in neighbouring Torfaen County Borough Council. No sampling or testing information for the western part of this area has been seen but it is likely that it will contain High Specification Aggregate and lower quality general fill material. **The site can only be accessed from Torfaen County Borough.** Development of the site is dependent on the Torfaen part of the site receiving planning permission.

Assessment results

- 11.1 The review of these changes led to the consideration that the assessment of the policy theme warranted a complete review. This is included within Appendix A.
- 11.2 The policies under this theme perform with mixed results against the SA objectives. The assessment has identified one significant positive effect and three significant negative effects.
- 11.3 A significant positive effect is predicted against SA objective 1 (economic growth and local economy). An adequate supply of mineral resources is important for the national, regional and local economy. Policy DM18 seeks that mineral applications will result in benefits for the local economy. This could lead to benefits for the economy over time.

- 11.4 Significant negative effects are predicted against SA objectives 16 (previously developed land); 17 (soil resources and quality); and 18 (greenhouse gas emissions). Mitigation for site specific effects will be included in the Site Descriptions document, which is a supporting document to the Plan. Chapter 9 of the LDP details survey requirements for housing sites that could lead to further mitigation.
- 11.5 The assessment of the site allocations has identified conflicts between SA objective 16 (previously developed land) and all of the allocated sites. Therefore significant negative effects are predicted.
- 11.6 The assessment of the site allocations has identified conflicts between objective 17 (soil resources and quality) and sites M4.1 (Trefil Quarry Extension) and M4.3 (Land at South East of Cwm). A potential conflict was identified for site M4.2 (Tirpentwys Cut). Therefore significant negative effects are predicted.
- 11.7 Supporting text to policy M4 (Preferred Areas) highlights that the development of Trefil Quarry has been identified as a resource with commercial development potential. Development of the site is dependent on the ability to address a number of environmental concerns. This includes the recent (August 2012) identification of the area as part of a nationally important SSSI at Mynydd Llangynidr.
- 11.8 The SSSI designation (see map in CCW citation - link included in references list) expands across a wide area encompassing the counties of Powys and the Brecon Beacons National Park. Any operation, including quarrying, within the SSSI designation will require consultation with and consent from CCW.
- 11.9 Features in karst landscapes range from small-scale solution features to large landforms, such as dolines. Karst features are sensitive and essentially irreplaceable if removed. Quarrying and any other forms of rock removal are generally highly damaging activities on karst.
- 11.10 CCW state that their long terms aims for the site will be focussed on maintaining the visibility of the geomorphological interests so that they are available for researchers and students to study them in the future.
- 11.11 However, the CCW documentation relating to the SSSI also states that “Quarrying currently occurs at the edge of the site [Trefil Quarry]. Any extension of quarrying into the SSSI would result in permanent destruction of karst and cave features.”
- 11.12 Quarrying could lead to the loss of features of importance to the designation. The preservation of these features will be essential to any development within the SSSI. This should be ensured through the designation and the requirement to gain CCW consent for any works.
- 11.13 However, Policy DM18 states in criterion I) that any impact on nationally protected geological and geomorphological features is outweighed by the need for the mineral resource. This could lead to significant negative effects for the designation features if extension of quarrying was to occur and would go against the preservation of the SSSI’s features. As such, we would recommend that criterion I) is re-phrased as ‘the need for the mineral resource is outweighed by any adverse impact on nationally protected geological and geomorphological features;’ so as to confer adequate protection to the SSSI at Mynydd Llangynidr.
- 11.14 Transportation of minerals is likely to increase road traffic and transport related emissions. Policy DM18 seeks that mineral applications are acceptable in terms of highway and transportation considerations and volume of traffic with priority given to transportation by rail. This could minimise negative effects against SA objective 18 (greenhouse gas emissions). The assessment of the site allocations has identified the potential for conflicts between objective 18 and all of the allocated sites. Further, it is considered that the potential for mining for Coal is in direct conflict with objective 18.

12. NEW Theme – Monitoring Framework

12.1 Changes have been made to the monitoring framework concerning 2 strategic policies: SP (6) Ensuring Accessibility and SP(7) Climate Change.

STRATEGIC POLICY (SP) 6: ENSURING ACCESSIBILITY (IC4)

Relevant Policies and Objectives	Monitoring Indicator (Source Data)	Annual Monitoring Target	Outcome by end of 2016	Outcome by end of Plan
Monitoring Aim				
To ensure improved connectivity within Blaenau Gwent and with the wider area				
Objective 4 SP6 DM1, DM3 T1, T2, T3, T4 T5, T6	Number of highway and public transport schemes implemented (BGCBC – Transport Section and WG)	Track Planning Status	T1.2 Link from HoV to Rassau Industrial Estate T1.4 Cwm to Aberbeeg T1.11 12 Aberbeeg to Royal Oak T1.12 13 Royal Oak to Swfrydd T2.2 Provision of new station and bus interchange at Ebbw Vale T4.1 Bus Priority Scheme along the Brynmawr to Newport Bus Corridor T4.2 Bus Interchange at Brynmawr T4.3 Bus Interchange at Ebbw Vale T5.1 Construction of a Peripheral Distributor Road (PDR) through 'The Works' T5.2 Online improvements between the PDR and the A465 T6.1 Dualling of the A465 Heads of the Valleys Road (Tredegar to Brynmawr)	T1.5 Link from HoV to Trefil T1.6 Link from HoV to Tafarnaubach Industrial Estate T1.7 Bedwellty Pits, Tredegar to County Boundary T1.7 8 Hilltop to Ebbw Vale to Manmoel T1.14 10 Link to Cwmtillery Lakes T2.4 Extension of rail link to Abertillery T2.5 Provision of new station and Park and Ride at Abertillery T2.6 Rail freight provision at Marine Colliery T6.2 Online improvements to the A4046 south of Cwm T6.3 Online improvements to the A4048 south of Tredegar T6.4 Online improvements to the A467 south of Abertillery Completion of community network (cycling and walking routes)

STRATEGIC POLICY (SP) 7: CLIMATE CHANGE (IC5)

Relevant Policies and Objectives	Monitoring Indicator (Source Data)	Annual Monitoring Target	Outcome by end of 2016	Outcome by end of Plan
Monitoring Aim				
To avoid development in areas at high risk of flooding				
Objective 6 SP7 DM1, DM2 DM3, DM5	Amount of development (by TAN 15 paragraph 5.1 development category) permitted in C1 and C2 floodplain areas not meeting all TAN 15 tests (BGCBC Planning Applications)	No permissions for highly vulnerable or emergency services within flood zone C2 <i>Trigger point: 1 or more</i> 100% of developments permitted in flood zone C1 to meet the justification test of TAN 15 and to have shown that the consequences of flooding can be managed to an acceptable level		

STRATEGIC POLICY (SP) 10: PROTECTION AND ENHANCEMENT OF THE NATURAL ENVIRONMENT (IC5)

Relevant Policies and Objectives	Monitoring Indicator (Source Data)	Annual Monitoring Target	Outcome by end of 2016	Outcome by end of Plan
Monitoring Aim				
To ensure the protection, preservation and enhancement of the natural environment				
SP10 DM3, DM15, DM16, DM17 ENV1, ENV2, ENV3 Objective 13	The amount of SSSI, lost to development per annum (BGCBC Planning Applications) The amount of SINCs and LNRs lost to development per annum (BGCBC Planning Applications) Number of developments which	No net loss of area of SSSI to development <i>Trigger point: 1 permission or more</i> No net loss of SINCs / LNRs lost to development without mitigation <i>Trigger point: 2 or more permission in any year</i> Where required, all sites to have a		

	<p>have an adverse effect on European sites</p> <p>Provision of environmental enhancements (BGCBC Planning Applications)</p> <p>Percentage of water bodies groundwater of good status (Environment Agency)</p> <p>Background air pollution (BGCBC)</p>	<p>project HRA</p> <p>Major applications produce a net gain in biodiversity and / or enhancements to the green infrastructure network</p> <p>No permissions granted where there is a known risk of deterioration in status</p> <p>Permissions incorporate measures designed to improve water quality where appropriate</p> <p>No decrease in air quality within the County Borough</p>		
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Assessment results

- 12.2 **Change IC1** deletes cycle route T1.7 Bedwellty Pits, Tredegar to County Boundary which according to the Inspector would cross an extensive area of agricultural land in private ownership and where the use of an open cycle route by dog walkers is potentially incompatible with animal grazing. In total 13 cycle routes (rather than 14) will now be delivered in Blaenau Gwent. This is considered to be continue to be a sustainable outcome from an SA perspective
- 12.3 **Change IC5** clarifies the target for C1 floodplains in relation to the indicator for change proposed in the 2012 SA Report 'Amount of development (by TAN 15 paragraph 5.1 development category) permitted in C1 and C2 floodplain areas not meeting all TAN 15 tests' and adopted in the LDP Monitoring Framework. The proposed target of '100% of developments permitted in flood zone C1 to meet the justification test of TAN 15 and to have shown that the consequences of flooding can be managed to an acceptable level' is in full alignment with justification test including assessment of consequences set in TAN15.
- 12.4 **Change IC5** also changes the indicator concerning good water status to be applied to all water bodies rather than just groundwater bodies. This is in line with the SA recommended indicators for this topic which are:
- Percentage of surface water (natural water bodies) of Good Ecological Status
 - Percentage of surface water of Good Ecological Potential (heavily modified water bodies)
 - Percentage of surface water of Good Chemical Status
 - Percentage of groundwater of Good Status (quality and levels) (LI 29)

- 12.5 We would recommend, however, that a distinction is made between surface water and groundwater in recognition of the different status that these bodies are meant to achieve under the requirements of the Water Framework Directive and that two indicators are considered:
- Percentage of surface water bodies of Good Ecological and Chemical Status
 - Percentage of groundwater bodies of Good Status

13. References

- Blaenau Gwent Submission LDP, Blaenau Gwent County Borough Council, February 2012;
- Countryside Council for Wales, Site of Special Scientific Interest Citation, 23rd August 2012;
http://www.blaenau-gwent.gov.uk/documents/Documents_Environment/PH4_SSSI_Notification_Letter.pdf
- Natural England, ST118: Geological Conservation - A Guide to Good Practice, 2011;
<http://publications.naturalengland.org.uk/publication/83048?category=30050>
- Planning Policy Wales, Technical Advice Note (TAN) 15: Development and Flood Risk , July 2004;
- Planning Policy Wales, Technical Advice Note 5: NATURE CONSERVATION AND PLANNING, September 2009;
- Schedule of Matters Arising Changes to the Blaenau Gwent LDP, October 2012;
- Sustainability Appraisal Report of Blaenau Gwent Deposit LDP and Focussed Changes, January 2012;
- The Inspector's own binding recommended changes, 2012;
- The Planning Inspectorate, Report on the Examination into the Blaenau Gwent County Borough Council Local Development Plan, October 2012.

Appendix A – Assessment of Modifications Table

Table A.1 – Assessment of Changes to Theme 4: Sustainable Design

SA Objective		Effects					Assessment				Commentary	Recommendations
		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm		
1	To promote economic growth and strengthen and diversify the local economy	✓	Local	MT-LT	Temp	Low	+	++	+++	++	Insofar as the design standards may improve the attractiveness of the built environment, this may attract investment in the area leading to economic growth over the medium to long term. Ensuring sustainable design and reducing pollution to the natural environment through improved accessibility; minimising the effects of construction; and encouraging the generation of energy from low and zero carbon sources, could help to attract more people and investment to the area that could lead to cumulative benefits against this objective in the long term.	None identified.
2	To increase levels of local employment and ensure distribution of opportunities	-					0	0	0	0	No obvious effects.	None identified.
3	To support the development of a strong tourism economy in Blaenau Gwent, complementary to the regional offer	✓	Sub-Reg	MT-LT	Temp	Med	+	++	++	++	An improvement in design standards could improve the quality of the built and natural environment and subsequently help to attract more tourists to the area in the medium to long term.	None identified.
4	To enhance the viability and vitality of town centres	✓	Local	MT-LT	Temp	Med	+	++	++	++	Ensuring sustainable design and reducing pollution to the natural environment through improved accessibility; minimising the effects of construction; and encouraging the generation of energy from low and zero carbon sources, could help to attract more people and investment to the area that could lead to cumulative benefits against this objective in the long term. Improved accessibility by sustainable modes could also increase the viability of settlements through their potential to attract visitors.	None identified.
5	To meet identified housing needs	-					0	0	0	0	No direct effects.	None identified.
6	To improve the quality of Blaenau Gwent's housing stock	✓✓	Local	ST-LT	Perm	Med	+	++	+++	++	Ensuring the implementation of sustainable design and character standards could ensure that the quality of housing in Blaenau Gwent overall is improved.	None identified.
7	To secure the delivery and maintenance of quality affordable housing	-					0	0	0	0	No direct effects.	None identified.
8	To improve educational attainment and increase skills levels	-					0	0	0	0	No direct effects.	None identified.

SA Objective		Effects					Assessment				Commentary	Recommendations
		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm		
9	To improve accessibility to education, leisure, employment, health, homes and community services for all sectors of the community	✓	Local	MT-LT	Temp	Low	0	++	++	++	Policy DM1 includes a requirement to ensure that proposals implement the transport user hierarchy. Supporting text indicators that new developments are linked to the proposals for an extensive community walking and cycling route network. This could help to ensure settlements and their related services and facilities are accessible to a greater number of people. This effect is predicted to be more significant in the medium to long term as development proposals are built and increased connectivity is realised.	None identified.
10	To promote community health, social care and well-being	✓✓	Local	MT-LT	Temp	Med	++	++	+++	++	An improvement in the quality of development through national standards may improve health. Additionally, Secured by Design principles may increase a sense of wellbeing in the community. Cumulative and indirect benefits from an increase in walking and cycling routes could have benefits for health through a potential for an increase in physical activity, an increase in the potential for community interaction within and between settlements; potential for an increase in walking and cycling as a mode of transport that could lead to a potential reduction in car use, which could have benefits for health through improved air quality and mental wellbeing through reduced stress. Policy DM4 seeks to improve the amenity of the local community, and requires proposals for low/zero carbon energy generation to not have an unacceptable adverse impact on local amenity by reason of noise emissions, visual dominance, shadow flicker, reflected light or other pollution. This could help to ensure significant short term benefits.	None identified.
11	To reduce crime, social disorder and fear of crime	✓	Local	ST-LT	Temp	Med	++	++	+++	+++	Policy DM2 requires that development has regard to the principles of Secured by Design, which could have direct benefits against this Objective. Both policies DM1 and DM2 seek to improve the quality of the built and natural environment through sustainable design as well as enhancing local distinctiveness. Further, DM1 seeks to enhance accessibility by sustainable modes. These measures could improve the quality of settlements, which could help to improve local identity and pride. This could reduce crime levels. Further, improved environments and accessibility could lead to an increase in walking and cycling. This could increase community interaction and natural surveillance, leading to the potential for a reduction in the fear of crime.	None identified.
12	To protect and enhance the Welsh culture	✓	Local	ST-LT	Temp	Low	+	+	+	+	Policy DM2 seeks that development is appropriate to the local context and that it is of good design, which reinforces local character and distinctiveness of the area. This could help to reinforce local distinctiveness, which could improve a sense of identity in this distinctive welsh valleys authority.	None identified.

SA Objective		Effects					Assessment				Commentary	Recommendations
		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm		
13	To encourage modal shift from private transport to sustainable transport	✓	Local	MT-LT	Temp	Med	+	++	+++	++	Policy DM1 seeks to ensure that access to new development promotes the interests of pedestrians, cyclists and public transport, before that of the private car. Supporting information also states that new developments are linked to the proposed walking and cycling network. Supporting text to policy SP7 seeks that new development is located in order to make use of existing infrastructure, services and amenities, with increased densities on mixed use sites and sites with good access to local facilities and public transport. These measures could lead to benefits against this Objective over time.	None identified.
14	To protect and enhance biodiversity across Blaenau Gwent	✓	Local	ST-LT	Perm	Med	++	+	+	++	Policy DM1 seeks that proposals do not result in a net loss of biodiversity and provide mitigation or compensation where necessary. This should lead to benefits against this objective, particularly in the short term. Medium to long term cumulative effects could be less certain.	None identified.
15	To conserve and enhance the heritage assets of Blaenau Gwent and their settings	✓	Local	ST-LT	Perm	Med	++	++	++	++	Policy DM2 seeks that developments are appropriate to the local context and reinforce local distinctiveness. Specific measures are included that may contribute to the achievement of this objective. Added to this, sustainable design and an improvement to the natural environment are likely to lead to indirect benefits. Policy DM4 seeks to ensure that features of historic interest are a consideration in the development of low and zero carbon energy generation, which could help to ensure that negative effects do not result.	None identified.
16	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development, where this will not result in damage or loss to biodiversity	✓	Local	ST-LT	Temp	Med	++	++	++	++	Policy SP7 seeks to direct development to brownfield land which may help to minimise the pressure on greenfield land. The DM policies seek to implement the principles of sustainable design, which should ensure that the use of land is efficient and that any biodiversity is enhanced.	None identified.
17	To conserve soil resources and their quality	✓	Local	ST-LT	Temp	Med	++	++	++	++	Policy SP7 seeks to direct development to brownfield land which may help to minimise the pressure on greenfield land, and subsequently soil resources. The DM policies will ensure that pollution from development is minimised, which will help to conserve soil quality.	None identified.
18	To reduce emissions of greenhouse gases, in particular carbon dioxide	✓✓	Reg/Nat	ST-LT	Temp	Med	++	++	+++	+++	The principles included in policy SP7 and DM1, including proposals to improve accessibility by sustainable modes, along with national requirements for sustainable design, should reduce GHG emissions overall in new development. This could increase over time as requirements become higher. Policy DM4 will encourage the development of low and zero carbon energy generation that could compound this effect.	None identified.

SA Objective		Effects					Assessment				Commentary	Recommendations
		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm		
19	To reduce waste generation and maximise reuse and recycling	✓✓	Sub-Reg	ST-LT	Temp	Med	+++	++	++	+++	The policy DM4 states that anaerobic digestion may be a potential source of energy, which could also help to reduce waste to landfill. Policy DM1 seeks to use recycled products in construction, which could help reduce waste generation. The policy also requires that proposals incorporate facilities for the segregation, recovery and recycling of waste, which could lead to significant benefits.	None identified.
20	To maintain current air quality	✓✓	Local	MT-LT	Temp	Med	++	++	+++	+++	Policy DM1 seeks to ensure that proposals have regard for the safe, effective and efficient use of the transportation network. New access should implement the transport user hierarchy. The policy also requires that proposals 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 or air pollution in the vicinity. Supporting information also requires that development is linked to the proposed cycling and walking network. These measures could help to improve the efficiency of the road network, which could lead to benefits for air quality. The walking and cycling network could encourage a reduction in the use of the private car that could have long term benefits against this Objective.	None identified.
21	To maintain current low levels of vulnerability of all development to flooding	✓	Local	ST-LT	Perm	Med	++	+	+	++	Policy DM1 requires that policies reduce surface water runoff through minimising an increase in impermeable surfaces and use SUDS. This could lead to benefits against this Objective, particularly in the short term.	None identified.
22	To promote the use of sustainably sourced products and resources	✓	Reg/Nat	ST-LT	Temp	Med	++	+	+	++	Policy DM1 seeks to promote the use of sustainably sourced products and resources in construction, which should lead to benefits against this Objective.	None identified.
23	To increase energy efficiency and generation and use of renewable energy across the County Borough	✓✓	Sub-Reg	MT-LT	Temp	Med	++	+++	+++	+++	Policy DM1 seeks to promote energy efficient design. Policy DM4 seeks to enable the creation of energy from low and zero carbon sources. This could lead to benefits against this Objective. The LDP will be implemented within the context of national planning policy, which could help to create a level playing field and improve deliverability over time. Supporting text to the policy outlines details of the Renewable Energy Assessment prepared by the Council. This acknowledges the potential for heat energy generation in the County Borough. It also sets out that the Council will require energy statements to be prepared for all major development proposals - to set out how they can make a contribution towards providing increased levels of energy generation from low/zero carbon sources. Developments will be expected to examine the potential for low/zero carbon energy generation on-site as well as the sharing of this energy with the wider community. This should lead to significant benefits across the plan period, but particularly in the long term, as more schemes are realised and benefits achieved. An Energy Opportunities Plan	None identified.

SA Objective		Effects					Assessment				Commentary	Recommendations
		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm		
		✓									SPG will be created, to assist the development industry in the identification of potential sources of renewable energy spatially.	
24	To conserve and enhance surface and groundwater quality	✓	Sub-Reg	ST-LT	Temp	Med	++	++	+++	+++	Policy DM1 seeks to reduce surface water runoff and sets out how this might be achieved through reducing the amount of impermeable surfacing and utilising SUDS. This may help to reduce contaminants entering water resources. Further, the policy seeks that there would be no adverse impact upon the water environment and that where possible, proposals contribute to water quality. Other policies in the LDP will also contribute to reducing water pollution and could improve water quality over the long term. Effects on water resources are also dealt with under national BREEAM and CfSH requirements. Supporting text also provides information relation to the EU Water Framework Directive, which should help to guide a strategic approach to water management.	None identified.
25	To protect the quality and character of the landscape and enhance where necessary	✓	Local	ST-LT	Temp	Med	++	+	+	++	Policy DM2 seeks to improve the quality of the built environment and also requires that landscaping and planting achieve a suitable visual setting for the scheme and integrates it into the wider context. Policy DM1 seeks that there would be no unacceptable adverse visual impact on townscape or landscape. Policy DM4 seeks that proposals for low or zero carbon technologies will not have an unacceptable adverse impact on nature conservation and the character and appearance of the landscape. These requirements should help to minimise the effect of development on the surrounding landscape.	None identified.

Table A.2 - Assessment of Changes to Theme 9: Minerals

SA Objective		Effects					Assessment				Commentary	Recommendations
		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm		
1	To promote economic growth and strengthen and diversify the local economy	✓✓	Reg/Nat	ST-LT	Perm	High	+	++	+++	++	An adequate supply of mineral resources is important for the national, regional and local economy. Policy DM18 seeks that mineral applications will result in benefits for the local economy. This could lead to benefits against this Objective over time.	None identified.
2	To increase levels of local employment and ensure distribution of opportunities	✓	Sub-Reg	ST-LT	Perm	Med	+	+	+	+	Safeguarding mineral resources and maintaining appropriate land banks should support existing and new minerals and minerals-related operations.	None identified.

SA Objective		Effects					Assessment				Commentary	Recommendations
		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm		
3	To support the development of a strong tourism economy in Blaenau Gwent, complementary to the regional offer	X	Local	ST-LT	Temp	Low	-	-	+	+/-	Minerals operations may affect the tranquillity levels of the area and consequently its attractiveness to the visitors. The assessment of the site allocations has identified a conflict between this objective and site M4.1 (Trefil Quarry Extension). Potential conflicts were identified for sites M4.3 (Land at South East of Cwm) and M4.2 (Tirpentwys Cut). Policy SP12 seeks that mineral workings ensure that neighbouring communities and sensitive uses are not adversely impacted by mineral and coal operations. This could reduce the significance of effects. Further, effects should not be permanent, as policy DM18 requires a high standard of restoration and aftercare. Aftercare proposals could lead to long term benefits.	None identified.
4	To enhance the viability and vitality of town centres	-					0	0	0	0	No obvious effects.	None identified.
5	To meet identified housing needs	✓	Sub-Reg	ST-LT	Perm	Med	+	+	+	+	An adequate supply of mineral resources is important for the provision of new housing.	None identified.
6	To improve the quality of Blaenau Gwent's housing stock	-					0	0	0	0	No obvious effects.	None identified.
7	To secure the delivery and maintenance of quality affordable housing	-					0	0	0	0	No obvious effects.	None identified.
8	To improve educational attainment and increase skills levels	✓	Sub-Reg	ST-LT	Perm	Med	+	+	+	+	Support for minerals operations and sectors dependant on minerals supply should help retain local skills.	None identified.
9	To improve accessibility to education, leisure, employment, health, homes and community services for all sectors of the community	X	Local	ST-LT	Perm	Low	--	--	++	-	The assessment of the site allocations has identified the potential for conflicts between this objective and all of the allocated sites. After uses might include public open space, which could lead to long term benefits.	None identified.
10	To promote community health, social care and well-being	✓	Local	ST-LT	Temp	Low	+	+	+	+	Minerals operations may affect the local amenity. The assessment of the site allocations has identified the potential for conflicts between this objective and all of the allocated sites. However, Policy DM18 seeks to ensure that impacts on health and society are considered and within acceptable limits. Policy SP12 seeks that mineral workings ensure that neighbouring communities and sensitive uses are not adversely impacted by mineral and coal operations. This could help to provide some benefits against this objective. Health Impact Assessments and Social Impact Assessments will be required through national planning policy. This is states in the supporting text to the policy.	

		Effects					Assessment					
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary	Recommendations
11	To reduce crime, social disorder and fear of crime	-					0	0	0	0	No obvious effects.	None identified.
12	To protect and enhance the Welsh culture	✓	Sub-Reg	ST-LT	Perm	Med	+	+	+	+	There is the potential for some indirect benefits insofar as safeguarding local mineral resources could help maintain local character and distinctiveness of the built environment if the materials are used for this purpose.	None identified.
13	To encourage modal shift from private transport to sustainable transport	✗	Local	ST-LT	Temp	Low	+/-	+/-	+/-	+/-	Transportation of minerals is likely to increase road traffic. The assessment of the site allocations has identified conflicts between this Objective and site M4.1 (Trefil Quarry Extension) and M4.2 (Tirpentwys Cut). Policy DM18 seeks that mineral applications are acceptable in terms of highway and transportation considerations and volume of traffic with priority given to transportation by rail. This could lead to some benefits against this Objective.	None identified.
14	To protect and enhance biodiversity across Blaenau Gwent	✗	Local	ST-LT	Temp	Low	-	-	-	-	Minerals operations and transportation may disturb local wildlife species and lead to the fragmentation or loss of some habitats. However, these effects should be minimised, as per the requirement in policy DM18. The assessment of the site allocations has identified conflicts between this objective and all of the allocated sites.	None identified.
15	To conserve and enhance the heritage assets of Blaenau Gwent and their settings	✗	Local	ST-LT	Temp	Low	-	-	-	-	Minerals operations and transportation may affect the settings of the historical assets or archaeological remains. The assessment of the site allocations has identified the potential for conflicts between this objective and all of the allocated sites. However, these effects should be minimised, through the requirement in policy DM18.	None identified.
16	To make the best use of previously developed land and existing buildings to minimise pressure for greenfield development, where this will not result in damage or loss to biodiversity	✗	Local	ST-LT	Temp	Low	--	--	--	--	The assessment of the site allocations has identified conflicts between this objective and all of the allocated sites. Therefore significant negative effects are predicted.	The LDP includes site specific survey requirements. For minerals sites, these include tree surveys; a full ecological survey including trees and significant vegetation; and a biodiversity constraints and enhancement plan. These could help to minimise negative effects against this objective.

		Effects					Assessment					
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary	Recommendations
17	To conserve soil resources and their quality	X X	Local	ST-LT	Temp	Low	--	--	--	--	<p>The assessment of the site allocations has identified conflicts between this objective and sites M4.1 (Trefil Quarry Extension) and M4.3 (Land at South East of Cwm). A potential conflict was identified for site M4.2 (Tirpentwys Cut). Therefore significant negative effects are predicted.</p> <p>Supporting text to policy M4 (Preferred Areas) highlights that the development of Trefil Quarry has been identified as a resource with commercial development potential. Development of the site is dependent on the ability to address a number of environmental concerns. This includes the recent (August 2012) identification of the area as part of a nationally important SSSI at Mynydd Llangynidr.</p> <p>Policy DM18 states in criterion I) that any impact on nationally protected geological and geomorphological features is outweighed by the need for the mineral resource. This could lead to significant negative effects for the designation features. Cumulative effects of piecemeal development are considered in supporting text to policy M2.</p> <p>The SSSI designation (see map in CCW citation - link included in references list) expands across a wide area encompassing the counties of Powys and the Brecon Beacons National Park. Any operation, including quarrying, within the SSSI designation will require consultation with and consent from CCW.</p> <p>Features in karst landscapes range from small-scale solution features to large landforms, such as dolines. Karst features are sensitive and essentially irreplaceable if removed. Quarrying and any other forms of rock removal are generally highly damaging activities on karst.</p> <p>CCW state that their long terms aims for the site will be focussed on maintaining the visibility of the geomorphological interests so that they are available for researchers and students to study them in the future.</p> <p>However, the CCW documentation relating to the SSSI also states that "Quarrying currently occurs at the edge of the site [Trefil Quarry] Any extension of quarrying into the SSSI would result in permanent destruction of karst and cave features."</p> <p>Quarrying could lead to the loss of features of importance to the designation. The preservation of these features will be</p>	<p>The LDP includes site specific survey requirements. For minerals sites, these include tree surveys; a full ecological survey including trees and significant vegetation; and a biodiversity constraints and enhancement plan. These could help to minimise negative effects against this objective.</p> <p>The special features of the SSSI will be an essential consideration in any development of Trefil Quarry. This consideration will be ensured through the necessary permission to be gained from CCW for any scheme. We would recommend, however, that criterion I) is re-phrased as 'the need for the mineral resource is outweighed by any adverse impact on nationally protected geological and geomorphological features;' so as to confer adequate protection to the SSSI at Mynydd Llangynidr.</p>

		Effects					Assessment					
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary	Recommendations
											essential to any development within the SSSI. This should be ensured through the designation and the requirement to gain CCW consent for any works.	
18	To reduce emissions of greenhouse gases, in particular carbon dioxide	X	Local	ST-LT	Temp	Low	--	-	-	--	Transportation of minerals is likely to increase road traffic and transport related emissions. Policy DM18 seeks that mineral applications are acceptable in terms of highway and transportation considerations and volume of traffic with priority given to transportation by rail. This could lead to minimise negative effects against this objective. The assessment of the site allocations has identified the potential for conflicts between this Objective and all of the allocated sites. Further, it is considered that the potential for mining for Coal is in direct conflict with this Objective.	Other LDP policies could enable the potential reduction of effects against this objective including DM1 (transport hierarchy).
19	To reduce waste generation and maximise reuse and recycling	X	Local	ST-LT	Perm	Low	-	-	-	-	The site allocations assessment has identified the potential for conflicts between this objective and sites M4.1 (Trefil Quarry Extension) and M4.3 (Land at South East of Cwm). DM18 seeks that applications for mineral working demonstrate that supply of the mineral required from secondary sources is not possible. This could minimise waste levels. The significance of effects is uncertain at this stage.	None identified.
20	To maintain current air quality	X	Local	ST-LT	Temp	Low	-	-	-	-	Predicted increase in road traffic may affect local air quality. The assessment of the site allocations has identified the potential for conflicts between this objective and all of the allocated sites. Policy DM18 seeks that mineral applications are acceptable in terms of highway and transportation considerations and volume of traffic with priority given to transportation by rail. This could minimise negative effects against this Objective.	None identified.
21	To maintain current low levels of vulnerability of all development to flooding	X	Local	ST-LT	Temp	Low	-	-	-	-	Lack of a coordinated approach towards filling in appropriate sites may result in an increased risk of industrial flooding associated with former mineral workings.	None identified.

SA Objective		Effects					Assessment				Commentary	Recommendations
		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm		
22	To promote the use of sustainably sourced products and resources	X	Sub-Reg	ST-LT	Perm	Med	-	-	-	-	The assessment of the site allocations has identified conflicts between this objective and all of the allocated sites. However, policy DM18 seeks that applications for mineral working demonstrate that supply of the mineral required from secondary sources is not possible. This could minimise the significance of negative effects.	None identified.
23	To increase energy efficiency and generation and use of renewable energy across the County Borough	-					0	0	0	0	No obvious effects.	None identified.
24	To conserve and enhance surface and groundwater quality	X	Local	ST-LT	Temp	Low	-	-	-	-	Mineral operations may affect the quality of local surface and groundwater. The site allocations assessment has identified the potential for conflicts between this objective and sites M4.1 (Trefil Quarry Extension) and M4.2 (Tirpentwys Cut). However, policy DM18 requires that there are no unacceptable adverse effects on surface water, groundwater and water supplies. This could minimise the significance of effects.	None identified.
25	To protect the quality and character of the landscape and enhance where necessary	X	Local	ST-LT	Temp	Low	-	-	++	+/-	Mineral operations may affect the quality of the local landscape through noise, light and visual effects. The assessment of the site allocations has identified conflicts between this objective and all of the allocated sites. However, policy DM18 seeks that there is no unacceptable adverse impacts on sensitive landscapes and that there is no unacceptable adverse visual impact. This could reduce the significance of effects. Aftercare proposals could lead to long term benefits.	None identified.

For further information please contact:

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