

**Torfaen County Borough Council**

# **Local Development Plan (to 2021)**

Adopted December 2013

**Written Statement**

**Cyngor Bwrdeisdref Sirol Torfaen**

# **Cynllun Datblygu Lleol (hyd at 2021)**

Fabwysiadwyd Rhagfyr 2013

**Datganiad Ysgrifenedig**

**TORFAEN  
COUNTY  
BOROUGH**



**BWRDEISTREF  
SIROL  
TORFAEN**



## Foreword

I am pleased to introduce the Adopted Torfaen Local Development Plan (LDP). It is the culmination of a major piece of work and is a significant achievement for the Council. Therefore, I would like to thank the Forward Planning Team and other Council Officers, Stakeholders, Members, the LDP Inspector and Programme Officer for all their hard work, perseverance and commitment during its long and complex preparation process.

The Plan's Vision is to, by 2021, deliver planned, sustainable growth reflecting the specific role and function of Torfaen's settlements, through a 'network of integrated communities'. It will provide for a distinctive, vibrant and prosperous area where people have the skills, knowledge and opportunities to achieve a better quality of life in safe, healthy and thriving communities with accessible local facilities. It will promote the sustainable regeneration of our town centres ensuring they are a focus for social, commercial and community life, whilst also protecting and enhancing Torfaen's unique natural heritage and cultural and historic identity.

Therefore, the LDP identifies opportunities for continuing investment and regeneration including the provision of new homes (including affordable homes), jobs, community facilities and transport infrastructure; whilst at the same time protecting Torfaen's natural, built and historic environment.

I am confident that the Plan provides certainty for both the local community and developers and provides the basis for consistent, planned, decision making on planning applications.

The Council will annually monitor the Plan and keep you informed on its implementation.

Finally, it is now for the Plan to be delivered in order to achieve our Vision for Torfaen.



Councillor Gwyneira Clark  
Executive Member for Housing, Planning & Public Protection  
Torfaen County Borough Council



# Contents

Chapter		Page			Page
<b>1.</b>	<b>Introduction</b>				<b>5</b>
1.1	Torfaen Local Development Plan Area	5			
1.2	The Planning System and the Local Development Plan	5			
1.3	Purpose of the LDP	5			
1.4	How to use this Document	6			
1.5	Structure of the LDP	6			
1.6	Background Papers / Studies	8			
1.7	Local Development Plan Process	8			
1.8	Tests of Soundness	10			
1.9	Sustainability Appraisal (inc. Strategic Environmental Assessment)	11			
1.10	Habitats Regulations Assessment	12			
1.11	Link to the National, Regional and Local Policy Framework	13			
1.12	Welsh Language / Yr Iaith Gymraeg	24			
<b>2.</b>	<b>Key Issues in Torfaen</b>				<b>25</b>
2.1	Development of Key Issues	25			
2.2	Key Strategic Land Use Issues - Social				25
2.3	Key Strategic Land Use Issues - Economic				26
2.4	Key Strategic Land Use Issues - Environmental				26
2.5	Spatial Opportunities and Constraints				27
<b>3.</b>	<b>Vision and Objectives</b>				<b>29</b>
3.1	Development of the Vision and Objectives				29
3.2	The Vision Statement				29
3.3	LDP Objectives				30
<b>4.</b>	<b>The Local Development Plan Strategy</b>				<b>35</b>
4.1	Core Strategy Overview - The Network of Integrated Communities Strategy				35
4.2	Spatial Delivery of the Network of Integrated Communities Strategy				37
4.3	Changes to the LDP Strategy since consultation on the Deposit LDP				53
4.4	LDP Strategy Policies				54

<b>5. Strategy Policies</b>	<b>55</b>	<b>8. Topic Based Policies</b>	<b>95</b>
S1 Urban Boundaries	55	<b>Housing</b>	<b>97</b>
S2 Sustainable Development	56	H1 Housing Allocations within the Cwmbran Housing Sub Market Areas	98
S3 Climate Change	59	H2 Housing Allocations within the Pontypool Housing Sub Market Area	98
S4 Place Making / Good Design	62	H3 Housing Allocations within the North Torfaen Housing Sub Market Area	99
S5 Housing	63	H4 Affordable Housing	99
S6 Employment and Economy	65	H5 Provision for Recreation, Open Space, Leisure Facilities & Allotments	102
S7 Conservation of the Natural and Historic Environment	66	H6 Conversion, subdivision or re-use of buildings for residential purposes within the Urban Boundary	103
S8 Planning Obligations	70	H7 Gypsy and Traveller Site Allocations	104
S9 Retailing/Town Centres	72	H8 New Gypsy and Traveller Site Proposals	105
<b>6. Borough Wide Policy</b>	<b>73</b>	H9 Affordable Housing Exception Sites	106
BW1 General Policy - Development Proposals	73		
<b>7. Strategic Action Area Policies</b>	<b>81</b>		
SAA1 Eastern Strip Central SAA, Cwmbran	82		
SAA2 Canalside SAA, Cwmbran	85		
SAA3 Llantarnam SAA, Cwmbran	86		
SAA4 Mamhilad SAA, Pontypool	87		
SAA5 The British SAA, Talywain, Pontypool	89		
SAA6 South Sebastopol SAA, Cwmbran	91		
SAA7 Llanfrechfa Grange SAA, Cwmbran	93		

<b>Economy Employment and Tourism</b>	<b>107</b>
EET1 Employment Allocations in the Cwmbran Area	107
EET2 Employment Allocations in the Pontypool Area	108
EET3 Employment Allocations in the North Torfaen Area	109
EET4 Regional Employment Allocations	109
EET5 Protection of Employment Land and Premises	110
EET6 Leisure / Tourism Proposals	111
<b>Retail and Town Centres</b>	<b>113</b>
RLT1 Town Centre Boundaries	113
RLT2 Town Centre Development in Cwmbran Town Centre	114
RLT3 Retail Proposals outside Established Centres	116
RLT4 Provision of Small Scale Retail Uses	118
RLT5 Primary Frontages	118
RLT6 Pontypool Town Centre 100% A1 Retail Frontages	121
RLT7 Secondary Frontages	121
RLT8 Local and Neighbourhood Shopping Centres	122
RLT9 Food and Drink Establishments	124

<b>Transport</b>	<b>125</b>
T1 Transport Improvements	125
T2 Safeguarding Former Transport Routes	127
T3 Walking and Cycling Routes	128
<b>Minerals</b>	<b>131</b>
M1 Minerals Safeguarding	132
M2 Coal Working Exclusion Areas	133
M3 Tir Pentwys Preferred Area for Aggregates	133
M4 Minerals Sites Buffer Zones	134
<b>Waste</b>	<b>135</b>
W1 Waste Management / Resource Recovery Proposals	136
<b>Community Facilities</b>	<b>137</b>
CF1 Healthcare Facility Safeguarding	137
CF2 Primary School Safeguarding	137
CF3 Community Facilities	138
CF4 Protection of Important Urban Open Space	140
CF5 Protection of Allotments and Recreation & Amenity Open Space	141
CF6 New Playing Field	142

	<b>Countryside</b>	<b>143</b>	<b>Appendices</b>	
C1	Green Wedges	143	Appendix 1	Details of LDP Housing Allocations 159
C2	Special Landscape Areas	144	Appendix 2	List of Supplementary Planning Guidance 181
C3	Rural Development and Diversification	145	Appendix 3	Lists of Statutory Designations Within Torfaen 183
C4	Conversion / Rehabilitation of Buildings in the Countryside	146	Appendix 4	List of Non-Statutory Designations Within Torfaen 197
C5	Replacement Dwellings in the Countryside	148	Appendix 5	Descriptions of Green Wedges 231
	<b>Biodiversity/Geodiversity</b>	<b>149</b>	Appendix 6	Housing Sites Table 233
BG1	Locally Designated Sites for Biodiversity and Geodiversity	149	Appendix 7	Employment Allocations Table 237
	<b>Historic Environment</b>	<b>151</b>	Appendix 8	Annual Monitoring Framework 239
HE1	Buildings and Structures of Local Importance	151	Appendix 9	Sustainability Appraisal Monitoring Programme 267
HE2	Blaenavon Industrial Landscape World Heritage Site	152	Appendix 10	Glossary of Terms 281
<b>9.</b>	<b>Monitoring Framework</b>	<b>155</b>	Appendix 11	List of Abbreviations 289
9.1	Review and Monitoring Arrangements	155	Appendix 12	LDP Evidence Base 291
<b>10.</b>	<b>Delivery and Implementation</b>	<b>157</b>		
10.1	Implementation Arrangements and Risks to Delivery	157		



# 1. Introduction

## 1.1 Torfaen Local Development Plan (LDP) Area

1.1.1 This Adopted Local Development Plan (LDP) covers the Torfaen County Borough Council (TCBC) administrative area excluding areas of the Brecon Beacons National Park that lie within Torfaen; responsibility for planning matters in these areas rests with the Brecon Beacons National Park Planning Authority.

## 1.2 The Planning System and the Local Development Plan

1.2.1 The Town and Country Planning system is designed to regulate the development and use of land in the public interest. It seeks to reconcile the development needs of the population with the wider environmental concerns for the conservation of the built and natural environment. It aims to ensure that the most efficient use is made of limited land resources, whilst at the same time stimulating the local economy, for the benefit of present and future generations.

1.2.2 The Planning and Compulsory Purchase Act 2004 requires the Council to prepare a LDP, which sets out the Council's

objectives and priorities for the development and use of land within Torfaen and its policies and proposals for implementing them. The Council must exercise this function with the objective of contributing to the achievement of sustainable development.

## 1.3 Purpose of the LDP

1.3.1 The LDP is clearer, more transparent, concise and accessible to the public than previous development plans and easier to review in the future. The LDP does not repeat national planning policy; rather it focuses on the issues which are specifically relevant to the plan area. The LDP sets out the development strategy and detailed policies and proposals for the future development and use of land in a local authority administrative area.

1.3.2 The Torfaen LDP was adopted by Council on 3rd December 2013 and covers the period January 1st 2006 to 31st March 2021 and will thus guide the development and use of land in the County Borough to 2021. The Adopted LDP has replaced the previous adopted Torfaen Local Plan (1991-2006) and the previous adopted Gwent Structure Plan (1991-2006) as the

Development Plan for the County Borough and for decision-making on land use planning matters. The Adopted LDP has also superseded the Adopted Torfaen Affordable Housing Delivery Statement Supplementary Planning Guidance (SPG) (February 2012). All references in this Adopted LDP to Planning Policy Wales refer to Edition 5 (November 2012) and consideration will need to be given to any future editions of PPW in interpreting the LDP.

## 1.4 How to use this Document

- 1.4.1 The Adopted LDP Written Statement contains a Development Strategy, Strategic Policies, a Borough Wide Policy, Strategic Action Area Policies, Topic Based Policies and associated Appendices. **All future references in this document to this Adopted LDP will be termed LDP.**
- 1.4.2 The LDP includes a Proposals Map identifying allocations and proposals from the LDP Written Statement Policies. A Countywide Constraints Map of planning considerations outside the control of the LDP has also been produced as supporting documentation, but does not form part of the LDP.
- 1.4.3 The LDP should be read as a whole, given that many of the objectives, strategy and policies are cross cutting and interrelated. Planning decisions must be made in accordance with the Plan unless material considerations indicate otherwise as stated in Section 38(6) of the Planning and Compulsory Purchase Act 2004.

## 1.5 Structure of the LDP

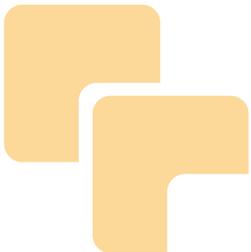
- 1.5.1 Chapter 1 sets out the context for the LDP and the process of Sustainability Appraisal (SA), Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA), which have informed the LDP preparation. It discusses the process of testing the plan for soundness and how the LDP takes account of and relates to other strategies, policies and programmes.
- 1.5.2 Chapter 2 sets out the key land use / strategic issues which characterise Torfaen and which are intrinsic to and impact on the preparation of the LDP. The identification of key social, economic and environment issues has evolved through relevant stakeholder engagement.
- 1.5.3 Chapter 3 sets out the vision and key strategic objectives for the LDP that have been formulated through consultation and developed from the Torfaen Community Strategy. These set the context for the LDP Strategy.
- 1.5.4 Chapter 4 outlines the spatial strategy of the LDP ‘The Network of Integrated Communities Strategy’ and priorities for the future use and development of land in Torfaen during the Plan Period. The Strategy has evolved through stakeholder engagement.
- 1.5.5 Chapter 5 contains the **Strategy Policies**. These have been developed to deliver the identified aims and objectives of the LDP Strategy and are supported by the more detailed policies

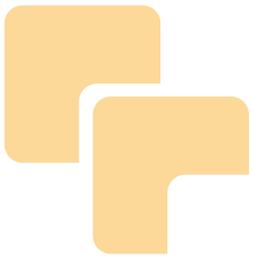
in Chapters 6 to 8. All the LDP policies are supported by a Policy Justification.

- 1.5.6 Chapter 6 contains the **Borough Wide Policy** against which all planning applications across the whole of the County Borough will be determined.
- 1.5.7 Chapter 7 contains the **Strategic Action Areas Policies (SAAs)**. The large mixed use SAAs have been identified as key regeneration areas to assist in delivering the LDP Strategy. Further details including the development principles that will guide and inform the future development of these areas will be provided in associated Development Frameworks.
- 1.5.8 Chapter 8 contains the **Topic Based Policies**. These complement the Borough Wide Policy but are grouped into topic areas and include site-specific detail on development allocations and where environmental protection areas are located. These policies are linked to site allocations on the accompanying Proposals Map.
- 1.5.9 Chapter 9 outlines the Annual Monitoring Report (AMR) process for review of the Adopted LDP in accordance with the Monitoring Framework (see Appendix 8). Section 76 of the Planning and Compulsory Act 2004 requires the Authority to produce an AMR on its LDP for submission to the Welsh Government. The Monitoring Framework provides indicators to monitor the objectives and policies within the LDP and will assess the effectiveness of the LDP's policies in future reviews.

AMR requirements are set out in LDP Wales 2005 (para 4.42 & 7.12)

- 1.5.10 Chapter 10 outlines the Delivery and Implementation arrangements for the LDP, including the delivery of the allocated sites and associated risks in the implementation of the proposals and strategy. This section also outlines the procedure for the Council's use of Compulsory Purchase Powers, where such action is deemed necessary.
- 1.5.11 The LDP Appendices have been produced that contain a range of information that is too detailed or complex to be included in the main body of the LDP, but nevertheless supports the provisions of the Plan. Much of this information elaborates on





the LDP's policies and proposals. Details of the Appendices are provided in the Contents page.

- 1.5.12 The Proposals Map illustrates the policies and proposals in the LDP that have a spatial component, both for site-specific development and protection policies and proposals designated within the LDP. The Proposals Map forms part of the LDP.
- 1.5.13 The Constraints Map illustrates designations that are not directly proposals of the LDP itself but are constraints to development that are created by legislation outside of the Development Plan process (e.g. Conservation Areas, Sites of Special Scientific Interest, Flood Plains and Scheduled Ancient Monuments). The Constraints Map forms supporting documentation to the Plan and is not part of the LDP.
- 1.5.14 The Council will take into account the LDP Proposals Map and have regard to the Constraints Map in the consideration of issues affecting development proposals. The Constraints Map contains designations not generally made by the Council and will be continually updated as is deemed necessary; see the LDP pages of the Council's website for the latest information.

## **1.6 Background Papers / Studies**

- 1.6.1 A number of background papers / studies have been completed to inform the LDP. These studies provide evidence to support the policies and proposals contained within the Plan; details of these are contained in Appendix 12.

## **1.7 Local Development Plan Process**

- 1.7.1 The process of LDP preparation is divided into the following 9 stages:
  1. Review and Development of Evidence Base
  2. Delivery Agreement
  3. Pre Deposit LDP Preparation
  4. Deposit LDP
  5. Alternative Sites
  6. Submission and Examination
  7. Inspectors Report and Findings
  8. Adoption
  9. Annual Monitoring Report
- 1.7.2 The stages of the Plan preparation outlined above are discussed in more detail below:
- 1.7.3 Review and Development of Evidence Base - The Council developed a detailed evidence base of the key economic, environmental and social issues that face the County Borough and this informed the Vision and Objectives, Development Strategy and the LDP. The Sustainability Appraisal (incorporating Strategic Environmental Assessment) was important in this process, alongside the detailed studies, reports and background papers that were produced. This enabled the development of the LDP policies and proposals.
- 1.7.4 Delivery Agreement - The Delivery Agreement (DA) consisted of a timetable for production of the LDP and also a Community Involvement Scheme (CIS) which details how

and when people could become involved in the production of the LDP. The Welsh Assembly Government approved the original DA in January 2006, whilst the timetable has been amended accordingly to reflect changes to the consultation period for the Preferred Strategy and the Deposit Plan and the delays in examining the Plan.

- 1.7.5 Pre Deposit LDP Preparation - This stage involved key tasks of the LDP process including the development of the LDP Vision and Objectives and the development of Strategic Options to inform the identification of the LDP Preferred Strategy. This was undertaken with stakeholder engagement.
- 1.7.6 The LDP Preferred Strategy 'The Network of Integrated Communities Strategy' outlined the vision, objectives, strategy



- and strategic development sites and policies with which to implement the strategy for the future development of Torfaen over the Plan Period up to 2021. The Preferred Strategy was subject to public consultation from January to March 2008. Following consultation the Preferred Strategy was approved as a sound basis to inform production of the LDP by Full Council on 29th July 2008.
- 1.7.7 The Consultation Report on the LDP Preferred Strategy considered the representations made on the Preferred Strategy and indicated what changes need to be made to inform the Deposit LDP as a result of these representations.
- 1.7.8 Deposit LDP - The Deposit LDP set out the development strategy and detailed policies and proposals for the future development and use of land in Torfaen for the Plan Period from adoption to 2021. The Deposit LDP was subject to public consultation for six weeks during March - May 2011 to allow anyone who wished to make representations on the Plan to do so.
- 1.7.9 Alternative Sites (known legally as 'Site Allocation Representations') - Following consultation on the Deposit LDP, the Council advertised any 'Alternative Sites' put forward by representors during the 6 weeks consultation on the Deposit LDP. Alternative Sites included new sites put forward for consideration, proposed amendments to allocated site boundaries and also proposed amendments to the Urban Boundary. The Alternative Sites consultation was undertaken

during June -August 2011, with a further addendum being consulted upon during September -November 2011.

- 1.7.10 Submission and Examination - Following the completion of the above, the Council prepared a Consultation Report, which considered all responses received on the Deposit LDP and the Council's response to them. This report was submitted to the Welsh Government and Planning Inspectorate, on 16th May 2012, for consideration alongside the Deposit LDP, the Sustainability Appraisal Report, Habitats Regulations Assessment Report and other background studies / information.
- 1.7.11 Following submission, the Welsh Government (WG) appointed an Inspector to hold an Independent Examination of the Plan. The purpose of this was to 'test the soundness' of the Plan and to ensure that the views of those with concerns about the Plan were considered. The Inspector Examined the Plan between May 2012 and September 2013; with the Hearing Sessions being held between April - June 2013.
- 1.7.12 Inspector's Report and Findings - On completion of the examination hearings, the Inspector reviewed all of the relevant information and considered what changes should be made to the LDP and whether it is sound. The binding 'Inspector's Report' was provided to the Council on 23rd October 2013; at which time the Examination closed. The Inspector found that subject to the recommended changes

referred to in his Report, the Plan submitted for examination was considered to be sound, with reasons being given.

- 1.7.13 Adoption - On 3rd December 2013, the Council adopted the Torfaen LDP as amended by the recommendations within Inspector's Report. On this date the Adopted Torfaen LDP replaced the previous Torfaen Local Plan and the Gwent Structure Plan as the Development Plan for the County Borough.
- 1.7.14 Annual Monitoring Report (AMR) - Following adoption of the Plan, the Council is required to prepare an AMR for consideration by the WG, which will monitor the effectiveness of the LDPs policies and proposals against the 'Targets', 'Indicators' and 'Trigger Points' contained in the LDP Monitoring Framework, see Appendix 8. The first, April 2015 AMR, will be submitted to the WG by October 2015; and annually thereafter.

## **1.8 Tests of Soundness**

- 1.8.1 As part of the above examination the independent Inspector determined that the Deposit LDP with his proposed changes was 'sound'. The assessment of 'soundness' was made against the ten soundness tests as outlined in 'Local Development Plans Wales 2005' that relate to the process by which the Local Planning Authority has prepared the LDP, its consistency and its coherence and effectiveness.

## 1.9 Sustainability Appraisal (including Strategic Environmental Assessment)

1.9.1 A requirement of the LDP process is that Sustainability Appraisal (SA) incorporating Strategic Environmental Assessment (SEA) informs the production of the LDP. The SA / SEA process has been integral to the development of the LDP to ensure that the LDP policies promote sustainable development through integration of the key economic, social and environmental objectives in the development of the LDP policies and proposals and take account of any significant effects on the environment. The SA incorporating SEA has been an iterative process throughout the plan preparation process and policies and proposals in the LDP reflect this. The process of SA of the LDP is documented in the following suite of documents:

- Draft SA Scoping Report (2005);
- Initial Sustainability Appraisal Report (ISAR) (2008 Sustainability Appraisal Report (SAR) (2011);
- Sustainability Appraisal Report (incorporating Focused Changes) (2012);
- Sustainability Appraisal Report Addendum - Assessment of Further Focused Changes (2012);
- Sustainability Appraisal Report Addendum - Assessment of recommended Matters Arising Changes and Matters Arising Changes (2013); and
- Sustainability Appraisal Report Addendum - Assessment of Inspector's Changes (2013).

1.9.2 The Sustainability Appraisal Report (incorporating Focused Changes) (March 2012) as amended by the: SA Addendum of Further Focused Changes (December 2012); the SA Addendum of recommended Matters Arising Changes and Matters Arising Changes (July 2013); and the SA Addendum of Inspector's Changes (December 2013) comprise the Sustainability Appraisal Report of the Adopted LDP.



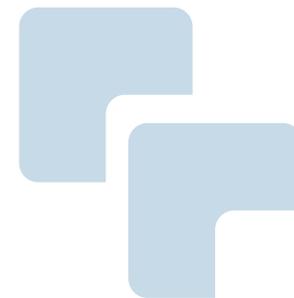
## 1.10 Habitats Regulations Assessment (HRA)

1.10.1 The LDP has also been informed by Habitats Regulations Assessment (HRA). The purpose of HRA is to assess the impacts of a land use plan, in combination with the effects of other plans and projects, against the conservation objectives of internationally important European sites (designated for their ecological status) and to ascertain whether it would affect the integrity of these sites. These sites are known as Natura 2000 sites and include Special Areas of Conservation (SACs) and Special Protection Areas (SPAs). Following screening of a number of European sites and liaison with the statutory consultation body CCW the HRA Report (2011) considered the impact of the LDP on 2 international sites outside of the



County Borough (Usk Bat Sites SAC and River Usk SAC). In summary the HRA Report concluded that with the mitigation and monitoring measures incorporated into the LDP, it was concluded the implementation of the Deposit LDP would not result in a likely significant effect on any European Site either alone or in combination with other plans and projects. Further HRA Screening was undertaken as part of changes to the LDP and none had implications for the findings of the HRA. The process of HRA is covered in the following documents:-

- HRA Screening of the LDP Preferred Strategy (2008);
- Revised HRA Screening of LDP Preferred Strategy (2009);
- HRA Appropriate Assessment Report of LDP (2011);
- HRA Screening of Focused Changes (2012);
- HRA Screening of Further Focused Changes (2012);
- HRA Screening of recommended Matters Arising Changes and Matters Arising Changes (2013);
- HRA Screening of Inspector's Changes (2013).



## 1.11 Link to the National, Regional and Local Policy Framework

- 1.11.1 The Planning and Compulsory Purchase Act 2004 requires the Council to have regard to its Community Strategy and National Policy including the Wales Spatial Plan in the preparation of the LDP. The LDP Regulations outline that LDP's must have regard to the Waste Strategy for Wales and Regional Waste Plans, Local Transport Plans and Local Housing Strategies. The LDP must have regard to this framework to pass the Tests of Soundness.
- 1.11.2 Therefore, in producing the LDP, the Council has had regard to national planning policies. The Welsh Government's national land use planning policies are set out in Planning Policy Wales (PPW) and Circulars supplemented by Technical Advice Notes (TANs), Circular / Policy Clarification Letters and Chief Planning Officer (CPO) Letters. Taken together these national planning policies set out the planning framework to help achieve sustainable development. While LDP's must have regard to national policies they should not repeat them but explain how they apply to their area.
- 1.11.3 Minerals Planning Policy Wales (MPPW) sets out the land use planning policy of the Welsh Government in relation to mineral extraction and related development in Wales, which includes all minerals and substances (including onshore oil, gas and coal bed methane) in, on or under land, extracted either by underground or surface working. MPPW is supplemented

by Mineral Technical Advice Notes (MTANs) and Ministerial Interim Minerals Planning Policy Statements (MIMPPS).

- 1.11.4 In accordance with guidance contained in LDP Wales, LDPs should have regard to national planning policies, but they should not repeat them. Therefore, the LDP should be considered in conjunction with these national planning policies, which identify those areas where clear statements of national development control policy should not need to be repeated as local policies in the LDP. It should be noted therefore that the LDP only provides the policy framework for issues of a locally distinct nature. **Development proposals that do not present specific locally distinct issues will be assessed in accordance with the requirements of national planning policy.**
- 1.11.5 Torfaen County Borough Council is the Minerals Planning Authority with responsibility for planning control over minerals exploration and working within the County Borough. Unlike PPW, there is no guidance in MPPW to clearly identify national minerals planning policies or identify what issues LDP's need to address. However, the Council considers that, on minerals issues, national policy and guidance is sufficiently clear and will be relied upon in the determination of planning applications in relation to mineral extraction and related development, in conjunction with any relevant policies and site-specific proposals contained within the LDP.

1.11.6 National policy and guidance, taken together with the policies in the LDP, set out the planning framework for Torfaen County Borough. It is important to remember that policies are interrelated and must be read together to understand their combined effect upon a planning proposal.

**Welsh Government (WG) Strategies and Work Environment Strategy for Wales (2006)**

1.11.7 The Environment Strategy for Wales outlines the WG's long-term strategy for the environment of Wales, setting out the strategic direction for the next 20 years. The purpose of this strategy is to provide a framework, which can achieve an environment that is clean and healthy, biologically diverse, and valued by the people of Wales. By 2026 the WG aim to see the distinctive Welsh environment thriving and contributing to the economic and social well-being and health of all the people in Wales.

1.11.8 The LDP embraces the aims of the environmental agenda put forward by the Environment Strategy proposing a sustainable land use strategy which reflects the principles of minimising the effects of and adapting to climate change, protection and enhancement of biodiversity, adopting a sustainable approach to the location of development and the promotion of sustainable waste management.

**People, Places, Futures - The Wales Spatial Plan 2008 Update**

1.11.9 The Wales Spatial Plan (WSP) sets a strategic framework to guide future development and policy interventions and is a material consideration in the preparation of the LDP. The Spatial Plan places Torfaen within the South East 'Capital Region' of Wales. The Vision for the Capital Region is:

*'An innovative skilled Area offering a high quality of life - international yet distinctively Welsh. It will compete internationally by increasing its global visibility through stronger links between the Valleys and the coast and with the UK and the rest of Europe, helping to spread prosperity within the Area and benefiting other parts of Wales'.*

1.11.10 The document sets out how Wales should develop economically, socially and environmentally over the next 20 years. The WSP identifies that the South East Wales - Capital Region will function as a networked City Region, identifying the three sub areas of the Capital Region namely the City Coastal Zone, Connections Corridor and Heads of the Valleys Plus Area.

1.11.11 Torfaen lies within the Connections Corridor and the Heads of the Valleys Plus Area. The WSP identifies key settlements within each of the regions which are centres likely to form the focus for the regions future development and which have a critical role to play in the success of the Capital Region. Cwmbran and Pontypool are identified as key settlements which must be successful in their own right and where

appropriate function as service and employment hubs for smaller settlements.

- 1.11.12 The LDP Strategy identifies the above role for Cwmbran and Pontypool alongside realising the potential of the important town of Blaenavon. The potential of the growth hubs of Cwmbran and Pontypool in the Connections Corridor would be realised alongside capitalising on the tourism potential of Blaenavon in the Heads of the Valleys Plus Area. This reflects the WSP aims to link key settlements to tourism hotspots such as Blaenavon Industrial Landscape World Heritage Site (BILWHS).

#### **WG Local-Authority Based Population and Household Projections**

- 1.11.13 Every few years the WG produces population and household projections; the latest of which is required to be the starting point for the LDP when planning the provision of new housing. The latest WG 2008 based Household Projection predicts that there will be 41,088 households in Torfaen in 2021; equating to a need for approximately 2,680 new dwellings between 2006 and 2021. Unfortunately, these WG projections vary quite considerably over the short term which makes it difficult to plan for using them over longer periods, such as that of the LDP. For example, the previous WG 2006 based Household Projection for Torfaen of 42,439 households in 2021 equated to a need for approximately 3,929 new dwellings over the same period. It should also be noted that these projections reflect

trends that have occurred in the past and take no account of policy interventions that will happen in the future, such as delivering the Wales Spatial Plan and the LDP Strategy itself. More details of how the population and household projections are considered is contained in the Torfaen LDP 'Housing and Population Background Paper'.

#### **Regional Work**

##### **South East Wales Strategic Planning Group (SEWSPG)**

- 1.11.14 SEWSPG comprises representatives from eleven local planning authorities in the South East Wales region, namely Blaenau Gwent, Brecon Beacons National Park, Bridgend, Caerphilly, Cardiff, Merthyr Tydfil, Monmouthshire, Newport, Rhondda Cynon Taff Torfaen, and the Vale of Glamorgan. The local planning authorities comprising of the SEWSPG work together on regional planning matters, including having undertaken a housing apportionment exercise, with stakeholders, based upon the WG's 2003-based household projections.
- 1.11.15 The WG 2003 based Household Projections indicated an increase in the number of households in the South East Wales Region of 108,900 between 2003 and 2023; implying a total of 6,000 dwellings to be built in Torfaen over the Plan Period 2006-2021. The SEWSPG Apportionment has been superseded WG by the latest WG Local Authority Household and Population Projections in forming the starting point for assessing household requirements. The apportionment process played a key role in informing the housing numbers at

the LDP Preferred Strategy stage and was taken into account in determining the LDP housing numbers for Torfaen.

### **Turning Heads - A Strategy for the Heads of the Valleys 2020 (June 2006)**

1.11.16 The Heads of the Valleys Strategy sits firmly within the context of the WSP and sets out a broad framework for change in the Heads of the Valleys area. The strategy for the regeneration of the Heads of the Valleys centres upon developing balanced communities throughout the area. The Strategy recognises the unique assets of the BILWHS, its value as a tourist destination and has committed investment to improve this area. The Strategy has been developed around five priority themes namely: -

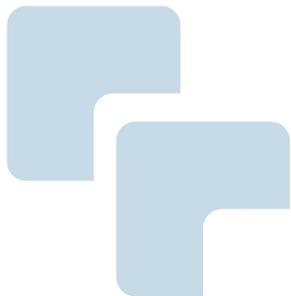
- An attractive and well-used natural, historic and built environment;
- A vibrant economic landscape offering new opportunities;
- A well-educated, skilled and healthier population;
- An appealing and coherent tourism and leisure experience; and
- Public confidence in a shared bright future.

### **South East Wales Regional Waste Plan - 1st Review (2008)**

1.11.17 The 2008 Regional Waste Plan (RWP) 1st Review provides the framework to develop an integrated network of waste management / resource recovery facilities to treat and dispose of waste in South East Wales. Its main objectives are to achieve the 2020 EU Landfill Directive targets by 2013 principally through high levels of front end recycling and composting and reducing the amount of waste going to landfill.

1.11.18 The RWP 1st Review contains two separate main elements: -

- The 'RWP Technology Strategy' - which provides strategic information on the types of waste management / resource recovery facilities required in South East Wales; and
- The 'RWP Spatial Strategy' - which provides strategic information on the types of locations likely to be acceptable for waste management facilities. It contains two elements:
  1. An estimate for each local authority, of the total land area required for new in-building waste facilities based upon how much waste it produces. For Torfaen this is between 4.4 - 7.3ha depending on the technologies used; and
  2. 'Areas of Search' Maps for use in identifying new sites for in-building and open-air waste facilities.



1.11.19 The RWP 1st Review has been approved by all of the constituent authorities in South East Wales. Technical Advice Note 21: Waste (November 2001) requires the RWP to be reviewed every 3 years. The Council has used the RWP 1st Review and its associated tools to identify suitable locations for new waste management / resource recovery facilities throughout the County Borough; sites for which can include existing or previous waste sites and B2 industrial land.

#### **South Wales Regional Technical Statement on Aggregates (2008)**

1.11.20 Mineral Technical Advice Note 1 (MTAN1) on Aggregates required the South Wales Regional Aggregates Working Party (SWRAWP) to produce a Regional Technical Statement (RTS) on aggregates, with a review every 5 years. The relevant parts of the RTS should then be incorporated into individual authorities LDP's.

1.11.21 The RTS was produced in October 2008, the primary aim of which is to provide a strategy for the provision of aggregates in the region until 2021; including maximising the use of secondary / recycled materials & mineral wastes. Also, depending on how much aggregate is consumed and the environmental capacity of a County, the RTS suggests allocations of future primary aggregate provision for each constituent Mineral Planning Authority (MPA) if reserves or alternatives are insufficient. For Torfaen the RTS states:

- In order to meet a proportionate share of demand, Torfaen as MPA should assess the potential to make a resource allocation in the LDP of 5 - 6 million tonnes for the Plan Period; and
- Limestone / sandstone resources should be investigated and safeguarded for possible future use.

#### **South East Wales Regional Transport Plan (RTP)**

1.11.22 The RTP was produced by the South East Wales Transport Alliance (SEWTA) which is a regional transport consortium made up of 10 local authorities and other stakeholders. Under the Transport (Wales) Act 2006, SEWTA is required to deliver and implement its RTP which is a blueprint for sustainable, integrated transport in the region based on policies encouraging social inclusion.

1.11.23 The RTP has been prepared within the national policy frameworks of the 'One Wales Agreement', the Wales Transport Strategy (WTS) and the WSP and replaces the previous Local Transport Plan for each County. The RTP Vision is: "A modern, accessible, integrated and sustainable transport system for South East Wales which increases opportunity; promotes prosperity for all and protects the environment; where walking, cycling, public transport, and sustainable freight provide real travel alternatives".

1.11.24 To deliver this vision the RTP identifies a range of strategic policies and actions together with a five-year rolling programme of schemes to develop and improve the transport network.

The RTP also includes a 5-year Capital Investment Plan for a prioritised programme of works. Schemes in Torfaen are:

- Additional train services to provide at least half hourly frequencies and encourage an increased modal transfer on the Abergavenny - Newport - Cardiff rail corridor which is also proposed for capacity improvement works;
- Train station improvements (including Pontypool / New Inn Park and Ride/Share) and integration measures across the region (improvements at Cwmbran Train Station listed in the RTP have already been completed);
- Improvements to the Pontypool - Cwmbran - Newport strategic bus corridor;
- Improvements at Cwmbran and Pontypool bus interchanges;
- New cycle routes in Blaenavon;
- Road improvements to make better use of the A472 / A4043 New Inn to Blaenavon. (This is being investigated through the North Torfaen Highway and Regeneration Study, which is looking at ways to improve the efficiency of the road network in North Torfaen.); and
- Improvements of the A4051 at Malpas in Newport. Whilst this scheme is not within Torfaen it will assist in improving the efficiency of the road network serving Torfaen.



### ***Development Plans Framework of Neighbouring Authorities***

- 1.11.25 The development of the Torfaen LDP has been carried out with involvement from neighbouring planning authorities. The existing and developing planning context of Blaenau Gwent, Caerphilly, Monmouthshire, Newport and the Brecon Beacons National Park was included in the process. All of these authorities have commenced work on their LDP's, with Caerphilly and Blaenau Gwent adopting theirs and the Council has been involved in this work.
- 1.11.26 Joint regional working and the involvement of neighbouring authorities in the development of the Torfaen LDP has ensured

that the Development Strategy is in accord with neighbouring authorities' developing strategies and is supportive of the regional vision as detailed in the WSP.

1.11.27 In relation to adjoining authorities Blaenau Gwent, Caerphilly, Monmouthshire and the Brecon Beacons National Park adjoin Torfaen but the cross boundary effects are limited. Whilst regional and cross boundary issues need to be taken into account, the linkages and emerging development strategies for these areas are not considered to have any significant strategic effects which pose a risk to Torfaen's LDP Strategy. Issues where there are some cross boundary effects are detailed below. In relation to Newport, the geographical proximity of Newport to Cwmbran in particular means these two main centres have close links with significant commuting between them. Potential developments and growth areas need to be monitored closely to ensure that developments and associated infrastructure come forward in a complementary rather than competitive way.

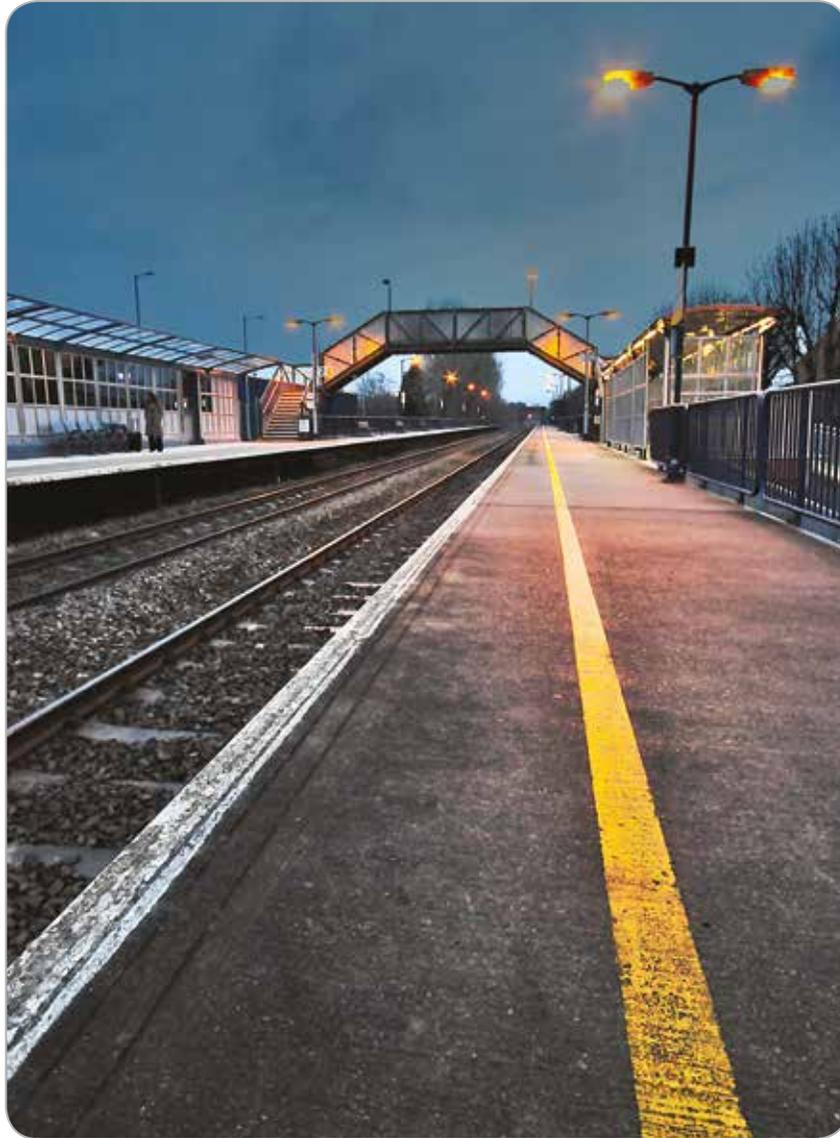
1.11.28 Caerphilly and Blaenau Gwent lie to the west and north of Torfaen. The boundary runs primarily along the valley crest separating the Afon Lwyd from the Afon Ebwy Fach and Afon Ebwy. This area is part of the South Wales coalfield and is identified as an area containing both coal and aggregate resources. As well as joint work in relation to the potential for mineral working in this area the upland landscapes are of similar

character and the policy response to how these landscapes are treated and protected requires coordination.

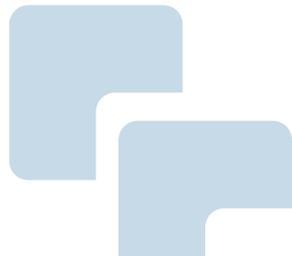
1.11.29 The A472 and B4248 are the predominant transport linkages to Caerphilly and Blaenau Gwent and provide a key function in promoting communication and connections from Torfaen to the rest of the Mid and Heads of the Valleys transport corridors. Protection of and improvements to these links is a shared objective.

1.11.30 The Brecon Beacons National Park runs to the north and north-eastern boundary of Torfaen with a small area located within Torfaen. The BILWHS extends from Blaenavon into the National Park and Monmouthshire and this landscape as well as the National Park status requires a joined up approach in protecting the special nature of these designations.

1.11.31 Monmouthshire lies to the east of Torfaen where the nature of the landscape is predominantly rural. Torfaen accommodates the A4042(T), the A472 and the Marches Railway-line (Newport to Shrewsbury via Abergavenny) which provides wider transport links to western and central Monmouthshire and further north and east (Crewe, Manchester, Chester, etc). The rural nature of Monmouthshire in this area means urban centres in Torfaen provide service centres and some housing opportunities for this area.



- 1.11.32 Newport lies at the southern boundary with Torfaen and the short distance between the major centres of Cwmbran and Newport means there is a significant relationship between them. The two areas are connected by the major transport links of the A4051, A4042(T), Marches Railway-line and also the B4236 which provide good connectivity between the areas. This connectivity provides linkages to not just Newport but the M4 corridor and City Coastal Zone; meaning that out-commuting to this area is a feature of the economy. Correspondingly sites in South Torfaen are also accessible from this area and provide opportunities for regionally accessible sites and developments. Strengthening local job opportunities and services will assist in reducing out-commuting; thus relieving pressure on the M4 corridor.
- 1.11.33 Cwmbran Town Centre provides a sub-regional role which is enhanced by its good accessibility to both Newport and the Coastal Zone but also the Mid Valleys Connection Corridor and Monmouthshire. The enhancement of Cwmbran will maintain and strengthen this role providing a focus for investment opportunities in the Connections Corridor particularly for developments which require accessibility to the north and south of the region.
- 1.11.34 Pressure for growth in the Newport / Cwmbran area could potentially lead to coalescence of these areas and there is a shared objective, between TCBC and Newport City Council, to maintain their physical separation and retain their distinctive



characters. The Monmouthshire and Brecon Canal links the two areas and there is a shared commitment to the longer term objective of extending the navigable element of this facility as well as improving its recreation, leisure, transport and heritage functions.

- 1.11.35 The scale of the proposed development of Newport to the east is complimentary to growth in Torfaen with both areas sharing ambitions to attract investment in jobs, services and housing, building on their urban characteristics and accessibility.

#### **Local Strategies**

- 1.11.36 The Local Government Plan Rationalisation Programme by WG and the Welsh Local Government Association states that the LDP will be one of four main strategies that the County Borough Council is required to produce. The others are the Community Strategy, Health, Social Care & Wellbeing Strategy and the Children & Young People's Plan.

#### **Torfaen Community Strategy (2006)**

- 1.11.37 The Torfaen Community Strategy provides the overarching vision and themes under which the Torfaen LDP Vision, Development Strategy and Policies have been developed.
- 1.11.38 The Torfaen Community Strategy priorities were prepared in partnership with stakeholders and the communities of Torfaen. The Community Strategy is based around the key themes of Health & Well-being; Safer Communities; Education & Training for Life; Economy; Jobs & Business; Environment & Transport; Housing & the Homeless; Working Together and Active

Citizenship. For each of these themes the Strategy sets out a number of social, environmental and economic priorities to be achieved by 2015.

- 1.11.39 Whilst the focus of the LDP will not be on directly delivering the actions identified in the Community Strategy it will provide the land use strategy that will play an important role in assisting delivery of many of these priorities.

#### **Torfaen Health, Social Care and Well Being Strategy (2008-2011) 'Improving Together'**

- 1.11.40 This Strategy describes the actions that will be taken to improve health and well being for the people of Torfaen. In accordance with the requirements of the WG, the Strategy is produced in partnership by the County Borough, Aneurin Bevan Health Board and other key stakeholders.
- 1.11.41 The shared priorities for 2008-2011 in the Strategy focus on education; skills & training; substance misuse; healthy living; vulnerable adults & carers; promoting independence & choice; long term limiting illness and inequalities.
- 1.11.42 The Strategy references the Primary Care Estates Strategy and the Gwent Clinical Futures Programme, both of which place a focus on new health care models and more emphasis for health and social care provision in the community/primary care setting whilst providing a network of Local District Hospitals and a regional Specialist & Critical Care Centre.
- 1.11.43 The LDP is recognised as being the land use policy vehicle to promote a sustainable environment, which encourages a

healthy & safe lifestyle; promotes well being, access to services and learning/employment opportunities for all. Health issues cross all sectors including housing, employment, recreation, education, transport, etc. Therefore, health priorities are an implicit part of the LDP.

#### **Torfaen Children and Young People's Plan (TCYPP) (2008-2011)**

1.11.44 The TCYPP sets out a three-year vision for all children and young people in Torfaen. It takes into account every aspect of their lives from pre-natal to 25 years of age. It is the key strategic statement of how the well being of children and young people will be improved during 2008-2011. It sets out the jointly agreed core aims and also priorities for delivery of these aims. The Core Aims are 'The Early Years in Torfaen'; 'Education & Learning Opportunities'; 'Health; Freedom from Abuse & Exploitation'; 'Play, Sport, Leisure & Culture'; 'Participation & Decision Making'; 'A Safe Home & Community' and finally 'Not being disadvantaged by Poverty'.

1.11.45 The LDP provides the land use strategy to ensure the needs of young people are met through the creation of opportunities and sustainable communities, which will promote the inclusion of young people in society.

#### **Reorganisation of Education Provision**

1.11.46 WG launched its 21st Century Schools Programme in March 2010 which aims to deliver schools fit for the 21st Century

and the Programme will be based on a strategic approach to capital investment.

1.11.47 TCBC submitted a Strategic Outline Programme (SOP) 21st Century Schools to WG in October 2010 which covers the entire 3-19 age provision. The SOP is a long term strategic plan encompassing the whole education portfolio. The proposals contained in the SOP are significant and if fully realised would transform how teaching and learning is provided throughout the County Borough: The Programme includes: -

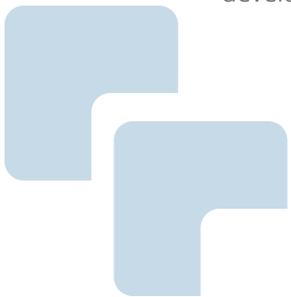
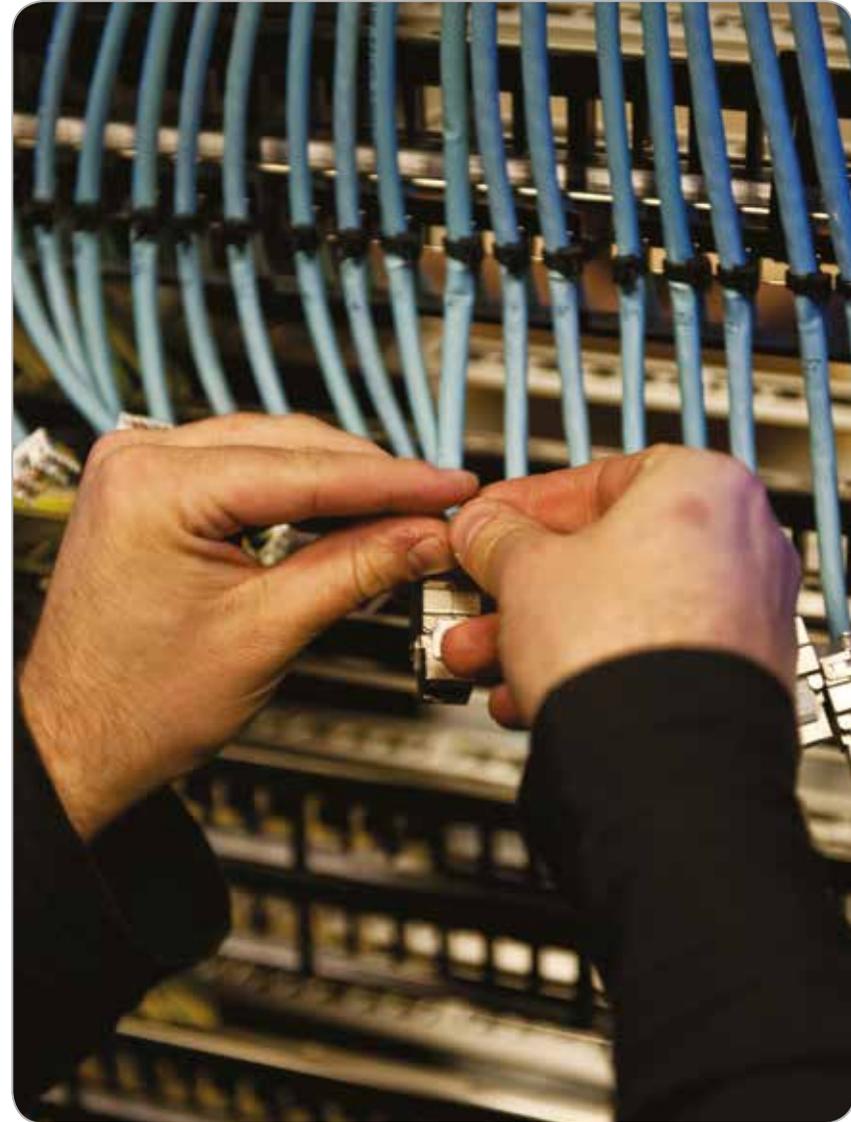
- A new Post 16 centre;
- New or refurbished secondary schools;
- 8 new primary schools;
- 4 extended primary schools;
- 5 refurbished primary schools;
- Primary schools with all through provision;
- Secured future for expanding Welsh medium provision;
- Schools of the right size in the right place;
- All schools fully inclusive;
- All pupils and staff safeguarded;
- Technology rich environments;
- Sustainable schools;
- A reduction in surplus places; and
- The elimination of the £32m maintenance backlog.

1.11.48 In respect of land use issues the transformation of the educational estate as part of the education strategy may require significant land release to implement the Programme.

Therefore, this may result in the need for early review of the Plan, in order to ensure that the LDP can provide the land use framework to support strategic educational provision.

### **Torfaen - The Digital Valley**

- 1.11.49 The Digital Valley document was agreed as forming part of the policy framework of the County Borough at the 14th December 2010 Council meeting. 'Digital Valley' brings together current projects and looks towards the future; setting out the vision of a digitally connected community.
- 1.11.50 The vision is that Torfaen becomes the most digitally connected community in the UK. A complete systems change is envisaged which will provide the infrastructure, network, systems, hardware, software and most importantly the skilled people for the County Borough to become a truly 21st Century community; transforming Torfaen's economy and community through a digital revolution. This will provide a whole system of connectivity offering a unique opportunity for business and investors whilst securing a high quality of life for the community. In respect of land use issues the Digital Valley will require the provision of broadband infrastructure to service key development sites in order for this vision to be achieved.



## 1.12 Welsh Language

1.12.1. The Welsh Language is an important social characteristic defining the identity and culture of the people of Wales. Torfaen does not have a high proportion of Welsh speakers compared to other local authorities within Wales. At the time of the 2001 Census the percentage of Welsh speakers in Torfaen was 11.1% compared to the Welsh average of 21%. Therefore, it is considered that the use of the Welsh Language is not sufficiently intensive in Torfaen to require a specific LDP Policy to address this issue. However, the Council is keen to ensure the protection and enhancement of the cultural heritage of Torfaen, which will be promoted through the LDP. National planning policy provides guidance to the consideration of the Welsh Language in development and would be taken into account in the determination of any future planning applications where appropriate. The Council has produced a separate bilingual Executive Summary of the LDP in English and Welsh.

## 1.12 Yr Iaith Gymraeg

1.12.1 Mae'r iaith Gymraeg yn nodwedd gymdeithasol bwysig diffinio hunaniaeth a diwylliant pobl Cymru. Nid Torfaen oes gan gyfran uchel o siaradwyr Cymraeg o gymharu ag awdurdodau lleol eraill yng Nghymru. Ar adeg Cyfrifiad 2001, roedd canran y siaradwyr Cymraeg yn Nhorfaen oedd 11.1% o'i gymharu â chyfartaledd Cymru o 21%. Felly, ystyrir bod y defnydd o'r iaith Gymraeg yn ddigon dwys yn Nhorfaen

i fynnu Polisi CDLI benodol i fynd i'r afael â'r mater hwn. Fodd bynnag, mae'r Cyngor yn awyddus i sicrhau gwarchod a gwella treftadaeth ddiwylliannol Torfaen, a fydd yn cael ei hyrwyddo drwy'r CDLI. Mae polisi cynllunio cenedlaethol yn rhoi canllawiau i ystyried yr iaith Gymraeg wrth ddatblygu a byddai'n cael ei gymryd i ystyriaeth wrth benderfynu ar unrhyw geisiadau cynllunio yn y dyfodol lle bo hynny'n briodol. Mae'r Cyngor wedi llunio Crynodeb Gweithredol dwyieithog ar wahân y CDLI yn Gymraeg a Saesneg.



## 2. Key Issues In Torfaen

### 2.1 Development of Key Issues

- 2.1.1 The identification of key issues to inform the development of the LDP evolved through the following process: -
- Review of baseline social, environmental and economic information developed through the SA process and background LDP work, including stakeholder input into the SA Scoping Workshop's in March and April 2006; and
  - The results of the Pre Deposit Participation stage including Vision and Objectives Workshops with Stakeholders in October and November 2006 and the Strategic Options Workshops in March and April 2007.
- 2.1.2 The 'Sustainability Appraisal (incorporating Strategic Environmental Assessment) Draft Scoping Report' (July 2006) included a detailed analysis of the economic, social and environmental issues affecting Torfaen. These issues were further informed and developed through work on the LDP evidence base, through the ISAR and now in the accompanying Updated Sustainability Appraisal Report (SAR) for the LDP.

### 2.2 Key Strategic Land Use Issues - Social

- 2.2.1 WG have forecast that Torfaen will have a declining population over the longer term (both absolutely and more pronounced relatively within the region) with an increasing proportion of the population located in the older cohorts.
- 2.2.2 House prices are lower than the regional average and the housing stock in Pontypool and North Torfaen is to a great extent dominated by older traditional terrace properties. The percentage of unfit properties is well above average and the status of Cwmbran as a New Town means that significant amounts of properties will require renewing due to simultaneous ageing.
- 2.2.3 Qualifications and skill levels are lower than the Welsh average; thus the population has associated lower wages, lower economic activity rates, higher levels of unemployment and a greater reliance on benefits. Employment is focused highly in the manufacturing and the public sector which are expected to face continuing pressures and challenges during and beyond the Plan Period.

2.2.4 A history of employment in traditional industries, poor housing, an ageing population and lower educational attainment has also contributed to higher than average levels of poor health indicators. Community facilities in the County Borough are deficient both in numbers and quality and the provision of additional facilities and protection of existing facilities will be a key priority over the plan period.

## **2.3 Key Strategic Land Use Issues - Economic**

2.3.1 Employment is focused in the manufacturing and public sector which have poor growth forecasts for the immediate future. Unconstrained and readily available employment land is required and existing employment premises are in need of renewal or updating to accommodate a more diverse economy.

2.3.2 Torfaen suffers from a north-south divide in terms of investment and private sector interest. Whilst the south of the County Borough attracts the greatest investment and economic activity, the north of the County Borough does not attract such interest. The poor transport infrastructure to the north is a significant obstacle to generating economic development.

2.3.3 Significant internal and out commuting occurs to access employment opportunities in the region particularly in the City Coastal Zone. The majority of the population rely on the private car for their work journey and there are low levels of walking and cycling in Torfaen.

2.3.4 Cwmbran Town Centre is the predominant retail centre in Torfaen serving as a sub-regional centre.

## **2.4 Key Strategic Land Use Issues - Environmental**

2.4.1 The valley landscape of Torfaen has a predominantly enclosed character and is characterised by the urban and suburban landscape of Cwmbran and Pontypool to the south and mid of the County Borough; with the predominantly rural and post industrial landscape around Blaenavon to the north.

2.4.2 The enclosed character provides attractive upland valley landscapes which also limit connectivity to other valley communities to the North, West and North-East. The southern area of Torfaen provides a more rolling rural landscape where it adjoins Newport to the south and Monmouthshire to the south-east.

2.4.3 The upland nature and relatively poor accessibility of Blaenavon has restricted pressure for development following the early industrialisation of the area in the 18th, 19th and early 20th Century. This has contributed to the Blaenavon Industrial Landscape being inscribed as a World Heritage Site in November 2000. Continued protection and enhancement of the World Heritage Site will be promoted through the LDP. Other landscape features in the County Borough contribute to the valued landscape character of Torfaen including Green Wedges and Special Landscape Areas. Similarly, the County Borough has a network of open spaces which contribute to

the landscape character and to the health and wellbeing of the population.

2.4.4 The County Borough has rich and varied biodiversity resources and important wildlife corridors, habitats and species and stepping stone habitats such as the Afon Lwyd River. The County Borough's national and locally designated sites including Sites of Special Scientific Interest, Sites of Importance for Nature Conservation and Local Nature Reserves are key assets. Protection and enhancement of the biodiversity resources will be a key aim of the LDP.

2.4.5 The County Borough has an industrial legacy. Therefore, remediation of contaminated sites will be promoted through the LDP. Avoiding development on floodplains and reducing flood risk will also be key environmental issues for the LDP.

## **2.5 Spatial Opportunities and Constraints**

2.5.1 The key issues identified indicate the social, environmental and economic characteristics to be addressed in order to achieve sustainable development in Torfaen. The principal issues are that socially Torfaen has poor educational performance, a significant need for new housing and affordable housing in particular, high deprivation levels particularly in the Northern and Central Cwmbran areas, poor human health compared to the Welsh average and an increasingly ageing population with a low overall increase in the population of Torfaen forecast over the Plan Period.

2.5.2 With regards to the environment Torfaen has a rich and varied landscape of varied important ecological, cultural and historic assets.

2.5.3 With regards to economic issues the south of the County Borough is generally more attractive than the north due to greater accessibility. A key issue will be improving transport infrastructure to both service opportunities for development in the north as well as improving access to opportunities in the south for the northern population. There are high unemployment and inactivity rates across the County Borough and in relation to employment opportunities many people are employed in the manufacturing and public sector. Therefore, provision of new and diversified employment opportunities will be an important issue in promoting economic development over the Plan Period.

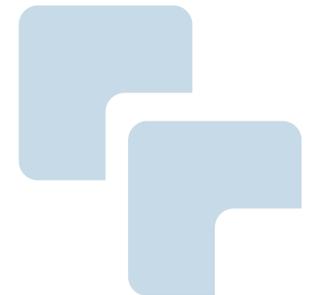
2.5.4 In terms of addressing the above issues and promoting development opportunities in all locations, the northern and mid areas of Torfaen comprise communities historically formed around the iron and coal industries. Whilst historically independent, de-industrialisation and associated depopulation has meant increasingly there has been a requirement for employment and services to be accessed outside these areas. Topographical and access issues constrain development opportunities. Therefore, it is important to maximise the benefits of development opportunities where

they arise and provide appropriate services to facilitate a more sustainable future for this area.

2.5.6 The altitude and steep nature of North Torfaen combined with the large scale of development of the area in the 19<sup>th</sup> and 20<sup>th</sup> Century means that the majority of readily developable and accessible sites have been developed. Therefore, regeneration and brownfield opportunities will present a significant element of the potential development sites in this area alongside potential greenfield options. Opportunities will be constrained where they do exist and there may be significant conflicting interests in relation to development options. Improving access to the north of Torfaen as well as securing investment in supporting infrastructure is seen as a key issue in delivering a more sustainable development pattern for the area.

2.5.7 The geographical character of South Pontypool and Cwmbran provides opportunities to promote a more sustainable pattern of development. All suburban areas can readily access the respective Town Centres, which are in relatively close proximity. Cwmbran Town Centre has an extensive range of services within a compact area and positive opportunities exist for expanding its role. There are opportunities to integrate new development with existing settlement patterns helping to ensure that homes, jobs, services, recreation and cultural activities are readily accessible and potentially more viable than in the north. Paying particular regard to the

south of the County Borough, Brownfield sites will be given a preference, with some greenfield sites required in order to meet housing and wider regeneration needs for the Cwmbran and Pontypool Housing Sub-Market Areas.



## 3. Vision And Objectives

### 3.1 Development of the Vision and Objectives

- 3.1.1 In considering how the LDP for Torfaen should tackle key issues and guide and manage future development, it is important that a clear vision of what the County Borough should look like in 15 years time is identified.
- 3.1.2 The identification of a Vision Statement has paid due regard to the strategy of the Wales Spatial Plan for South East Wales in accordance with guidance as outlined by the LDP Manual 2006. The Vision and Objectives have been developed with significant consideration given to the Torfaen Community Strategy and aim to deliver through land use planning its aims and objectives.
- 3.1.3 The LDP Vision and Objectives have been informed by the results of workshops held during October and November 2006 and stakeholder consultation on the Draft Vision and Objectives (January 2007). The development of the Vision and Objectives is outlined within the report 'Torfaen LDP Vision and Objectives (May 2007)'. The original Vision and Objectives were published as part of the LDP Preferred Strategy in 2008.
- 3.1.4 Following consultation on the LDP Preferred Strategy, the need for a locally specific element to the Vision statement

linking to the aims of the Wales Spatial Plan was developed. This local element alongside the original overarching Vision Statement is outlined in section 3.2 below.

### 3.2 The Vision Statement

***At the eastern edge of the South Wales valleys, Torfaen will be part of a Networked City Region supporting thriving communities and a diverse economy in an outstanding historical, cultural and natural environment.***

***To achieve this:***

***By 2021, through collaborative working, the development strategy for the Torfaen Local Development Plan will deliver planned, sustainable growth reflecting the specific role and function of settlements. It will provide a distinctive, vibrant and prosperous area where people have the skills, knowledge and opportunities to achieve a better quality of life in safe, healthy and thriving communities with accessible local facilities. It will promote the sustainable regeneration of our town centres ensuring they are a focus for social, commercial and community life, whilst also protecting and enhancing Torfaen's unique natural heritage and cultural and historic identity.***

### 3.3 LDP Objectives

3.3.1 The following 18 LDP Objectives have been devised so that they can guide delivery, in land use terms, of the relevant Community Strategy objectives, contained in the Torfaen Community Strategy Vision. They have been developed to help address the key Economic, Social and Environmental issues facing the County Borough as outlined in Chapter 2. The LDP Objectives were tested for compatibility with the LDP Sustainability Objectives as part of the development of the LDP Preferred Strategy. Following consultation on the LDP Preferred Strategy and as part of the development of the Deposit LDP, minor amendments were made to LDP Objectives 1, 2, 11 and 17 with one objective deleted as it was not a land use objective, but was a process objective linked to stakeholder engagement. The revised objectives of the Torfaen LDP are: -

**1. To ensure the provision of an appropriate quantity and range of employment sites and retail opportunities to support high and stable levels of employment in Torfaen and deliver a competitive, modern and sustainable economy and thriving town centres.**

Supporting Strategic Policy: S6, S8, S9

Supporting Strategic Action Area Policy: SAA1, SAA2, SAA3, SAA4, SAA5, SAA6, SAA7

Supporting Topic Based Policy: EET1, EET2, EET3, EET4, EET5, EET6, RLT1, RLT2, RLT3, RLT4, RLT5, RLT6, RLT7, RLT8, RLT9, RLT10, RLT11, CF2, W1

**2. To promote health and well being through the provision of development including community facilities, leisure and outdoor recreational opportunities, accessible to all.**

Supporting Strategic Policy: S4, S5, S6, S7, S8, S9

Supporting Strategic Action Area Policy: SAA1, SAA2, SAA3, SAA4, SAA5, SAA6, SAA7

Supporting Topic Based Policy: H5, EET4, EET5, EET6, RLT4, RLT8, T3, CF1, CF2, CF3, CF4, CF5, CF6, C3

**3. To ensure that the location of development does not result in unacceptable risk from flooding, subsidence or health hazards.**

Supporting Strategic Policy: S2, S3, S8  
Supporting Borough Wide Policy: BW1

**4. To ensure the highest quality of design in all developments and delivering safe, healthy and attractive environments.**

Supporting Strategic Policy: S3, S4, S8  
Supporting Borough Wide Policy: BW1  
Supporting Topic Based Policy: CF6, C4, C5, HE2

**5. To provide opportunities for the establishment of a network of quality educational facilities which serve local communities and are accessible for all sections of the current and future population.**

Supporting Strategic Policy: S8  
Supporting Strategic Action Area Policy: SAA4, SAA6  
Supporting Topic Based Policy: EET4, CF2, CF3

**6. To protect, manage and enhance sustainable tourist attractions and facilities in Torfaen for the benefit of tourists and the community.**

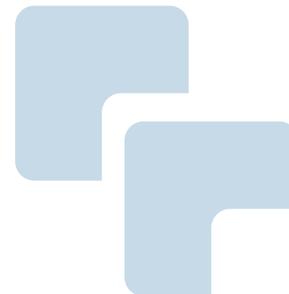
Supporting Strategic Policy: S6, S8  
Supporting Strategic Action Area Policy: SAA2, SAA6  
Supporting Topic Based Policy: EET6, T2, T3, HE2

**7. To conserve and enhance the distinctive cultural and historic resources of the County Borough.**

Supporting Strategic Policy: S4, S7, S8  
Supporting Borough Wide Policy: BW1  
Supporting Strategic Action Area Policy: SAA2, SAA4, SAA6, SAA7  
Supporting Topic Based Policy: EET6, C2, HE1, HE2

**8. To ensure that all new development reflects best practise in sustainable design and location, construction and operation.**

Supporting Strategic Policy: S1, S2, S3, S8  
Supporting Borough Wide Policy: BW1



**9. To allocate mineral sites if required and safeguard appropriate mineral resources from sterilisation.**

Supporting Strategic Action Area Policy: SAA5  
Supporting Topic Based Policy: M1, M2, M3, M4

**10. To protect, manage and enhance biodiversity and ecological networks across Torfaen.**

Supporting Strategic Policy: S3, S7, S8  
Supporting Borough Wide Policy: BW1  
Supporting Topic Based Policy: BG1

**11. To minimise climate change impacts through reduced emissions of greenhouse gases in both new and existing development, and to adapt to climate change through considerations of its effects in the design and location of new development.**

Supporting Strategic Policy: S2, S3, S8  
Supporting Borough Wide Policy: BW1

**12. To protect and enhance the valued landscape character of Torfaen, including important open space and sense of rurality between settlements.**

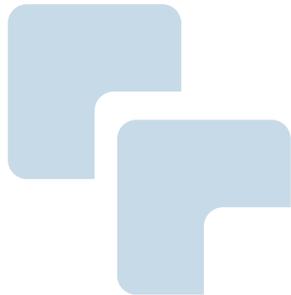
Supporting Strategic Policy: S1, S2, S7,  
Supporting Borough Wide Policy: BW1  
Supporting Topic Based Policy: CF4, CF5, C1, C2, C4, C5,  
HE1, HE2

**13. To protect Greenfield land by enabling and promoting the most efficient use of appropriate brownfield sites for redevelopment across Torfaen.**

Supporting Strategic Policy: S1, S2  
Supporting Strategic Action Area Policy: SAA1, SAA2,  
SAA4, SAA5, SAA7  
Supporting Topic Based Policy: H1, H2, H3, H6, H7,  
EET1, EET2, EET3, RLT2, T1, W1, CF1, CF2, C1, C4, C5

**14. To ensure all development contributes to improving water quality, protecting water supply and maximising the efficiency of water consumption.**

Supporting Strategic Policy: S3, S7  
Supporting Borough Wide Policy: BW1



**15. To identify and conserve important soil and geological resources including Regionally Important Geological Sites (RIGS) and maintain their quality.**

Supporting Strategic Policy: S7  
Supporting Borough Wide Policy: BW1  
Supporting Topic Based Policy: BG1

**16. To ensure the allocation of an appropriate quantity and variety of housing sites to deliver high quality choice in sustainable locations, well served by essential facilities and accessible by a range of transport modes.**

Supporting Strategic Policy: S5  
Supporting Strategic Action Area Policy: SAA1, SAA2, SAA3, SAA4, SAA5, SAA6, SAA7  
Supporting Detailed Policy: H1, H2, H3, H4, H6, H7, H8, H9

**17. To develop integrated and efficient transport infrastructure, public transport and communication networks which are accessible and attractive to all, and encourage a reduction in private car use.**

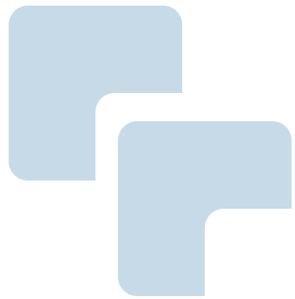
Supporting Strategic Policy: S2, S4, S8  
Supporting Borough Wide Policy: BW1  
Supporting Strategic Action Area Policy: SAA1, SAA2, SAA3, SAA4, SAA5, SAA7,  
Supporting Topic Based Policy: RLT2, T1, T2, T3,

**18. To ensure people and organisations reduce, reuse and recycle waste and to foster this through the provision of regional and local waste management facilities.**

Supporting Strategic Policy: S2, S8,  
Supporting Detailed Policy: W1



3.3.2 The LDP Objectives have informed the development of the Strategic, Borough Wide and Detailed Policies of the Plan and the policies have been developed to deliver the above relevant objectives. Details of the Monitoring Framework for the LDP are contained in Section 9 and Appendix 8. The Framework will allow the Council to assess the delivery of the LDP Objectives over the Plan Period up to 2021.





## 4. The Local Development Plan Strategy

### 4.1 Core Strategy Overview - The Network of Integrated Communities Strategy

4.1.1 This Development Strategy aims to ensure a network of integrated communities, focusing particularly on the two key settlements of Cwmbran and Pontypool to ensure that they are successful and function as service hubs for the surrounding settlements. Growth is focused in locations where wider benefits are likely to occur, for example the realisation of the regeneration potential of the British Strategic Action Area, Cwmbran Town Centre and adjacent Strategic Action Areas. Effective transport links will be forged to and from jobs and services, which are not available locally. Development is emphasised along key transport routes and will reflect the role, scale and function of individual settlements, with each settlement building upon its particular opportunities for the benefit of the County Borough as a whole.

4.1.2 Expanded settlements will include greenfield land, which will allow for necessary strategic developments to be achieved. This strategy accommodates mid to high housing provision of 4,700 dwellings (through the allocation of approximately

5,740 dwellings). In line with National policy, the Council has tried to minimise greenfield expansion but exceptions to this include the development of the Mamhilad, South Sebastopol and Llanfrechfa Grange Strategic Action Areas and Ty Coch Regional Employment Site where extensions of the Urban Boundary have been identified to enable the delivery of large scale schemes which enable wider regeneration benefits to Torfaen. Potential Greenfield expansion at Ty Coch and Craig Y Felin will only be permitted on the basis of the sites accommodating high value regional employment uses, which deliver wider social and economic benefits.

4.1.3 The Strategy seeks to achieve affordable housing on new housing sites across the County Borough subject to site viability. The potential of the growth hubs of Cwmbran and Pontypool will be realised, alongside the tourism potential of Blaenavon. The Strategy seeks to ensure that key services and facilities are accessible within the County Borough as a whole and as such the location of strategic service provision will be focused in the key centres. Improvements to existing facilities will be sought to reduce disparities between settlements and

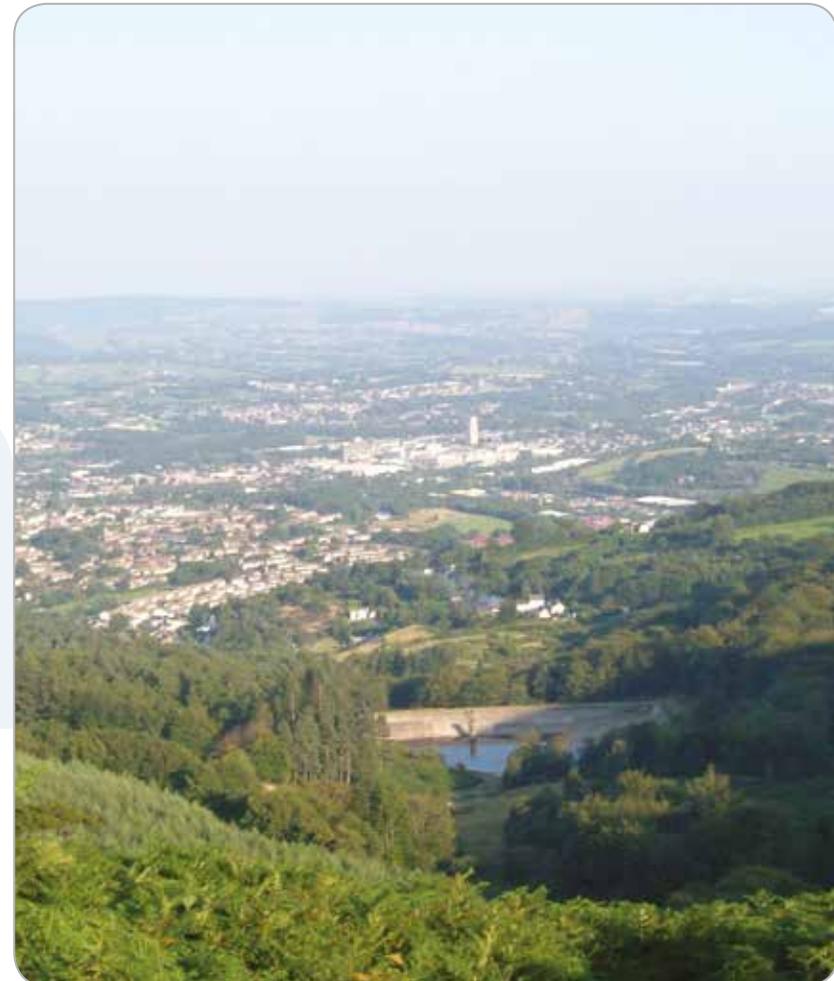
improvements in accessibility to key services will be sought to ensure access for all. This will assist in reducing social inequality and make communities more self-sufficient.

4.1.4 Relating the Strategy to the identified areas of North Torfaen, Pontypool and Cwmbran, the town centres of Blaenavon, Pontypool and Cwmbran will have a key role in ensuring the provision of local services for their surrounding areas. Cwmbran as the largest settlement also has the potential to provide a wider regional role for facilities and services. Transport connections between and within the hubs will be important in realising this Strategy.

4.1.5 Developments outside the central areas will need to link to existing service centres and have good access to these facilities. In areas where service provision does not currently exist, developments will need to ensure that local services can be provided and accessed, and developments can be successfully integrated into existing settlements and communities.

4.1.6 Torfaen stretches from the Heads of the Valleys Plus region in the north to areas which are favourably located to the City Coastal Zone in the south. In planning the future of Torfaen it is logical and useful to split the consideration of Torfaen into 3 areas built around the Southern Connections Corridor (Cwmbran), Mid-Valleys or Northern Connections Corridor (Pontypool) and Heads of the Valleys Area (North Torfaen). While the issues are generally distinct between these areas

there is of course overlap; this is particularly the case where sites lie close to the boundaries of these areas, for example, the South Sebastopol, Craig y Felin and The British sites.



## 4.2 Spatial Delivery of the Network of Integrated Communities Strategy Cwmbran (Southern Connections Corridor)

- 4.2.1 The key settlement of Cwmbran as indicated in the Wales Spatial Plan is located within the Connections Corridor. Southern areas of Cwmbran, particularly those located close to the A4042 (T) and A4051, are well located in relation to the City Coastal Zone. In particular, access to the M4 can be achieved to and from the east without having to use the Brynglas Tunnels, making this area more accessible and therefore attractive to business needing to access English and European markets.
- 4.2.2 The location of Cwmbran in proximity to the M4 and City Coastal Zone makes the area attractive in terms of investment for business, commercial and residential development. Over 50% of the population of Torfaen is located in Cwmbran and the Strategy aims to secure further investment around this key settlement. Development opportunities in this southern area have the potential to be attractive to the market and to deliver resources for wider objectives such as affordable housing and necessary infrastructure. Opportunities within the existing urban area mean that the new development can to a large extent be delivered on brownfield sites (e.g. the Former Centrex Police College, Llanfrechfa Grange Strategic Action Area, Cwmbran Town Centre and adjacent Strategic

Action Area) with a relatively small reliance on new greenfield extensions.

- 4.2.3 The potential of the area to accommodate growth in a sustainable form will help support the increasing range of employment, housing and services necessary for the population of Cwmbran but also assist in providing wider services for Pontypool and North Torfaen where these can not be delivered locally.
- 4.2.4 As well as the main settlement of Cwmbran the southern area includes the two villages of Llanfrechfa and Ponthir to the south-east. Cwmbran also extends to the west up the valley side of Mynydd Maen and Mynydd Henllys. The eastern area of Cwmbran is predominantly defined by the A4042 Trunk road except for the area of Llanfrechfa including the Llanfrechfa Grange Hospital. Moving north of Cwmbran Town Centre are key sites including Craig y Felin and South Sebastopol, providing opportunities for new investment serving both Pontypool and Cwmbran. However, pressures on access and ecology networks mean that development here must ensure these interests are protected. The extension of built development in Newport to the southern boundary of Torfaen has the potential to lead to a coalescence of communities if repeated within the Torfaen area. There currently exists a strategic rural strip between the main urban areas of the City of Newport and Cwmbran which helps protect the individual character and distinctiveness of the two

settlements. The retention of this green wedge is supported as part of the LDP Strategy.

4.2.5 The Historic Park & Garden and Conservation Area at Llantarnam have been effected by recent developments. This historic character should be recognised and protected in the future developments affecting this area. The Llantarnam Strategic Action Area is to unite the fragmented employment and residential areas in Llantarnam through the creation of a quality mixed use community. The Monmouthshire and Brecon Canal is only navigable from Brecon to Five Locks, Pontnewydd. Further works can be carried out to extend the navigable stretch of the Canal south to Cwmbran Town Centre and related developments need to promote this. The longer-term aim is to make the Canal navigable all the way to Newport although the works required through Cwmbran Town Centre are challenging.

4.2.6 Cwmbran was developed as a New Town in the Post War Period. The Town Centre serves as a Sub-Regional Shopping Centre, which serves the whole of Torfaen and also areas of surrounding authorities including Newport, Monmouthshire and the wider region. The Town Centre is predominantly characterised as a retail centre but does include a recent leisure development, theatre and arts centre. The Town Centre is served by a bus and train station, which act as the main public transport hub. A key aspect of the LDP Strategy is ensuring that shops and services located in the Town Centre

provide the mix of facilities required for and are readily accessible to the surrounding area.

4.2.7 The LDP Strategy aims to promote the continued strengthening of Cwmbran's Sub-Regional role for shopping, major employment, arts, culture and leisure facilities and encourage the creation of a vibrant Town Centre environment. Major new retail, office, housing, leisure and cultural development proposals will be directed to locations within the Town Centre and adjacent Strategic Action Areas to reinforce its role as a Sub-Regional Centre. New retail, leisure and other town centre uses should be directed to the Town Centre in the first instance, in accordance with Planning Policy Wales.

4.2.8 This approach will provide for the needs of the whole of Torfaen through Cwmbran's role as the principal centre in the County Borough whilst strengthening its position within the sub regional retail hierarchy. A healthy and vibrant Cwmbran Town Centre is essential to Torfaen's economic well being and will allow the Town to continue to act as the economic driver for Torfaen, to improve and maintain its role as a Sub Regional Centre in the retail hierarchy and support the provision of higher-level services and facilities for Torfaen and the Gwent region.

4.2.9 For everyday facilities the housing areas within Cwmbran are served by a range of local and neighbourhood retail centres spread throughout the Town with the exception of the Henllys

area, which was developed at a later stage subsequent to the New Town development period. These centres provide local services and shops for their areas with the higher range services available in the Town Centre.

- 4.2.10 The Town is served by a north-south spine of employment / industrial areas located adjacent to the railway line with other major employment areas at Springvale and more recently Llantarnam. Development sites for new employment opportunities are needed to ensure that the employment sector can expand, adapt and diversify to the changing economic environment and challenges. In addition particularly in Cwmbran existing valued employment sites need to be protected from pressure from other higher value land uses, which can deplete employment sites and lead to potential conflicting uses. Specifically, housing, retail and leisure proposals on employment areas need to be fully justified.
- 4.2.11 Cwmbran Town Centre also serves as a strategic employment site serving the wider area. Its accessibility by public transport, both rail and bus, make it a key area for maximising new employment opportunities particularly in achieving best use of redevelopment and regeneration opportunities on the Eastern Strip (Central) Strategic Action Area to the east of the Town Centre. In addition the Craig y Felin and Former Ty Coch Tip sites in Cwmbran are identified as Regional Employment Sites to provide opportunities to accommodate larger scale

uses which serve a wider national, regional or sub-regional need.

- 4.2.12 A new Specialist and Critical Care Centre (SCCC) development at Llanfrechfa Grange Strategic Action Area is proposed through the Gwent Clinical Futures Programme. This development would have significant beneficial effects on health, employment and housing for the wider area and also represents an opportunity to improve services and the connectivity of the Llanfrechfa community to Cwmbran. The Council has an adopted Development Framework in place for the development of the hospital and housing at this site.
- 4.2.13 The planning of Cwmbran as a New Town has provided a range of public open space throughout the Town. The protection of a strategic network of open space together with the protection of ecological corridors along the Canal / cycleway and Afon Lwyd River will assist in protecting recreation and ecology / biodiversity interests.
- 4.2.14 Cwmbran is under great pressure for development arising from its close location to the M4 Corridor and its previous status as a New Town. It has experienced considerable growth in recent years and seen significant new house building and inward investment. It is the area of the County Borough most attractive to potential investors. In order to ensure that this development pressure makes the most efficient use of land, development is encouraged on brownfield sites, within the Urban Boundary. The Council will support opportunities

for significant inward investment in sustainable locations that will benefit the economy of the County Borough and contribute to the continued importance of Cwmbran as the economic driver of the County Borough; and the focus for the provision of employment, housing, retail and key inward investment projects.



### Summary

**4.2.15 The LDP Strategy aims to realise the importance of Cwmbran as the economic driver of Torfaen. Spatial opportunities contributing to the Network of Integrated Communities Strategy will be promoted including:**

- a. Delivering the large scale regeneration schemes in Cwmbran Town Centre and adjacent Strategic Action Areas (Eastern Strip Central and Canalside Strategic Action Areas) as identified on the LDP Proposals Map;
- b. Delivering the mixed use health, employment and residential development at Llanfrechfa Grange Strategic Action Area with the Specialist and Critical Care Centre being an essential component;
- c. Delivering the major employment and residential development at Llantarnam Strategic Action Area;
- d. Delivering the major residential development at the Former Police College and Adjacent Land site;
- e. Delivering the major residential led development at South Sebastopol Strategic Action Area;
- f. Providing strategic regional employment opportunities at Craig Y Felin and Ty Coch; and
- g. Contributing to the reopening of the Monmouthshire & Brecon Canal to navigation and protecting the line of the Canal as it runs through Cwmbran.

### **Pontypool (Northern Connections Corridor)**

- 4.2.16 The key settlement of Pontypool is located within the Connections Corridor. However, some of the northern communities of Pontypool lie within the North Torfaen strategy area. The communities of Abersychan, Pontnewynydd and Snatchwood and Trevethin lie within the northern edge of the Pontypool strategy area.
- 4.2.17 Pontypool serves as a major District Centre providing an important link between North and South Torfaen and provides important cross-valley links to communities in Caerphilly and Monmouthshire along the A472-A4042 corridor.
- 4.2.18 Within Torfaen, improving linkages between Pontypool and settlements in North Torfaen is important to ensure an integrated network facilitating greater access to the Heads of the Valleys Plus area and job opportunities to the south.
- 4.2.19 Housing associated with the historic coalfield communities is predominantly in older 19th and 20th Century stock with limited variety and poor energy efficiency. However, these dwellings are mixed with significant new areas of post war housing, particularly at Trevethin and New Inn.
- 4.2.20 Pontypool Town Centre provides a wide range of functions and services for the surrounding settlements that are not available elsewhere in the mid and north area of the County Borough. It is a major District Centre in the retail hierarchy. Similarly the County Hospital and Coleg Gwent Pontypool Campus are located in Pontypool and serve the wider area.
- 4.2.21 The Strategy of the LDP seeks to support and consolidate this wider role by protecting and promoting the Town Centre as a potential major regeneration area. The Centre's principal role as an important shopping and service destination for local residents in Pontypool and for residents in the surrounding smaller settlements will be maintained; proposals which contribute to this through diversification and refurbishment or redevelopment, will be encouraged. Pontypool Town Centre has secured investment as part of the Heritage Lottery Fund's (HLF's) Townscape Heritage Initiative (THI) which will enable improvement to the built heritage within the Town's retail and commercial centre. The THI scheme aims to repair and restore key properties within the Pontypool Town Centre Conservation Area. The aim is to put vacant floor space back into use and create an attractive destination for shopping and leisure for the benefit of local people whilst attracting new investors and visitors.
- 4.2.22 Infrastructure projects, including access improvements to support the Town Centre's wider district role, will also be encouraged and supported. In particular appropriate development in the Clarence Corner area, dependant on overcoming flooding constraints, presents a key opportunity for regeneration of the Town.
- 4.2.23 Pontypool will need to accommodate non retail uses such as services, leisure and commercial floorspace and these will

- have an increasingly important role in the future health of Pontypool Town Centre alongside improved retail provision.
- 4.2.24 Leisure, recreation and tourism opportunities surround Pontypool and include Pontypool Active Living Centre, Pontypool Park, the Afon Lwyd River, upland landscapes, Pontymoile basin and Canal area.
- 4.2.25 Pontypool's strong association with the local iron and coal industries has meant the area has been extensively developed leaving limited opportunities within the existing settlement area for new development. As a result, greenfield opportunities are recognised as forming part of the strategy in the Pontypool area. Where such opportunities do exist however, they must be carefully and sensitively planned.
- 4.2.26 The loss of heavy industries has been replaced with employment areas particularly manufacturing focused along or south of the A472-A4042. More recently with the decline of the manufacturing and production sector, retaining and diversifying employment opportunities is critical to reduce commuting and prevent out migration.
- 4.2.27 Securing improvements to the efficiency of the road network serving North Torfaen (mainly the A4043 and B4246 road corridors) and public transport improvements will be important in delivering development opportunities in the North Pontypool area. Major development schemes in North Torfaen will be expected to assist in delivering improvements to avoid adverse impacts on the current network and to enhance its efficiency.
- 4.2.28 The existing dated employment area at Mamhilad is planned to be transformed to a mixed use village linked with Pontypool. Incorporating some greenfield land and looking to retain and provide a sustainable future use for a major Grade II\* Listed Building, this proposal seeks to create a new village with a primary school, local centre, employment and housing facilities. The proposal is co-located with existing employment allocations and the village will need to be integrated with the existing major urban area of Pontypool through improved access links. Access arrangements including public transport, cycling and pedestrian links are an integral part of the proposal. Delivery of the Mamhilad Urban Village offers significant benefits for Pontypool, through an improved and varied choice of housing provision to serve the local area, employment opportunities and the positive economic benefits it could bring to Pontypool Town Centre.
- 4.2.29 An important component for achieving a sustainable and efficient transport network will be the provision of a Park and Ride / Share Modal Interchange facility adjacent to the existing Pontypool and New Inn rail station, which will improve the efficiency and accessibility of the existing public transport network in Torfaen. This will add to the existing facility provided at Cwmbran Train Station and will offer sustainable transport options to Pontypool and North Torfaen thus reducing the reliance on the private car.
- 4.2.30 Whilst The British Strategic Action Area is located in North Torfaen it is a significant element in delivering the LDP Strategy

for the Pontypool area, due to its close proximity to the area. This is due to the scale and potential mixed use nature of the development and the related improvements to the transport linkages required to accommodate its development.

4.2.31 The settlement pattern in Mid Torfaen comprises a number of small village settlements located around the larger settlement of Pontypool. Pontypool acts as a service hub for surrounding settlements providing commercial, employment, leisure, community uses and services for the surrounding settlements. Opportunities exist for the enhancement of services already provided in Pontypool through improvements to the range and quality of uses including shopping provision, cafes, restaurants, offices, cultural and community facilities at an appropriate scale to the role and function of the Town Centre.

#### **Summary**

4.2.32 **The LDP Strategy aims to increase the potential of Pontypool acting as a service / growth hub for surrounding settlements in Mid Torfaen and deliver sustainable communities. Spatial opportunities contributing to the Network of Integrated Communities Strategy will be promoted including: -**

- a) Delivering the new urban village at Mamhilad Strategic Action Area providing a major mixed use scheme;**
- b) Realising the importance of Pontypool Town Centre as an area of economic and social growth which**

**allows the settlement to perform its role and function as a service hub for the surrounding smaller settlements;**

- c) Supporting new retail development (which meets the needs of the community without compromising the future viability of Pontypool Town Centre) through the reuse of vacant and underused floorspace, rather than new build retail development;**
- d) Delivering the sustainable regeneration of Clarence Corner (i.e. Clarence Road and Clarence Street);**
- e) Improving the accessibility between Pontypool and the surrounding settlements through the implementation of the schemes in the North Torfaen Highway Study;**
- f) Protecting and enhancing important heritage assets particularly Pontypool Park and Glyn Pits and recognising their contribution to the wider regeneration of Pontypool;**
- g) Delivering the major mixed use scheme at the British Strategic Action Area in the long term;**
- h) Delivering the residential development schemes at the Tranch, Trevethin and Pontypool College; and**
- i) Delivering sustainable transport choices to the people of Torfaen including implementing the Pontypool and New Inn Park and Ride / Share Modal Interchange Facility.**

### **North Torfaen (Heads of the Valleys)**

- 4.2.33 North Torfaen includes the settlements of Blaenavon, Cwmavon and Varteg and the communities of Talywain and Garndiffaith. Blaenavon is a small town serving predominantly the local population. Its upland valley landscape setting means the area is remote and relatively isolated but this gives the area a dramatic and unique environment rich in ecological diversity and cultural and historic assets. Blaenavon is situated within the BILWHS. The protection and enhancement of the BILWHS and its important historic and cultural landscape through the planning process will be a key aim of the LDP. The LDP will aim to capitalise on the BILWHS and promote regeneration of the area, capitalising on its heritage profile and tourism potential. Opportunities exist for the enhancement of services already provided in Blaenavon through improvements to the range and quality of retail at an appropriate scale to the role and function of the settlement. These enhancements should be aimed at the local population and visitors to Blaenavon Town Centre and the BILWHS.
- 4.2.34 The Council will ensure that development proposals deliver high quality design within the BILWHS. The BILWHS is a unique asset, both in terms of its historic importance in the County Borough and its tourism potential and should be protected and enhanced. The critical importance of ensuring high quality design can be justified given the removal of

World Heritage Status from Dresden Elbe Valley in Germany due to allowing inappropriate development which adversely affected the outstanding universal value of the sites original designation.

- 4.2.35 The previous uses of the area, associated with the local iron and coal industries have meant it has been extensively developed. The decline of those industries together with an associated loss of population has provided challenges to supporting the remaining population in terms of employment and services.
- 4.2.36 Depopulation of the area particularly by the younger working age population threatens the viability and sustainability of the established communities. The LDP Strategy identifies new employment and housing opportunities to retain the population levels needed for a sustainable future for this area.
- 4.2.37 Housing is predominantly of older 19th and 20th Century stock with poor energy efficiency and is lacking range and variation. New housing opportunities will be necessary to provide choice to the community and improvements in the overall condition and efficiency of the housing stock.
- 4.2.38 In this area the objective of conserving and enhancing the ecologically diverse and distinctive cultural and historic resources of the County Borough is particularly important. The historic development of the area means that there are brownfield opportunities for development, but these must be carefully utilised to ensure that the benefits from investment

- and regeneration opportunities are maximised and contribute to sustaining the community, cultural landscape and ecological resources.
- 4.2.39 The relative remoteness of the North Torfaen area from the City Coastal Zone presents challenges to attract investment to the area. The provision of clearly identified development opportunities as well as the supporting of indigenous business and promotion of the area's tourism and leisure potential will help to deliver the strategy. Key projects in this regard are The British Strategic Action Area (Talywain), Blaenavon Community Campus, and Kays and Kears employment site.
- 4.2.40 Small scale regeneration opportunities that can enhance service provision and environmental improvements for the settlements of Abersychan, Garndiffaith and Varteg and which support the LDP Strategy are encouraged. Given the limited development sites in these areas, opportunities for reuse of empty buildings should be explored alongside opportunities to improve the efficiency and sustainability of the local transport network.
- 4.2.41 Due to the relatively small population, local access to the range of employment and higher-level services will be difficult to provide. Key transport links to Brynmawr, Abergavenny and in particular Pontypool will need to be maintained and improved to ensure communities have a sustainable future.
- 4.2.42 Concepts such as the Valleys Regional Park will promote the heritage and tourism of the area. The natural environment, proximity to the Brecon Beacons National Park and designation of the landscape around Blaenavon as a World Heritage Site provide an opportunity to promote the area as a tourist destination. Opportunities to protect manage and enhance biodiversity and ecological networks across the area will support and compliment this process.
- 4.2.43 The western side of North Torfaen is located within the South Wales coalfield and whilst opportunities for mining and coal recovery are restricted by the World Heritage designation, outside of this area there are potential coal resources, which need to be safeguarded. There is the potential that these resources can be realised, particularly in relation to assisting the delivery of The British Strategic Action Area. This would need to be rigorously justified in terms of potential environmental impacts and against the requirements of MPPW and MTAN2.
- 4.2.44 The British Strategic Action Area is particularly significant to North Torfaen (and also the Pontypool area) due to its scale and potential mixed use nature, providing housing, employment, retail and community facilities in the long term.
- 4.2.45 Blaenavon and Abersychan are located in the Heads of the Valleys Plus Area. This area is characterised by high levels of unemployment, social deprivation and population loss and has difficulty in attracting private sector investment. This has resulted from the loss of traditional industries since the

1950's and a subsequent lack of private sector investment and development.

- 4.2.46 Developments which address the above issues will enable North Torfaen to provide new housing to retain the population and encourage regeneration, provision of new community facilities, improvements to the highway network and public transport provision; whilst taking advantage of the tourism opportunities provided by the BILWHS.
- 4.2.47 As part of achieving sustainable settlements, opportunities for development which improve the sustainability of the settlements and regeneration of the north of the County Borough, will be promoted.

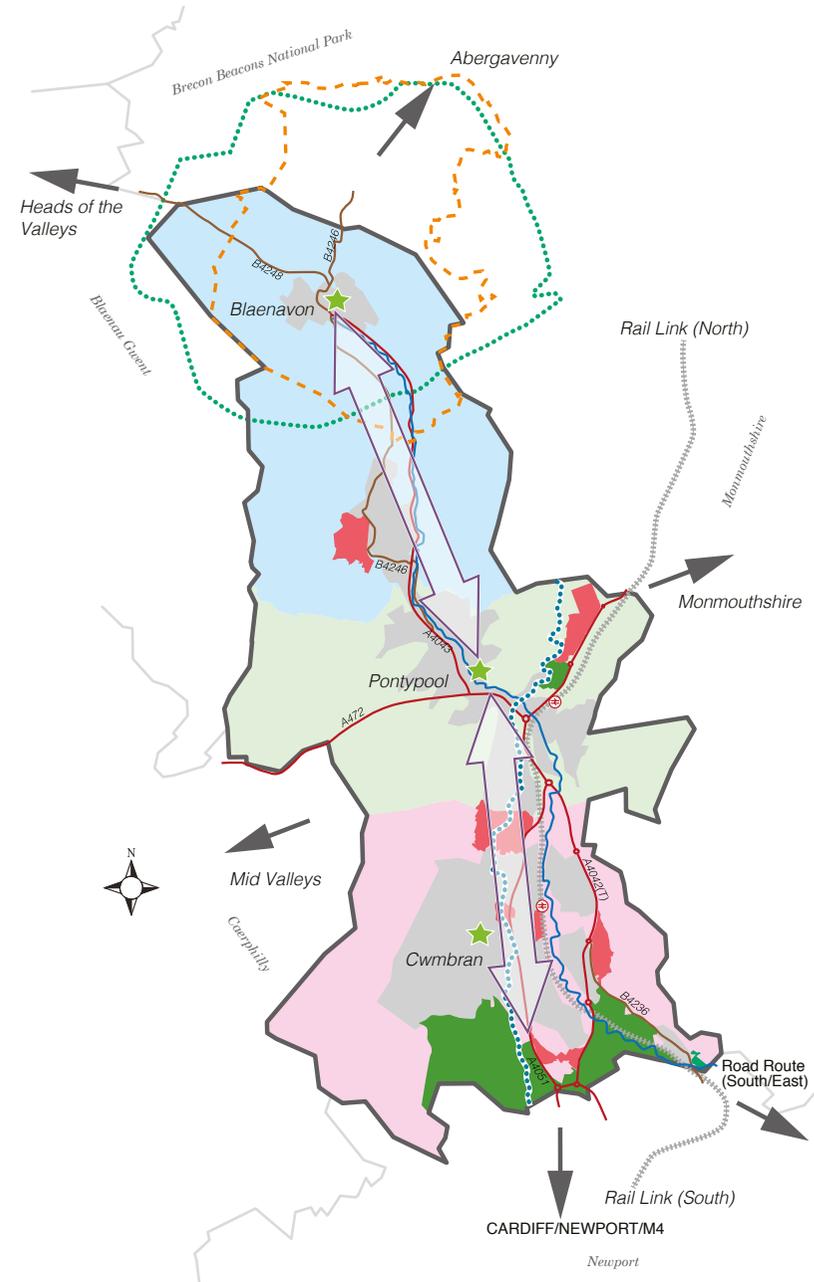
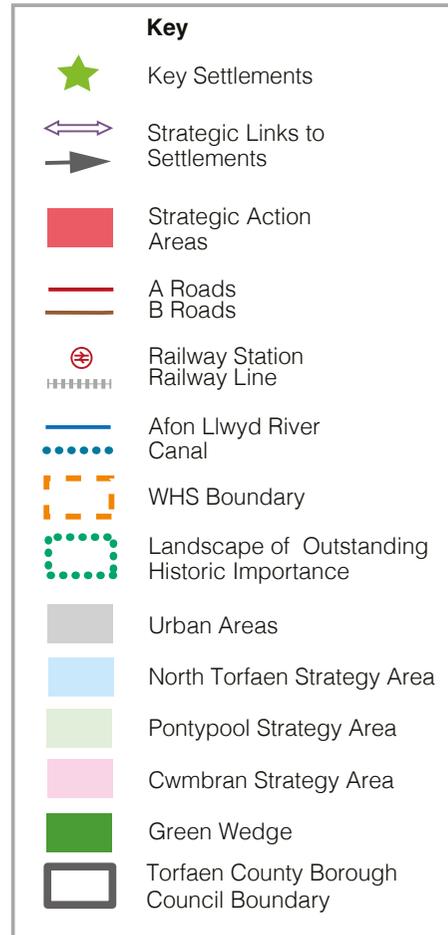


### Summary

- 4.2.48 In the North Torfaen area the emphasis will be on creating sustainable settlements, through delivering regeneration opportunities and promoting the tourism potential of Blaenavon Industrial Landscape World Heritage Site (BILWHS). Spatial opportunities contributing to the Network of Integrated Communities Strategy will be promoted, including: -**
- a) Delivering the strategic regeneration opportunity of the British Strategic Action Area, Talywain to provide a sustainable mixed-use development for North Torfaen in the long term;**
  - b) Ensuring the continued protection and enhancement of the character of the BILWHS by achieving high standards of design, appropriate to its setting and location;**
  - c) Implementation of online improvement schemes as part of the North Torfaen Highway Study;**
  - d) Delivery of the Blaenavon Community Campus, providing improved health, education and leisure facilities;**
  - e) Delivery of major employment development at the Kays and Kears site, Blaenavon;**
  - f) Delivery of the residential allocations in Blaenavon; and**
  - g) Continued protection of the important Special Landscape Areas around Blaenavon.**

## Figure 1: Key Strategy Diagram

The key diagram shown below outlines the core components of the Development Strategy as outlined above and the extent of the LDP area



### **Transport Hierarchy**

4.2.49 The Council has defined the following primary and core road transport hierarchy in Torfaen. The issue of road bottlenecks and solutions will be addressed through the implementation of the LDP and following the completion of the North Torfaen Highway and Regeneration Study. The road hierarchy is as follows: -

- Strategic Routes: These consist of the A4042T (Newport to Shrewsbury trunk road) and the A472 (Mid Valleys Road).
- County Routes: These consist of the A4051 (Malpas Road & Cwmbran Drive), A4043 (main Pontypool to Blaenavon road), B4248 (Blaenavon to Brynmawr), B4246 (Pontypool Town Centre to Abergavenny via Abersychan, Talywain, Varteg and Blaenavon) and the B4236 (Cwmbran to Caerleon).
- Local Routes: These consist of classified roads; where if appropriate, parking, turning movements, traffic speeds and the number of direct frontage accesses may be limited on safety, amenity and efficient movement of traffic grounds, especially with regard to cycling and public transport.

### **Retail Strategy and Hierarchy**

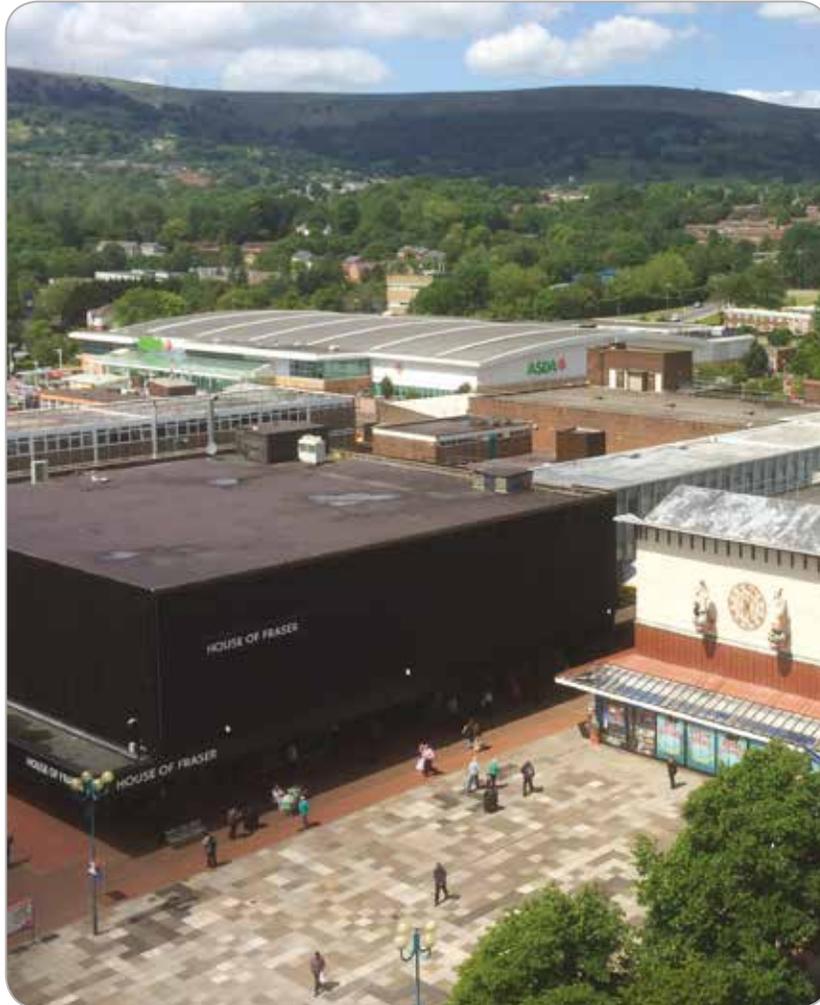
4.2.50 The LDP Strategy recognises that the town, district and local centres of the County Borough have been and will continue to be the focus for retailing, service, leisure and cultural activities for their own populations and the wider area in the

case of Cwmbran. These centres also provide opportunities for employment and social interaction. The LDP Strategy directs new development of an appropriate scale and nature to these centres in order to protect and enhance their vitality and viability. Improving the connections between the centres is a priority of the Strategy in order that they can be accessed easily and so they can fulfil their role and function as the main source of services, community and cultural life.

4.2.51 In order to ensure that shops and services are as accessible as possible to the residents of Torfaen and that they provide a level of facilities appropriate to their role, it is important to identify a hierarchy of centres within the County Borough. The following retail hierarchy within Torfaen County Borough has been defined; with details of the Cwmbran, Pontypool and Blaenavon Town Centres being shown on the Proposals Map: -

- Sub-Regional Centre - Cwmbran;
- Major District Centre - Pontypool;
- Minor District Centre - Blaenavon; and
- Local & Neighbourhood Centres - Fairwater, Llanyrafon, Old Cwmbran, Oakfield, Edlogan Way, Maendy Square, Pontnewydd Village, Thornhill, St Dials, Griffithstown, New Inn, Pontnewynydd, Trevethin, Abersychan and Garndiffaith. The South Sebastopol, British Strategic Action Area, Mamhilad Strategic Action Area and Llantarnam Strategic Action Area local / neighbourhood

centres have been allocated by the Plan but have yet to be built. Once they have been built they will become part of Torfaen's Retail Hierarchy.



### **Role and Function of Cwmbran Town Centre**

4.2.52 In order to ensure that Cwmbran is able to maintain and enhance its role in the hierarchy, major retail and main town centre leisure and cultural developments will take place in, the identified Town Centre Boundary of the Sub-Regional Shopping Centre of Cwmbran; enabling Cwmbran to remain the dominant shopping destination in Torfaen. The need to improve the quality and quantity of retail provision in Cwmbran is recognised in order to reduce potential retail leakage from Torfaen and provide a wider choice of units which are able to meet the modern needs of retailers and shoppers whilst also meeting the identified capacity for additional retail floorspace.

### **Role and Function of Pontypool Town Centre**

4.2.53 The primary aim of the LDP is to protect the vitality and viability of the Town Centre as there is no requirement to allocate land for retail purposes in the Town Centre. Pontypool will need to diversify in order to maintain its role as an important shopping and service destination for residents of Pontypool and the surrounding settlements. In the future Pontypool will potentially need to accommodate more non retail uses such as professional services, leisure and commercial floorspace and these will have an increasingly important role in maintaining the health of Pontypool alongside improved retail provision. The THI initiative will provide a useful source of funding to support improvements and initiatives within the Town Centre.

- 4.2.54 Improvements to retail provision should include: -
- Improving the performance of existing retailers and the existing floorspace;
  - Protecting the larger modern retail units from non A1 uses;
  - Providing suitable premises for retailers through redevelopment and / or improvement of vacant premises within the Town Centre Boundary; and
  - Encouraging independent retailers to diversify the retail offer.

These improvements will also need to be considered against the needs of the local population.

#### **Role and Function of Blaenavon Town Centre**

- 4.2.55 The Town provides facilities which meet the day-to-day needs of the local community. It has the potential to attract greater use of the Town Centre through developing, high quality niche/speciality retailing based on independent retailers within the retail core to serve the needs of visitors to the BILWHS. The Council is keen to capitalise on the Town's and surrounding landscape's designation as a World Heritage Site along with the associated attractions in order for local traders to benefit from the tourist trade. Therefore, the retail strategy for the Town will be to focus the retail sector within the existing town centre; based on established traditional and niche / high quality retailing in order to provide services and facilities to meet the needs and requirements of local residents, visitors and tourists.



### Opportunity Areas

4.2.56 The Council were not able to consider the allocation of the following sites, due to a lack of evidence to support their allocation, the sites are known as: -

- Eastern Strip South - land owned by Alfa Laval and Carillion Richardson on Grange Road, Cwmbran
- Eastern Strip North - land owned by Stagecoach and Welsh Government on Somerset Road, Cwmbran
- Clarence Corner - this parcel of land includes land and properties adjacent to and within Clarence Street, Clarence Road and Trosnant Street, Pontypool

4.2.57 The Council is aware that these sites have the potential to be developed in the future however; there was insufficient evidence to support their allocation in the LDP. The Council is aware that the sites are subject to a number of constraints most notably contamination and flood risk.

4.2.58 Eastern Strip South - In terms of the parcel of land known as the Eastern Strip South the Council's vision for the area is for the comprehensive redevelopment of the site, to create a quality and distinctive location that integrates well to the Town Centre. Any proposals for this site should take full account of the need to integrate fully with the Eastern Strip Central SAA, the Town Centre and wider proposals.

4.2.59 The Council would wish to see any future proposals address the following elements through the preparation of a Development Framework to cover both landownerships (to

the satisfaction of the Council as Local Planning Authority) in advance of any planning application being submitted either for the development of the whole site or part of the site: -

- Any Highway improvements identified as part of a Traffic Impact Assessment;
- Provision of pedestrian links to the Town Centre;
- Provision of flood attenuation scheme - continuation of the scheme from the Eastern Strip Central SAA;
- Resolve the contamination risks to enable the sites development for the uses proposed; and
- The potential access linkages to the adjacent SAA's and other pertinent developments.



4.2.60 Eastern Strip North - In terms of the parcel of land known as the Eastern Strip North the Council's vision for the area is for the comprehensive redevelopment of the site to create a quality and distinctive location that integrates well with the Town Centre and Eastern Strip Central SAA. Any proposals for this site should take full account of the need to integrate fully with the Town Centre and with wider proposals.

4.2.61 The Council would wish to see any future proposals address the following elements through the preparation of a Development Framework to cover all landownerships (to the satisfaction of the Council as Local Planning Authority) in advance of any planning application being submitted either for the development of the whole site or part of the site:-

- Any highway improvements identified as part of a Traffic Impact Assessment;
- Provision of pedestrian links to the Town Centre;
- The potential access linkages to the adjacent SAA and other pertinent developments; and
- Resolve the potential flooding and contamination risks.

4.2.62 Clarence Corner - In terms of the Clarence Corner area of Pontypool the Council's vision for the area is for the comprehensively planned redevelopment of the site (which is delivered through a number of smaller phases) to create a quality and distinctive location that integrates well to the Town Centre. Proposals brought forward for this areas should

take full account of the need to integrate fully with the Town Centre and Pontypool Park.

4.2.63 The Council would wish to see any future proposals address the following elements through the preparation of a Development Framework for the whole of the area (to the satisfaction of the Council as Local Planning Authority) in advance of any planning application being submitted either for the development of the whole or part of the site: -

- Any highway improvements identified as part of any Traffic Impact Assessment;
- Provision of pedestrian links to the Town Centre and Pontypool Park;
- Provision of public car parking spaces;
- Addressing the flooding and contamination issues;
- The potential access linkages to Pontypool Town Centre and other pertinent developments; and
- Addressing ecological constraints through the presence of bats.

## 4.3 Changes to the LDP Strategy since consultation on the Deposit LDP

4.3.1 As regards the LDP Strategy, since the consultation on the Deposit LDP, the proposals for the British Strategic Action Area (SAA5) have been changed to only land reclamation within the Plan Period, with a consequential reduction in the Plan's overall employment land and housing provision; with the overall housing target also being reduced for economic and other reasons. These strategic changes are as follows:-

### The British

4.3.2 As noted by the LDP Inspector, the Deposit LDP envisaged that the British SAA5 would be restored and would start to provide up to 200 dwellings by the end of the plan period as part of a mixed use scheme. This is, however, a challenging project and it became clear that the timescales involved in restoration would be difficult to achieve, not least because the works would be likely to involve extraction of the remaining coal and treatment of the spoil deposited on the site which in turn would need a management regime that would not result in undue environmental disadvantage to nearby residents. The situation is further complicated by the site's location in the northern part of Torfaen. In fact the site lies within the North Torfaen housing market area where existing transport links are relatively poor and where land values are appreciably lower, with consequent effects on the viability of development. The Council has therefore decided

that, although it wishes to pursue SAA5 in the longer term, the Plan should be modified to remove the built development element and to include SAA5 as a reclamation proposal.

### Housing Numbers

4.3.3 Since publication of the LDP Preferred Strategy, in 2008, a significant change has been made in the allocation of housing numbers over the Plan Period 2006-2021. Provision is now made for 4,700 new dwellings in Torfaen rather than the 7,000 allocated in the LDP Preferred Strategy and 5,000 in the Deposit LDP. The 7,000 figure was originally determined to meet predicted housing need and provide for housing led regeneration. This was higher than the original SEWSPG apportionment of 6,000 dwellings for Torfaen since it was considered that this could be achieved due to: the availability of sites within urban areas; the then recent growth in annual housing completions and the progressing of work on the location of the SCCC hospital at Llanfrechfa. However, the SCCC project was delayed, but is now due to be completed in 2017 and is expected to attract a significant amount of workers and increase the demand for housing in the County Borough, in particular Cwmbran. In addition, the economic downturn since 2008 has had a significant effect on the housing construction industry and whilst there is still a requirement for a large increase of new households across the County Borough, the low level of completions in Torfaen since 2008/2009 in comparison to 2006/2007 and 2007/2008

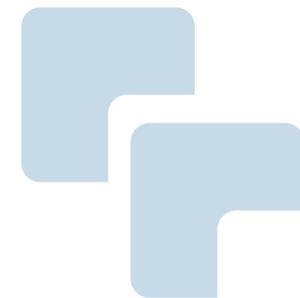


and the delay in the SCCC project, means that delivering a figure of 7,000 dwellings by 2021 is unlikely to be achieved. Therefore, whilst there is still a need for housing growth, due to the factors outlined above, it is considered that a figure of 4,700 dwellings represents a challenging target that, with an expected recovery of the housing market, could be delivered over the Plan Period.

- 4.3.4 An approximate 22% over-allocation has led to the identification of land for approximately 5,740 dwellings as outlined in Policy S5. This will ensure a range and choice of sites and maximise regeneration opportunities. This target is further evidenced in the LDP Housing and Population Background Paper.

#### **4.4 LDP Strategy Policies**

- 4.4.1 A set of Strategy Policies have been prepared to help deliver the aims of the LDP strategy. The Strategy Policies form a key element of the LDP by outlining the broad strategy and outcomes the LDP expects to deliver. The Policies have evolved from the Vision and Objectives and the Strategy Policies set out in the Preferred Strategy. The Strategy Policies provide the context for delivery of the LDP Strategy and are supported by the detailed policies contained in the remainder of the LDP and are detailed in the next section.



## 5. Strategy Policies

### S1 Urban Boundaries

**Urban boundaries are identified on the Proposals Maps to promote the full and effective use of urban land by defining the boundary between urban and countryside areas in order to:**

- a) Allow for development which would contribute to the creation and maintenance of sustainable communities in accordance with the LDP Strategy; and**
- b) Define the urban area, within which there is a presumption in favour of development, taking into account material planning considerations.**

**Development proposals in the countryside will be dealt with in line with relevant LDP policies and national planning policy (contained in PPW paragraph 4.7.8 and TAN6).**

#### Policy Justification

- 5.1.1 A key mechanism for achieving resource efficient settlements and to indicate where growth will be permitted is the designation of Urban Boundaries. The Urban Boundaries

have been identified to reflect the specific roles and needs of the different settlements in the County Borough. The aim of the Urban Boundaries will be to prevent inappropriate development in the countryside. However, there may be justification for development to be permitted outside of the Urban Boundaries if considered acceptable in terms of national policy (i.e. if required for agriculture or forestry purposes or an affordable housing exceptions site) or where it constitutes an appropriate rural use; i.e. development which is in keeping with the countryside, which would not cause unacceptable harm to a countryside setting. Relevant LDP Policies in this regard include H9, C1, C2, C3, C4 and C5.

*Supporting LDP Objectives: 8, 12 & 13*

**S2 Sustainable Development**

**Development proposals will need to demonstrate they have taken account of the following principles and where relevant that they: -**

- a) Contribute to the regeneration of existing communities;**
- b) Meet Sustainable transportation and infrastructure priorities and promotion of a sustainable transport hierarchy, including reducing the reliance on the private motor car and encouraging the use of more sustainable modes of transport;**
- c) Conserve and enhance the natural and built environment;**
- d) Promote the efficient use of land;**
- e) Maximise the efficient use of existing community infrastructure;**
- f) Utilise Sustainable construction techniques;**
- g) Promote sustainable Economic and employment growth; and**
- h) Are located within the Urban Boundary unless it is an acceptable development in the countryside.**

**Policy Justification**

5.2.1 The Council will expect development proposals to promote the above principles as this will encourage sustainable development and resource use. New development should normally be located within the urban boundaries to make best use of existing infrastructure, services and amenities with good access to local facilities and public transport. However, it is recognised that, as new development in the countryside is strictly controlled under national policy and other policies of this LDP, where it is permitted it should be sustainable. It is recognised that certain principles in this policy will not apply to all forms of development, particularly proposals relating to the rural economy and agriculture. Development proposals will be supported where they can assist in the regeneration of communities through the provision for example of a variety of types and tenures of new housing, employment opportunities to support the area, provision of leisure facilities, improvements to landscape, or assisting in the improvement of existing community facilities. This will be assessed against Policy S8 Planning Obligations.

5.2.2 Design and Access Statements submitted as part of planning applications must pay due consideration to relevant aspects of this policy and demonstrate achieving the principles of sustainable development.

5.2.3 This policy aims to deliver sustainable development through promoting sustainable transport choices. Developments

that promote a sustainable transport hierarchy by way of improved accessibility through public transport, walking & cycling provision, more efficient use of the existing highway network, adequate parking provision and new road building, where necessary, will be supported. Car focused development will increase the number of trips made and will negatively impact on the highway network through increasing congestion and will be detrimental to mitigating the causes of further climate change. Social exclusion will be reduced by providing services and facilities in sustainable locations, close to residential areas or in town centres, where they are also accessible by sustainable modes of transport and by using accessible layouts and building design. Each settlement should have sustainable access to community services and facilities in order to reduce social exclusion. Development will be encouraged where it contributes to the provision and/or enhancement of such facilities. Maximising the potential for walking and cycling, in particular within and from developments, will be supported. Links to public transport nodes will be particularly important. Residential schemes can explore the opportunities for bicycle storage within the design of dwellings and the public realm area which will assist developers in improving the sustainability of their designs in respect of achieving Code of Sustainable Homes and BREEAM ratings for their development, as sought through national policy (PPW para 4.12.4). Employment development can also promote cycling through provision of bicycle lock-up

areas and the provision of washroom / changing facilities as part of design considerations.

- 5.2.4 In line with national guidance the transport hierarchy should be addressed in the design of new development. Firstly new development should prioritise in its design, opportunities for walking and cycling, although these will be more appropriate for shorter trips. For longer trips that cannot be undertaken through the above methods, new development should seek to be located in proximity to frequently serviced public transport routes (i.e. within 800m, and preferably 400m, of a frequent public transport stop that has an hourly service operating between 7am-7pm). The use of the private car will still be required, as part of an efficient system, but addressing the above in decision-making will promote sustainable transport considerations. Effective and acceptable parking provision should be delivered in new developments in line with standards where appropriate.
- 5.2.5 The Council supports the most effective use of land, promoting the reuse of previously developed land and will expect a minimum net density of 30 dwellings per hectare on residential sites where it is possible. However, the Council does recognise that the density of development should be compatible with the surrounding area and settlement character, density, scale and layout of existing dwellings will be taken into account. Therefore, a minimum net density of 30 dph may not be practical or appropriate on steeply sloping sites where the settlement character, form and existing

density will inform density considerations. The suggested housing numbers for allocated sites in this plan represent the Council's assessment of appropriate densities taking into consideration the above factors. This will be considered in more detail in preparing Development Briefs / Frameworks for sites.

- 5.2.6 The County Borough's natural and built environment is an important resource and new development should be located so that it does not compromise and where possible seeks to enhance the area's countryside, open spaces, landscape character and biodiversity resources.
- 5.2.7 Development proposals are encouraged to promote sustainable construction techniques. The use of recycled materials in construction will be encouraged, especially on demolition sites or where aggregate is excavated as part of site construction.
- 5.2.8 Community Infrastructure covers a range of services / facilities provided by public and private bodies. This can cover highway infrastructure, 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, schools, libraries, health centres, post offices, public halls, public houses, local shops, recreation and sports facilities, open space, allotments, healthcare, community buildings, recycling facilities, green infrastructure

and open spaces. This is not an exhaustive list but typical of the types of services/facilities that Community Infrastructure covers.

- 5.2.9 The Council will support proposals which contribute to the economic growth of the County Borough and which assist in regeneration objectives and the provision of new facilities and services for the population of the County Borough. It is recognised that growth should be sustainable and will need to be balanced against the impact on environmental and social objectives and the Council will seek to balance these competing interests.

*Supporting LDP Objectives: 3, 8, 11, 12, 13, 17 & 18*



**S3 Climate Change**

Development proposals shall seek to mitigate the causes of further climate change and adapt to the current and future effects of climate change; and will be supported where they demonstrate consideration of the following hierarchy of criteria (where appropriate):

- a) Ensuring that locational decisions are sustainable and avoid areas susceptible to flooding unless justified by national planning policy;
- b) Achieving Sustainable Design to ensure residual energy requirements are minimised through: -
  - i) Supporting climate responsive development through location, orientation, density, layout, built form, materials and landscaping;
  - ii) Reducing surface water run-off and flood risk through the use of Sustainable Urban Drainage Schemes (SUDS) unless it is shown that these measures are uneconomic or impractical;
  - iii) Promoting water efficiency by reducing the demand for water; and
  - iv) Exploring opportunities to maintain habitat connectivity through the provision of green infrastructure in design;
- c) Achieving energy efficiency in developments and in line with national standards where required; and
- d) Utilising renewable and low or zero carbon energy technologies to generate heat and electricity

**requirements which includes heating, cooling and power networks powered by renewable energy sources, or that connect to existing Combined Heat and Power or communal / district heating networks**

**Policy Justification**

- 5.3.1 Mitigating the effects of further climate change through reducing emissions of carbon dioxide and other gases (known as ‘greenhouse gases’) and adapting to the warming effects of climate change create an important role for the planning system. Development should be targeted to sustainable locations, which minimise the need to travel and easily served by public transport, which will reduce the need for people to use their car. The creation of links to cycling networks and easy access to open space will help contribute to the aims of this Policy. This policy aims to ensure that development within Torfaen addresses climate change, assists in reducing the demand for energy assisting in improving the sustainability of the communities within Torfaen. It is recognised the criteria will not apply to all development proposals.
- 5.3.2 Development should be located away from floodplains and to areas with little or no risk of flooding. The approach to development and flood risk will be consistent with National Planning Policy as contained in PPW Chapter 13 and TAN15: Development and Flood Risk.

- 5.3.3 The Council requires sustainable design approaches in new buildings which take into account climatic factors. A buildings demand for energy can be reduced by applying passive design principles. Integral to the planning of a development site must be considerations of layout so that buildings are able to cope with and take advantage of the opportunities offered by increased temperature change through the reuse of energy. Provision of landscaping should not only address visual effects but also should be designed into development schemes to take account of climatic factors by providing protection through shading and cooling. Also the design of developments can incorporate green infrastructure (open spaces, trees, hedgerows) which assists in maintaining and improving wildlife corridors through Torfaen. This can be further enhanced through the incorporation of green roofs / walls as part of building design. TAN22 Planning for Sustainable Buildings should be referred to for further detailed guidance.
- 5.3.4 Proposals can make positive contributions to managing flood risk through incorporating measures to reduce surface water runoff such as SUDS, which replicate as closely as possible the natural drainage on site and achieve a rate of surface run off equal to or less than existing conditions. Similarly reducing water usage can be achieved through mechanisms such as grey water recycling which reuses surface water for household and irrigation purposes. In addition there

is significant potential in creating mutual benefits for biodiversity and reducing flood risk through SUDS schemes. Ponds and wetlands, for example, can provide important flood alleviation and important wildlife habitats.

- 5.3.5 In respect of criterion c) developments can improve the energy efficiency of the building fabric through early considerations of design solutions in the ceiling, walls, doors, walls, foundations of a building. Development proposals are required to deliver minimum standards for energy efficiency in buildings in line with recognised WG sustainable building standards and Part L of the Building Regulations. Whilst this policy does not prescribe higher standards than these national standards proposals which exceed these standards will be encouraged. Residential dwellings will be expected to achieve the Code for Sustainable Homes Level 3 (in accord with the requirements set out in para 4.12.4 of PPW - 5th Edition) or subsequent national standards. The Council favours the use of carbon reduction solutions that have lower long-term maintenance costs. Improving the sustainability performance and reducing carbon emissions from buildings will be favoured before consideration of renewable technologies. Non-residential development proposals will be expected to meet BREEAM 'Very Good' standard (in accord with the requirements set out in para 4.12.4 of PPW - 5th Edition) or subsequent national standards.

- 5.3.6 Developers are expected to explore opportunities for achieving higher sustainable buildings standards as part of the development of Strategic Action Areas and Sites (of 100 or more dwellings). Where evidence indicates it is possible, and it will not significantly impact on the viability or the deliverability of the scheme, development proposals will be encouraged to exceed national standards. This will need to be considered in the Development Frameworks and as part of the Design and Access Statements associated with any future planning application for these sites.
- 5.3.7 The Council is committed to reducing the demand for and hence use of energy in new developments. Development proposals that utilise renewable and low carbon technologies will be encouraged, whether part of a development scheme or as individual renewable and low carbon energy projects. In respect of energy efficiency and low or zero carbon energy sources, mechanisms that could be used for sustainable energy generation include solar power, hydropower, wind power, biomass, Combined Heat and Power, District Heating, Heat pumps and Fuel Cells.

*Supporting LDP Objectives: 3, 4, 8, 10, 11 & 14*



**S4 Place Making / Good Design**

**Proposals for all new development must have full regard to the context of the local natural and built environment and its special features through:**

- a) **Promotion of local distinctiveness by sympathetic design, material selection and layout including public art;**
- b) **Delivering a mix of uses to complement existing facilities and aim to address local deficiencies; and**
- c) **Ensuring that location and layout integrates and contributes to local accessibility.**

**Policy Justification**

5.4.1 The Council aims to create places that are integrated with the existing social, cultural and historical context and communities of Torfaen. Developments should compliment and contribute to the role and function of settlements, creating attractive and desirable places to live and work. Places should respect existing living patterns and local characteristics and contribute to creating more sustainable places to live for new and existing residents. The promotion of good design, accessibility and the enhancement of natural heritage (natural, built and historic environment) and facilities will contribute to developments that encourage a sense of place and identity, whilst reflecting local distinctiveness. The Design and Access Statements submitted as part of planning

applications should pay due consideration to the criteria of this policy.

*Supporting LDP Objectives: 2, 4, 7 & 17*



**S5 Housing**

**Provision is made for the development of 4,700 dwellings in Torfaen (by identifying sites for approximately 5,740 dwellings) during the Plan Period (2006-2021) broken down within the following Housing Sub-Market Areas (HSMAs):**

- a) North Torfaen - approximately 550 dwellings;**
- b) Pontypool - approximately 1,875 dwellings; and**
- c) Cwmbran (south & east and north & west combined) - approximately 2,275 dwellings.**

**These figures include an allowance of 300 dwellings on ‘small sites’ (9 or less dwellings) and 289 dwellings on ‘windfall’ sites’ (10 or more dwellings) over the Plan Period 2010-2021 remaining; with net demolitions being added to the dwelling requirement.**

**Policy Justification**

- 5.5.1 The LDP Strategy has justified the 4,700 dwellings target. The reason for making an approximate 22% over-allocation, thus taking the total for allocated dwellings to approximately 5,740 is to help ensure flexibility and choice in the range of housing sites to deliver the 4,700 target; maximise regeneration opportunities; and to allow for flexibility if there is a significant uplift in the housing market, catering for a potential additional demand for new housing over and above the 4,700 target identified for the period 2006-2021. Demolitions have been accounted for in the final over-allocation calculation. Similarly, the spatial distribution of dwellings has been justified through an estimate of indigenous demand and in-migration resulting from the LDP Strategy being ‘tested’ in the Joint Local Housing Market Assessment (2010 Update) and the WG policy requirements to provide a choice of locations where people wish to live.
- 5.5.2 Housing completions for Torfaen are recorded as part of the annual Joint Housing Land Availability Studies (JHLAS). The 2006/2007 JHLAS at the start of the Plan Period took place over a 15 month period from January 2006 to April 2007. This was due to the base date of the recording of the annual JHLAS changing from every January per annum to every April per annum at the time. Therefore, it is logical to calculate the dwelling requirement for Torfaen over a 15 and a quarter year period from January 2006 to April 2021 in order to tie in with

the monitoring of housing completions recorded as part of the annual JHLAS over the Plan Period 2006-2021.

- 5.5.3 The estimate for 300 dwellings on small sites over the remaining Plan Period 2010-2021 is based upon previous completion rates.
- 5.5.4 An allowance of 289 dwellings has been made for windfall sites over the remaining Plan Period 2010-2021. It was considered unrealistic to calculate a future windfall allowance based upon previous windfall build rates as the majority of housing developments to have come forward in Torfaen over previous years have been on windfall sites and not on sites allocated for housing in the current Torfaen Local Plan which covered the period 1991-2006. Also, it is considered that through the 'Candidates Sites' process and the Torfaen Urban Housing Potential Study the majority of sites likely to come forward within the Plan Period have already been identified.
- 5.5.5 Demolitions are also difficult to accurately predict and represent a loss of a dwelling to serve local needs; therefore, any net demolitions will be added to the overall housing requirement.
- 5.5.6 For the urban areas of Torfaen, the three Housing Market Areas (HMAs) of the Joint Local Housing Market Assessment correlate to the four Housing Sub-Market Areas of the County Borough (with the Cwmbran HMA being made up of two Housing Sub-Market Areas (HSMAs)) which have been used to

test the viability of the LDP affordable housing requirements in Policy H4. Therefore, in order to coordinate the two policies, it is logical to split the overall housing requirements for the County Borough by Housing Sub-Market Area as outlined on the Proposals Maps; with the Cwmbran HMA allocation being shared between the Cwmbran South & East and the Cwmbran North & West HSMAs. A detailed table showing the breakdown of all housing provision identified for each of the Housing Sub Market Areas is contained at Appendix 6.

*Supporting LDP Objectives: 2 & 16*



**S6 Employment and Economy**

**The employment and economic development needs of Torfaen will be met by the identification of 40.3ha of land for employment and business purposes (use classes B1, B2 and B8) and 35ha for strategic regional employment opportunities during the Plan Period 2006-2021. The employment role of important industrial and business areas will be enhanced and protected. A range and choice of accessible employment sites will be delivered throughout Torfaen to enable opportunities for business and local employment needs to be met. This will include provision to enhance town centre based employment and economic uses and to increase the tourism, leisure and retail offer in Torfaen.**

**Policy Justification**

- 5.6.1 The LDP provides a range of accessible employment opportunities for the residents of Torfaen throughout the County Borough, with allocations provided within the Blaenavon / North Torfaen, Pontypool and Cwmbran areas. Sites will be sustainably located and accessible by a range of public transport modes.
- 5.6.2 The employment allocation is made up of 40.3ha of new employment land for local employment purposes and a further 35ha provided in two large sites Craig y Felin and former Ty Coch Tip in Cwmbran. These latter sites are allocated as regional employment opportunity sites which have been identified to provide opportunities to accommodate larger scale uses which serve a wider national, regional or sub-regional need. A number of such developments have been proposed since the start of preparing the LDP. Therefore, sites to accommodate such developments are required. Regional employment allocations will be dealt with in accordance with Policy EET4.
- 5.6.3 The employment allocations provide a range of opportunities including prestige sites, high quality sites, local industrial sites and neighbourhood sites, which are considered important sites within the aims of this policy. This is to reflect the different requirements of businesses including rental levels. Sites suitable for waste management facilities have also been identified within the employment allocations. Furthermore

the allocations provide a range of site sizes in all areas, providing the potential to accommodate both large and small developments throughout Torfaen. A detailed table showing the breakdown of all employment provision identified is contained at Appendix 7.

- 5.6.4 The Policy, whilst allocating new land, seeks to protect existing functioning employment land to ensure employment opportunities can be realised on existing sites. Regeneration of existing employment sites to improve, intensify and diversify the County Borough’s economy, allows new employment opportunities to be realised in key locations particularly the town centres. Whilst opportunities to enhance town centre based employment will be supported, proposals which would undermine the retail function of the town centre in question will be resisted.

*Supporting LDP Objectives: 1, 2 & 6*

**S7 Conservation of the Natural and Historic Environment**  
**Development proposals should seek to ensure the conservation and enhancement of the Natural, Built & Historic Environment of Torfaen, in particular:**

- a) Biodiversity resources;**
- b) Geodiversity resources;**
- c) Water environment;**
- d) Landscape setting;**
- e) Character of the built environment; and**
- f) Historic assets.**

**Policy Justification**

**Natural Environment**

- 5.7.1 The natural and built environment of Torfaen is a major asset and is important to the character of the County Borough and contributes to people’s quality of life. This Policy is designed to promote the protection and enhancement of these assets and ensure that they are managed sensitively. The level of protection afforded to these assets will reflect if they are national, local, statutory or non statutory designations in line with national policy.

- 5.7.2 Torfaen’s biodiversity resources are diverse and cover national & locally designated sites, habitats, species and features to the overall biodiversity network. Statutory designated sites (including Sites of Special Scientific Interest (SSSI’s)) are protected under separate legislation and national policy.

- European designated sites outside the County Borough, including Special Areas of Conservation (SAC's) and candidate Special Areas of Conservation (cSACs), are also protected under separate legislation and national policy. Policy BW1 should also be referred to in the assessment of proposals on European designated sites.
- 5.7.3 Proposals affecting local (non-statutory) ecological and biodiversity resources (including the network of Sites of Importance for Nature Conservation and Local Nature Reserves) will be assessed against Policies BW1 and BG1.
- 5.7.4 Biodiversity networks serve an important function in supporting the long term sustainability of our core biodiversity resources such as SACs and SSSIs through connectivity and stepping stone habitats for the movement of wildlife through the County Borough and genetic exchange. All biodiversity resources that contribute to the overall network should be protected from inappropriate development. Core ecological corridors in the network include the Monmouthshire and Brecon Canal, Afon Lwyd River and the National Cycle Route 49/492. The LDP also recognises the importance that green infrastructure can make to the overall biodiversity network. Policy S3 promotes the use of green infrastructure in building design, and also through measures such as SUDS which are important for reducing surface water run off and flood risk, but also serve an important function as wildlife habitats. Trees and hedgerows also form part of the biodiversity network.
- Proposals affecting such resources will be assessed against Policy BW1.
- 5.7.5 Geodiversity refers to the variety of soils, rocks, fossils, minerals and natural processes that make up the Earth's physical landscape and structure. There are no designated geological sites in Torfaen (either an SSSI or Regionally Important Geological Site (RIGS)). However, RIGS may be identified in Torfaen in the near future. Proposals affecting geodiversity assets will be assessed against Policy BG1.
- 5.7.6 This Policy promotes the protection of the quality and quantity of controlled waters within the County Borough, including the surface and groundwater resource. Proposed development should take account of such features and whilst change is inevitable, it must be controlled appropriately to ensure the water resource or species or habitats that depend on it are not detrimentally affected. Policy BW1 (criterion B vi & vii) provides more detailed considerations and should be referred to when considering development proposals affecting the water environment.
- 5.7.7 Areas of the County Borough designated as Special Landscape Areas (SLA's) for their high landscape value, will be afforded protection to ensure that their character and setting is not harmed by inappropriate development proposals. Development proposals within a SLA will be assessed against Policy C2.

- 5.7.8 Green Wedges have been identified to protect the character and open nature of these designated areas, their countryside setting and to prevent coalescence between settlements. The spread of the urban area into the countryside could result in the urbanisation of rural areas, loss of important green space and could have a detrimental effect upon agriculture, the landscape and amenity value of land. Green Wedges also form an important connective feature within the biodiversity network. A further important reason for their designation is to protect the individual identity of settlements. Development proposals within a Green Wedge will be assessed against Policy C1.
- 5.7.9 Areas of open countryside make an important contribution to the landscape setting of Torfaen and inappropriate development should be resisted where it would cause harm to the Countryside setting as outlined in Policy S1. The County Borough has a vast array of open space both within and outside the Urban Boundary, which contributes to people's enjoyment of the environment. It is important that the accessibility of settlements to green space, open spaces, areas of biodiversity and the countryside is promoted, which will be important in contributing to people's health and well being and providing opportunities for outdoor recreation and leisure. The LDP identifies Important Urban Open Spaces to be protected in the County Borough in Policy CF4.
- 5.7.10 New development will have a cumulative impact on the landscape character especially where urban areas are extended. Landscape and layout considerations to reduce visual impacts of new developments should inform development proposals. The LDP has sought to balance the need for development, with the need to protect and enhance the landscape. Designation of Special Landscape Areas, Green Wedges and a network of Important Urban Open Spaces facilitate this aim.
- 5.7.11 Minerals underlie the majority of the County Borough. Therefore, the Council aims to balance the need to conserve the distinctive features and characteristics of the natural heritage with the need to safeguard nationally important mineral resources. Proposals for mineral workings are subject to national policy tests, as set out in Minerals Planning Policy Wales (MPPW), Minerals Technical Advice Note 1 (MTAN1) on Aggregates and Minerals Technical Advice Note 2 (MTAN2) on Coal. The implications of such proposals will also need to be considered in respect of the distinctive features and characteristics of the natural heritage identified within the Plan.

### **Built and Historic Environment**

- 5.7.12 For the purposes of criterion (e), the character of the built environment includes local distinctiveness and setting of settlements and townscape character. The impacts of proposed development on this character will be assessed under Policy S4 and BW1.
- 5.7.13 The protection of the character of the BILWHS, from both inappropriate development and design is a key aim of the LDP. The Council does not seek to restrict development but promote development proposals that can contribute to the continued protection and enhancement of this important resource. Development proposals within the BILWHS will be assessed against national policy as contained in PPW (Paragraphs 6.4.8 & 6.5.24 - 5th Edition) and Policy HE2.
- 5.7.14 Other aspects of the Historic Environment should be preserved (as outlined in criterion (f)) where possible, whilst allowing sympathetic development to be brought forward. This includes the promotion of Heritage tourism which is promoted through Policy EET6. The heritage assets include the County Borough's Conservation Areas, Listed Buildings, Scheduled Ancient Monuments, Historic Parks & Gardens, sites of archaeological interest (including scheduled and unscheduled remains), other historic resources as contained on the Historic Environment Record (HER) and LANDMAP features of importance. These national designations are protected under separate legislation and national

policy. Development proposals affecting buildings of local importance that do not benefit from statutory protection will be assessed against Policy HE1.

- 5.7.15 Whilst recognising the importance of the natural and built heritage of Torfaen within this Policy, such objectives will apply in respect of the Brecon Beacons National Park Area that falls within the TCBC boundary. TCBC recognises its duty under Section 62(2) of the Environment Act 1995 and the importance to ensure that development proposals in the TCBC area which are likely to affect the purposes for which the National Park is designated are carefully considered and do not prejudice the continued conservation and enhancement of the National Park in line with PPW para 5.3.6 - 5th Edition.
- Supporting LDP Objectives: 2, 7, 10, 12, 14 & 15*

**S8 Planning Obligations**

Planning obligations will be required on development proposals through S106 legal agreements where they are necessary to address the impacts of development and to make the proposal acceptable in land use planning terms. Based on evidence of local need and / or generation of need by the proposal, taking into account site specific circumstances, viability and LDP Objectives, planning obligations will be specifically targeted to achieve the key priorities of: -

- a) Affordable housing;
- b) Open space, children’s play spaces and formal outdoor recreation facilities;
- c) Investment in educational provision;
- d) Highways and transport infrastructure management and improvements (including walking and cycling infrastructure and public transport facilities and services); and
- e) Maintenance and enhancement of the environment, historic assets and biodiversity networks and resources.  
*and may also include, but are not limited to:*
- f) Community facilities;
- g) Employment and commercial opportunities;
- h) Waste management facilities and services;
- i) Public realm improvements and public art;
- j) Renewable energy and energy efficiency;
- k) Improvements to the Monmouthshire and Brecon Canal;

- l) Incorporation of Sustainable Urban Drainage Schemes (SUDS); and
- m) Flood defence measures to mitigate the risk of flooding.

**Policy Justification**

- 5.8.1 All development proposals have an impact, to varying degrees, upon the existing infrastructure, services, community and the environment. The provision of adequate infrastructure, services and maintenance and enhancement of strategic assets and resources are a prerequisite for development to meet the LDP Strategy. Where appropriate, the Council will seek obligations to mitigate against the effects of development.
- 5.8.2 The potential avenues for S106 contributions listed above represent a potential range based on the requirements of the development and LDP priorities. The adopted Planning Obligations SPG, June 2011 provides the framework and requirements for planning obligations for new developments. This Policy incorporates the key priorities of the LDP Strategy and guides investment to them by securing developer contributions for the provision of necessary infrastructure and services and mitigation or compensation for the loss of strategic assets and resources.
- 5.8.3 Planning obligations will be secured through the use of S106 legal agreements, unilateral undertakings or any new

mechanism legislated for by the Department for Communities and Local Government and supported by the WG.

- 5.8.4 In respect of affordable housing, the Three Dragons Development Appraisal Toolkit (DAT) or other regionally agreed assessment tool will be used as a means to determine the level of affordable housing and the ability of the scheme to provide other Section 106 requirements if the developer considers them to be uneconomic.
- 5.8.5 PPW expands upon the role of planning obligations and unilateral undertakings through the use of legal agreements such as those under Section 106 of the Town & Country Planning Act 1990. Proposals for development should make provision for improvements to infrastructure, services and social & community facilities / amenities necessitated by the proposed development. The Council will seek agreements with landowners and developers to ensure such provisions are obtained.
- 5.8.6 Part 11 of The Planning Act 2008 provided for the introduction of the Community Infrastructure Levy (CIL) to fund the provision of infrastructure in both England and Wales. The CIL Regulations came into force on 6th April 2010. The Council expects to adopt a CIL Charge in early 2015; noting that planning obligations designed to collect pooled contributions from 5 or more developments may not be used to provide infrastructure which could be funded through CIL.

*Supporting LDP Objectives: 1, 2, 3, 4, 5, 6, 7, 8, 10, 11, 17 & 18*



**S9 Retailing / Town Centres**

**Major retail and main town centre leisure and culture developments will take place in the identified Town Centre Boundary of the Sub-Regional Centre of Cwmbran. The District Shopping Centres of Pontypool and Blaenavon will be protected and enhanced to improve vitality & viability and to ensure that they meet the needs of local residents and provide a range of facilities. Local Shopping Centres will be protected and enhanced to provide services and facilities for the local community.**



**Policy Justification**

- 5.9.1 In order to determine the implementation of Policy S9 it is important to understand Torfaen’s retail hierarchy. The retail hierarchy is identified in paragraph 4.2.51 of the Plan.
- 5.9.2 Cwmbran’s role as a Sub-Regional Centre needs to be protected and enhanced to support the provision of higher level services and facilities within Torfaen. Connections between the centres are a priority of the LDP Strategy in order that everyone can access them easily and they can fulfil their role and function as the main source of services and community & cultural life. Pontypool and Blaenavon Town Centres need to consolidate their role in providing local services for the surrounding areas.
- 5.9.3 GVA’s Torfaen Retail Study - November 2012 Retail Floorspace Capacity Update has indicated that Cwmbran Town Centre could accommodate a further 4,822 - 8,404m<sup>2</sup> net of comparison retail floorspace up to 2021. This figure relates to the net increase in comparison goods net sales area. The Capacity Update Study 2012 has indicated that there is no convenience floorspace requirement for Cwmbran up to 2021.
- 5.9.4 GVA’s Retail Capacity Update Study 2012 has also indicated that the convenience floorspace requirement for Pontypool is between 1,170 - 1,312m<sup>2</sup> net up to 2021.

*Supporting LDP Objectives: 1 & 2*

## 6. Borough Wide Policy

### **BW1** General Policy - Development Proposals

All development proposals will be considered favorably providing they comply with the following criteria where they are applicable: -

#### **A** Amenity and Design

- i) The proposal does not constitute over development of the site in terms of the scale, density, massing and form of the development;
- ii) The design and visual appearance of the proposal takes account of the local context in terms of siting, appearance, elevation treatment, materials and detailing;
- iii) The proposal respects the urban fabric of the area in terms of pattern of development, the space around and between buildings and the setting of the site;
- iv) The proposal includes a landscaping and planting scheme, which enhances the site and the wider context including green infrastructure and biodiversity networks and allows it to adapt to climate change;

- v) For extensions to buildings, the proposals complement and enhance the form, siting, materials, details and character of the original building, its curtilage and the wider area;
- vi) The proposal does not have an unacceptable impact upon the amenities of the occupiers of adjoining or neighbouring properties;
- vii) The proposal designs out the opportunity for crime and anti social behaviour; and
- viii) The proposal promotes inclusive design, both for built development and access within and around the development.

**B Natural Environment**

- i) The proposal does not result in unacceptable adverse effects in respect of land contamination, instability or subsidence; air, heat, noise or light pollution; landfill gas; water pollution; or flooding, from or to the proposal;
- ii) The proposal does not result in significant adverse effects on the integrity of a European designated site or its designated features in the context of the site's conservation objectives;
- iii) The proposal does not result in a significant adverse effect on a nationally designated site;
- iv) The proposal contributes to the conservation and/or enhancement of the strategic biodiversity network of Torfaen and does not result in a significant adverse effect on the network;
- v) The proposal does not result in the unacceptable loss or harm to features of landscape importance including trees and woodland that have natural heritage or amenity value; and
- vi) The proposal does not have an unacceptable adverse impact upon the water environment or pose an unacceptable risk to the quality and quantity of controlled waters (including groundwater and surface water), and where practicable and reasonable improves water quality.

**C Built Environment**

- i) The proposal contributes to the preservation and enhancement of the historic built environment wherever possible (including heritage assets and their settings);
- ii) The proposal does not detrimentally affect the character of the immediate and surrounding built environment; and
- iii) Where practicable, existing construction materials on the site are re-used or recycled.

**D Utilities Provision**

- i) The proposal does not prejudice the existing or proposed level of service provision; and
- ii) In areas served by the public foul sewer, planning permission will only be granted where the development can be served by the existing public foul sewerage system or, if the system is inadequate, the statutory undertakers and/or the developers will ensure satisfactory improvements are provided prior to the development becoming operational.

**E Design and Transport**

- i) The proposal should be designed in accordance with the relevant national and local highway design guidance and where appropriate, the Council's adopted parking / cycling provision standards;**
- ii) The proposal ensures that new access roads within the development layout connect the development to a range of services and facilities and are designed to promote the interests of pedestrians, cyclists and public transport before the private car;**
- iii) Where access onto an existing highway is required, the proposal takes account of restrictions relevant to the class of road as designated in the road hierarchy, ensuring movements and speeds are controlled through appropriate design, in order to ensure highway safety and protect amenity;**
- iv) The road network is capable of safely and effectively sustaining the scale and nature of additional traffic generated by the proposal and allows for adequate servicing throughout the proposal, with a Transport Assessment being provided where appropriate;**
- v) It has been demonstrated that where a significant number of freight trips will be generated, the least environmentally damaging transport mode and route will be utilised, wherever possible; and**
- vi) The proposal is informed by a Green Travel Plan where appropriate.**

**Policy Justification**

6.1.1 This General Policy for new development proposals identifies those criteria against which all development proposals will be considered. This removes the need to repeat the same criteria in other policies. Not all criteria will be relevant in all circumstances and other policies will need to be read in conjunction with this General Policy in determining proposals. It is the intention that Development Frameworks and Briefs will be prepared for all allocated sites which will give more detailed and site specific advice in relation to the above criteria. Early discussion with Development Control Officers prior to scheme design and submission will enable the achievement of good design and assist in the effectiveness of the process, including the production of the mandatory Design and Access Statement.

**A Amenity and Design**

6.1.2 This criterion will promote good quality design in new development, which is also sensitive to the immediate and surrounding environment. New development has the opportunity to reinforce the character of the area and where possible improve it and should not be of detriment to it. Poor and insensitive design in new development can have a negative visual impact on the environment and can also affect neighbouring properties. Measures to adapt to the effects of climate change through landscaping and planting is promoted. This includes the potential for onsite planting to be included as part of building design (through features such as green roofs and walls), which connect to wider green infrastructure and improve habitat linkages.

**B Natural Environment**

- 6.1.3 In respect of B (i) and consideration of the environmental effects, this criteria is intended to enable consideration of effects both directly from the proposal or effects to the proposal, for example through existing land uses. With regard to B(i), the Coal Authority's 'High Risk Areas' which contain potential hazards (such as land instability and mine gas) arising from former coal mining activity are shown on the Constraints Map; it is recommended that the Coal Authority is consulted when submitting proposals within these areas to establish if such hazards need to be taken into account in the layout and design. Similarly, with regards to flooding, the WG (TAN15) Development Advice Map (on flooding from rivers) and the Localised Flooding Map (mainly due to drainage issues) are also shown on the Constraints Map. Development proposals can explore opportunities to mitigate the potential for noise and light pollution through impact assessments at the design stage. In relation to land contamination effects, considerations will include the potential for exposing occupiers of the site and neighbouring land to unacceptable risk, potential contamination of any watercourse, water-body or aquifer, and potential for causing the contamination of adjoining land.
- 6.1.4 There are no designated European sites within the administrative area of Torfaen. The Habitats Regulations Assessment (Appropriate Assessment) Report (February

2011) details the European sites screened out of the need for further assessment as a result of the impacts arising from the Deposit LDP alone and in-combination. Further rescreening of the Usk Bat Sites SAC and River Usk SAC through consideration of in combination effects on water resources and water quality, recreational activity, habitat fragmentation and loss, and increased disturbance of the Usk Bat Sites SAC concluded that further strategic level assessment of the Usk Bat Sites SAC would not be able to reasonably assess the effects in a meaningful way and through the inclusion of the requirement for Project level HRA in this policy the HRA could conclude there would be no significant in combination effects on the Usk Bat Sites SAC. Project level HRA would establish if proposed mitigation measures are adequate and appropriate in each instance. The findings of the HRA concluded the potential for likely significant effects on the River Usk SAC as a result of in combination effects from other plans and programs through impacts on water quality and quantity and recreational activity. An Appropriate Assessment of the River Usk SAC could not conclude with certainty that the level of development proposed in the LDP and surrounding areas would not have an in combination effect on the River Usk through reduced water quality and increased water resource demand. In consultation with NRW and through mitigation measures in this policy to ensure that water resources for new development are supplied sustainably and incorporation of Monitoring Indicators in the AMR, the AA concluded that with

the mitigation and monitoring measures in place the LDP in implementation would not result in adverse in combination effects on the integrity of the River Usk SAC .In respect of B (ii), in line with the Habitats Regulations and in consultation with NRW, it will be necessary for project level assessments to be undertaken where there is a potential for significant effects on European sites. This will be essential for proposals within alert areas identified by the Review of Consents process for potential significant effects on Aberbargoed Grasslands SAC, Cwm Clydach Woodlands SAC, River Usk SAC and Usk Bat Sites SAC. In relation to this policy ‘European Sites’ are defined as Special Areas of Conservation (SAC’s) and Special Protection Areas (SPA’s) by law and also Ramsar’s, candidate SAC’s (cSAC) and potential Special Protection Areas (pSPA’s) in line with national policy. Criterion B (vi) and (vii) should also be referred to in respect of impacts on the water environment, particularly in relation to the River Usk SAC. In line with national policy and European legislation development proposals should not have an adverse effect on the integrity of a European designated site.

6.1.5 In respect of B (iii) developments affecting nationally designated sites (SSSI’s) will have to satisfy guidance in PPW (Para 5.5.8 & 5.5.9 - 5th Edition). This also includes impacts on ancient or semi-natural woodland which will be dealt with in accordance with PPW (Para 5.2.9 - 5th Edition) and Technical Advice Note 5 Nature Conservation and Planning (2009).

Development proposals affecting European or UK protected species will be dealt with in accordance with PPW (5.5.11 & 5.5.12 - 5th Edition) and TAN5 on Nature Conservation and Planning (2009).

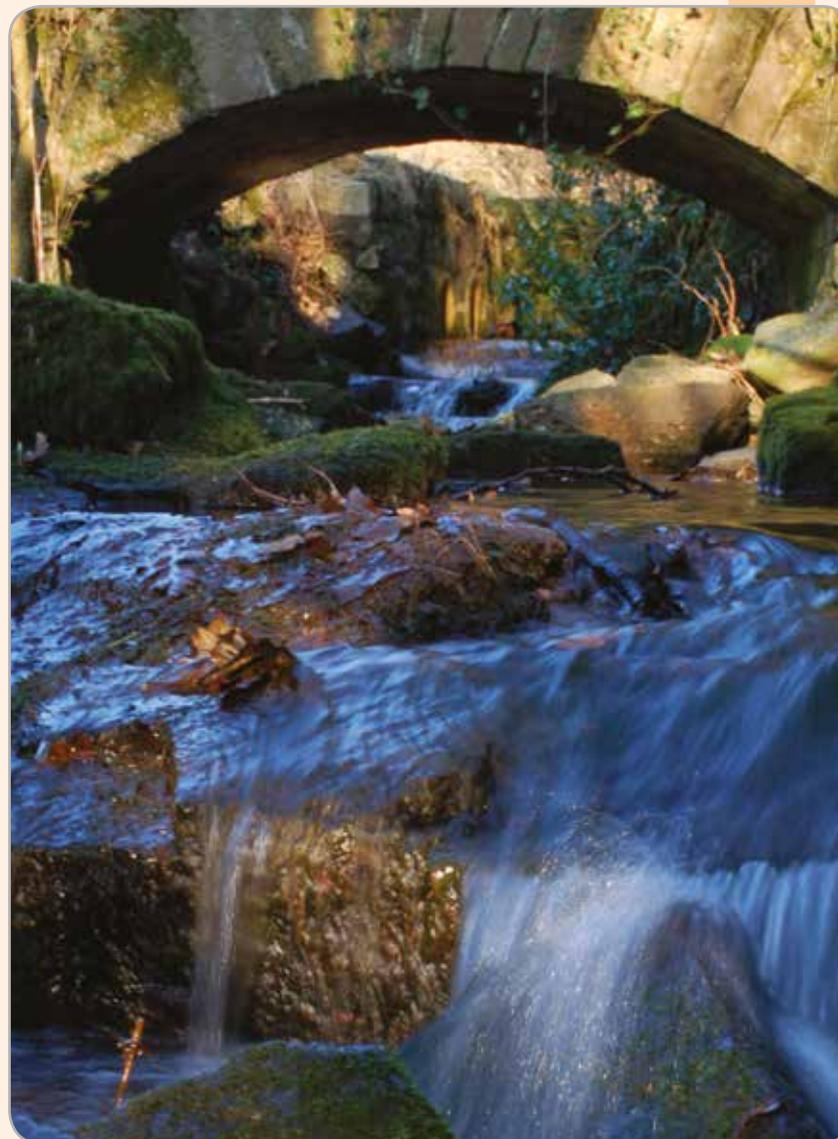
6.1.6 In respect of B (iv) the strategic biodiversity network includes the important biodiversity resources promoted in the Local Biodiversity Action Plan which includes local, national and internationally designated sites, natural habitats, core ecological corridors and habitats & species of principal importance for biodiversity in Wales. All development should, in the first instance, seek to avoid the loss of biodiversity resources and seek to contribute to its conservation and/or enhancement. However, depending on the overall value of the resource, if such loss is both acceptable and unavoidable then the loss should be mitigated and if this is not achievable then it should be compensated for. The Council will address the mitigation and enhancement of biodiversity impacts in the Biodiversity and Geodiversity SPG.

6.1.7 In respect of B (v) landscape features covered as part of this policy include trees, woodland, hedgerows, river corridors, ponds, wetlands, stone walls, species rich grassland, green lanes, peat bogs, heath land and common land, which are all important features of the biodiversity network. It is also important to maintain and enhance the biodiversity network including connectivity between important resources as part of the long term protection and enhancement of the natural

environment in Torfaen. Information and guidance in respect of locally important habitats and species is contained in the Local Biodiversity Action Plan (LBAP), which will be a material consideration in decision making.

6.1.8 Whilst Natural Resources Wales (NRW) has a regulatory role in relation to water quality, the planning system has a crucial role to play in limiting the adverse effects of development on the water environment. The EU Water Framework Directive establishes a strategic approach to water management and a common means of protecting and setting environmental objectives for all groundwaters and surface waters. It aims to protect and restore clean water and ensure its long term sustainable use. The Water Framework Directive requires us to aim to achieve 'good status' in our water bodies by 2015. At present the County Boroughs rivers and groundwater overall are failing to achieve 'good status'. Development should ensure the protection of water quality and quantity through design of schemes, and where practicable and reasonable improve water quality. Opportunities to contribute to the improvements of existing failing water bodies, where the failing water body is related to or would be impacted upon by the development proposal will be supported.

6.1.9 In respect of B (vi) and (vii), in line with the Habitats Regulations and in consultation with NRW and Welsh Water, development proposals must ensure that the water necessary for the development can be supplied sustainably and without



adverse effects on European Sites. This places the emphasis on the statutory undertaker (Dwr Cymru Welsh Water) in liaison with NRW to inform developers and the Council that water can be supplied in a sustainable manner, without adverse effects on European sites.

- 6.1.10 Climate change, increases in population and changes in lifestyle have all had an impact upon the water environment and the pressures upon it. Climate change will affect the amount of rain that falls, it will impact upon river flows, replenishing of groundwater, the quality of water available and incidents of flooding, particularly localised flash flooding. The demands and pressures on water resources will also change, with the scale and nature of the problem differing across Wales, as will the approach to dealing with the problems. The approach to the protection of the water environment will need to take into account the quality and quantity of the local water resource (including Source Protection Zones and aquifers) and how this impacts upon the wider environment in terms of preventing further deterioration of aquatic ecosystems, associated habitats, fisheries, promoting the sustainable use of water, and controlling water abstractions. This is particularly important in terms of any development proposals that are likely to impact on the Afon Lwyd River.

### **C Built Environment**

- 6.1.11 The historic built environment is an important resource in Torfaen and should be protected wherever possible.

Development proposals in proximity to historic resources should ensure proposed design is compatible with the existing built environment and ensure that the new development can be sited and designed to enhance the immediate environment. Similarly the character of the non-historic built environment should be considered in new development proposals. Quite often new development offers the opportunity to enhance the immediate environment and unsympathetic developments will not be looked on favourably where they are of detriment to the character of an area. The Council has adopted SPG on Design for Blaenavon and Pontypool Conservation Areas. Development proposals within the respective Conservation Areas will be expected to be in accordance with the design guidance in these documents. Policy S3 should also be referred to when exploring the potential of green infrastructure in the design of development.

### **D Utilities Provision**

- 6.1.12 New development proposals must not have an unacceptable impact on the existing or proposed level of utilities provision, which includes water, gas, and electricity. Development, which through implementation would have a negative impact on service provision, may have to pay a proportionate contribution to the relevant utilities company to enable the proposal to be acceptable in planning terms. Development proposals, which would prevent planned infrastructure

improvements, will not be looked on favorably unless their effect can be mitigated adequately. Chapter 12 of PPW provides further guidance in respect of Infrastructure and services and the role of the utility services for the promotion of new development.

6.1.13 In respect of D (ii) all development outside of areas served by the public foul sewer network will only be permitted where the criteria for sewerage disposal as set out in Welsh Office Circular 10/99 can be achieved.

**E Design and Highways**

6.1.14 In respect of criterion E (i), developers will be expected to design highways and their associated infrastructure, cycle routes & footpaths and make vehicular & cycle parking provision in accordance with National and the Council's latest adopted guides or standards.

6.1.15 For development that will generate a significant increase in trips (for example industry, mining and quarrying activities) the Council will expect that movement proposals utilise the least environmentally damaging transport mode and route, wherever possible, which will be identified through Transport Assessments. The term 'significant' in the Policy will be assessed in accordance with the assessment methodology and guidance in TAN18 and PPW.

6.1.16 Green Travel Plans will assist developers in improving the sustainability of their sites through encouraging walking, cycling, public transport and lift sharing as part of journeys to

and from the site by employees. This will reduce the amount of car borne trips that the development generates as is promoted in TAN 18 Transport (2007).

*Supporting LDP Objectives: 3, 4, 7, 8, 10, 11, 12, 14, 15 & 17*



## 7. Strategic Action Area Policies

- 7.1.1 Areas within Torfaen where large scale mixed use development schemes will come forward and will therefore require detailed planning consideration over the LDP period have been identified within the Plan as Strategic Action Areas (SAAs). The Council will require that developers prepare Development Frameworks for the whole of a SAA, identified below, to the satisfaction of the Council in advance of any planning application being submitted either for the development of the whole or part of a SAA. These Frameworks will be adopted as interim guidance until they can be adopted as SPG once the LDP is adopted.
- 7.1.2 To provide the developers of SAA's with an assurance that the Council are committed to the long term development of the SAA and to provide certainty for the determination of planning applications, the Proposals Map indicates boundaries of land committed for development during the Plan Period and beyond.



**SAA1 Eastern Strip Central Strategic Action Area, Cwmbran**  
**Land is allocated at Eastern Strip Central Strategic Action Area for an employment led mixed use comprehensive regeneration scheme. Within the Eastern Strip Central approximately 13ha is allocated for the following land uses: - approximately 2.7 Ha for B1 uses and a hotel, approximately 5.6 Ha for B2 uses, a 6,860 sq m gross foodstore, leisure uses and public open space.**

**Such development will only be permitted where it clearly shows that it will deliver a comprehensive redevelopment of the site and create a connection with the Town Centre and railway station which succeeds in visual, physical and functional terms. Proposals for any individual part of the allocated site will not be permitted which are likely to prejudice the achievement of the overall comprehensive development as proposed in this policy, or to harm the vitality and viability of the Town Centre.**

**Policy Justification**

- 7.2.1 This SAA comprises of all the land between St Davids Road to the west and the railway line to the east, bounded to the south by Crane Process Flows Technologies and to the north by Edlogan Way. The total size of this SAA is approximately 13.4 hectares. The site currently comprises of a landscaped strip of land between Grange Road and St Davids Road, the Meritor manufacturing facility / car park and an office block (owned by WG).
- 7.2.2 The Council’s vision for this SAA is of comprehensive redevelopment of the site through a commercial/employment led mixed-use regeneration scheme to create a quality and distinctive location that integrates in design, physical and visual terms with the Town Centre. Proposals for this SAA should take full account of the location of the railway station and the need to integrate fully with the Town Centre and to adjacent sites/proposals. To ensure the coordinated delivery of the comprehensive regeneration of the site, the Council has approved Planning Application 11/P/00101 on the 21st September 2011 and signed a Section 106 Agreement in order to ensure the redevelopment of the Meritor factory site takes place in a coordinated manner.
- 7.2.3 The SAA is subject to a number of constraints; most notably contamination and flood risk.
- 7.2.4 The Council considers, given the strategic location of this site adjacent to Cwmbran Town Centre and key transportation

hubs, every opportunity should be taken to maximise employment opportunities on the site. The Council have through CB Richard Ellis (CBRE), prepared a Commercial Appraisal of the site. The Appraisal concludes that to maximise employment opportunities, the allocation of a foodstore would act as an economic driver to achieve this aim. The comprehensive development of the site will deliver:

1. Remediation of ground contamination for the whole of the Meritor site to enable future redevelopment of the whole site ;
2. Provision of the necessary flood alleviation measures to enable future redevelopment of the Meritor Site;
3. Completion of the high level walkway across St Davids Road (from the Leisure @ Cwmbran complex) and enhanced links to the railway station prior to the occupation of the foodstore;
4. Provision of car parking for Town Centre users to be controlled by a management plan;
5. Redevelopment of the existing Meritor factory as a modern manufacturing facility and associated technical centre; and
6. The creation of a 2.7 Ha parcel of land capable of development for B1 uses and a hotel.

The approval of Planning Application 11/P/00101 has included the provision of the above elements through planning conditions.

7.2.5 The Council have allocated a foodstore on this SAA on the basis that it will be part of an employment-led mixed use comprehensive redevelopment (which provides the above regeneration benefits) and the Council will expect proposals for this SAA to show how the provision of a foodstore will achieve these aims, in particular any proposal advanced must clearly illustrate how the six regeneration benefits (identified above) for the site will be addressed as part of the delivery of the whole of the Strategic Action Area. The foodstore was only allocated and approved as part of Planning Application 11/P/00101 as it was part of the comprehensive redevelopment of the Meritor site i.e. the employment led redevelopment of the site. The approval of Planning Application 11/P/00101, subsequent conditions and Section 106 Agreement will ensure that: -

1. If Meritor remain, that they will consolidate their operation at the site; and
2. If Meritor leave, that the site will be remediated for commercial / employment standards to allow for the site's redevelopment.

7.2.6 The Council through the approval of Planning Application 11/P/00101 has secured a redevelopment proposal which will provide the following elements: -

- Development of an office park on the 2.7 ha employment site;
- A 6,860 sq m gross (3,317 sq m net) retail foodstore and associated Petrol Filling Station (PFS) and car parking - in order to protect the vitality and viability of the existing

Town Centre, floorspace for the sale of comparison goods shall not exceed 25% of the total net sales floorspace of the foodstore unit;

- The completion of the high level walkway from the Leisure@Cwmbran complex and the appropriate layout of retail element of site in order to ensure that the development of the Strategic Action Area is integrated with Cwmbran Town Centre in physical, design and visual terms and that linked trips are encouraged;
- The provision of leisure uses which are complimentary to the Leisure@Cwmbran complex and support the creation of the link and integration to the Town Centre;
- The development of a hotel on the 2.7 Ha employment site;
- The redevelopment of the existing ArvinMeritor factory to create a modern manufacturing facility and associated technical centre;
- The highway improvements identified as part of the approved Traffic Impact Assessment;
- The provision of improved pedestrian links to the Town Centre and Cwmbran Railway Station; and
- The access linkages to the adjacent Strategic Opportunity Areas (SOAs) and other pertinent developments.

7.2.7 Planning Application 11/P/00101 was accompanied by a ground contamination study which identified the ground contamination works required to allow the development to take place. However, further conditions were placed on Planning Application 11/P/00101 in relation to the provision

of further contamination information. Planning Application 11/P/00101 was also accompanied by a Flood Consequence Study which identified the works required in order to resolve the flooding issues. The exact nature of the flood alleviation measures was controlled by a planning condition for Planning Application 11/P/00101.

*Supporting LDP Objectives: 1, 2, 13, 16 & 17*



**SAA2 Canalside Strategic Action Area, Cwmbran**

**Land is allocated at Canalside Strategic Action Area for the construction of approximately 6.2 hectares of mixed use development comprising of approximately 150 dwellings (100 dwellings to be delivered during the Plan Period) canalside uses and public open space.**

**Policy Justification**

- 7.3.1 This SAA is located to the west of Cwmbran Town Centre and comprises of land between Maendy Way to the north, Llywelyn Road the east, Greenforge Way to the south and Springvale Way to the west. The total size of this SAA is approximately 23 hectares.
- 7.3.2 It should be noted that the Council are not proposing the redevelopment of the 16.8 hectares of the SAA not identified in the Policy. However, any redevelopment of these areas will be expected to contribute to the regeneration of the Canal. The 6.2 hectares identified in the Policy comprises of the former Ardep unit, RAFA club and adjacent 2 units, Petersons Funeral Home, Council owned land to the east of the Canal, Forgehammer Industrial Estate, former gas holder site, Forgeside Industrial Estate and BT exchange.
- 7.3.3 The Council's vision for this SAA is the development of a vibrant and distinctive new town centre quarter for Cwmbran. The mixed-use development scheme will be based on high quality development, which incorporates waterside living, leisure activities, commercial development, cultural uses and

biodiversity enhancements. A comprehensive approach is required to ensure a high quality scheme for this SAA.

- 7.3.4 The SAA is subject to a number of constraints most notably: -
- Contamination;
  - High pressure gas mains;
  - Overhead power cables; and
  - A former gasholder site.
- 7.3.5 The Council has assessed the development potential of this site in detail and would wish to see a proposal that addresses the following elements: -
- Approximately 150 dwellings (100 dwellings to be delivered during the Plan Period);
  - Complementary canal side uses such as small scale restaurants/cafes, retail and office uses;
  - Provision of a canal basin;
  - Provision of a hotel;
  - Provision for cultural uses;
  - Civic / public space;
  - Any highway improvements identified as part of Traffic Impact Assessment;
  - Provision of pedestrian links to the Town Centre;
  - The potential access linkages to the adjacent pertinent developments; and
  - Development should retain and protect the Monmouthshire & Brecon Canal.

*Supporting LDP Objectives: 1, 2, 6, 7, 13, 16 & 17*

## **SAA3 Llantarnam Strategic Action Area, Cwmbran**

**Land is allocated at Llantarnam Strategic Action Area, Cwmbran for the construction of 450 dwellings, 8 hectares of employment land (Class B1), a neighbourhood centre and informal recreation provision aided by strategic highway infrastructure improvements.**

## **Policy Justification**

- 7.4.1 This SAA is located to the south, south-east and west of the Llantarnam Business Park intersected by Newport Road which is the main highway route serving the site. The site includes land at Cottage Farm to the west, land adjacent to Newport Road in the centre and Malthouse Lane (North and South) to the east. The total size of this SAA is 29.13 hectares.
- 7.4.2 The Council's vision for the site is to unite the fragmented employment and residential areas in South Llantarnam through the creation of a quality mixed use community with a new neighbourhood centre providing facilities for both the existing and future community. A Development Framework will detail how the employment, neighbourhood centre and residential allocations will be brought forward in a holistic and comprehensive manner, which respects its landscape setting in South Cwmbran. Importantly any Development Framework for the site will outline the strategic highway improvements necessary to deliver the scheme, which will be funded by development within the SAA.
- 7.4.3 The site is subject to the following constraints, which will need to be addressed as part of the Development Framework: -
- Landscape impact of the built development;
  - Strategic highway improvements to service the site and to promote a sustainable transport system serving the site;

- Overhead power lines and gas high pressure main traversing the site; and
- Topography.

7.4.4 As part of the detailed Development Framework that is to be prepared for the site the following land use elements will need to be addressed:

- Residential development of 450 dwellings, mainly located to the east and centre of the SAA, which will be sited to minimise landscape impact from the A4042 Trunk Road and A4051 Cwmbran Drive;
- Employment development (which will be B1 office uses) of approximately 8 hectares, mainly located to the west of the site, which will be sited to minimise landscape impact from Cwmbran Drive;
- A centrally located Neighbourhood Centre, which will provide shops and local services, located at the area of land between Ty Coch Lane and Newport Road;
- Provision of a new roundabout on Newport Road with accesses to the west and east serving the Industrial Park and Malthouse Lane respectively; and
- Incorporation of recreation and green infrastructure through provision of open space and formal / informal recreation facilities.

*Supporting LDP Objectives: 1, 2, 16 & 17*

#### **SAA4 Mamhilad Strategic Action Area, Pontypool**

**Land is allocated at the Mamhilad Strategic Action Area for the construction of approximately 1,700 dwellings (690 dwellings to be delivered during the Plan Period), employment uses, re-use of the Grade II\* Listed Building, neighbourhood centre, primary school, open space and recreation facilities as part of a mixed use scheme to create a sustainable urban village within a landscaped setting.**

#### **Policy Justification**

7.5.1 This SAA comprises of derelict and operational industrial and office buildings and large areas of farmland totalling an area of approximately 72.65 hectares. The SAA is located to the north east of Pontypool and is situated between the A4042 dual carriageway and the Monmouthshire and Brecon Canal. The site is highly visible from the Canal and will require sensitive planning in order to provide an appropriate scheme for this area.

7.5.2 The Council's vision for this SAA is the transformation of a dated employment area and surrounding land to a mixed-use sustainable urban village with links to the nearby key settlement of Pontypool in order to provide employment and housing opportunities and bring wider regeneration benefits to the Pontypool area. The scale of the development is such

that not all the development will be realised in this plan period (up to 2021).

7.5.3 The SAA is subject to a number of constraints most notably: -

- Retention of buildings. The Mamhilad SAA contains the Nylon Spinners building (a Grade II\* listed building of approximately 125,000 square metres in size) and also various other office buildings at Mamhilad Park and Parke-Davis;
- The Monmouthshire and Brecon Canal is located in close proximity to the western boundary of the SAA. Therefore, careful consideration must be given to ensuring an adequate buffer between the development site and the Canal, accounting for the changes in topography between the Canal and western boundary of the SAA;
- All watercourses throughout the site have been designated as SINC's; and
- Mature trees and public rights of way are present on site and will need to be taken into account of in the planning of future development proposals.

7.5.4 The Council has assessed the development potential of this SAA in detail and would wish to see a proposal that addresses the following elements: -

- Retention and enhancement of employment in the existing offices at Mamhilad Park and Parke-Davis which accommodate up to 1,500 people;

- Retention and conversion of the Nylon Spinners building to provide a new mixed-use development opportunity including housing, office, leisure and professional services which respects the building and its setting and provides a sustainable reuse;
- Provision of up to approximately 1,700 dwellings (with 690 dwellings to be delivered during the Plan Period);
- Provision of a neighbourhood centre including local retail facilities;
- Provision of a primary school;
- Provision of open space and recreation facilities in accordance with the Fields in Trust's up-to-date benchmark standards;
- Provision of a through route for the site north to south that links to the A4042 trunk road and surrounding road infrastructure; and
- Provision of public transport, including pedestrian, cycle and bus routes. Any proposal must provide for the maximum amount of public transport that is practical in order to ensure that public transport is accessible for all. Public transport provision within the SAA must also link well and contribute to Pontypool Town Centre and the proposed Pontypool/New Inn Park and Ride/Share Scheme.

7.5.5 As part of any Development Framework there is a need for a comprehensive phasing plan, not based around land ownership but on the logical provision of infrastructure for the site. The key requirement for phasing is the timing of when

the implementation of the through route can be delivered for the SAA, which is essential to infrastructure development. The through route is essential to the site and its phasing is crucial to deliver a proper and planned development.

- 7.5.6 The phasing plan will also indicate when the various elements of the overall development will come forward including which elements will be provided during this plan period. In particular the timing of the primary school and neighbourhood centre will be important in ensuring the development is delivered in a logical, practical and methodical manner.

*Supporting LDP Objectives: 1, 2, 5, 7, 13 & 16*

**SAA5 The British Strategic Action Area, Talywain, Pontypool Land is allocated at the British Strategic Action Area, Talywain for a major land reclamation scheme. The land reclamation scheme will prepare the land required for future redevelopment as part of a long term regeneration scheme and make safe the surrounding land. The subsequent land form and extent of compaction required to enable redevelopment will be informed by a Development Framework.**

#### **Policy Justification**

- 7.6.1 The British comprises a large area of derelict land that has been the subject of much historical investigation. The Council is actively seeking the reclamation of The British to make

safe this derelict site and also prepare part of the area for redevelopment to serve the North Torfaen and Pontypool area in the long term. The Development Framework proposed below will be prepared in parallel with the preparation of the land reclamation scheme and, taking account of the economic and technical constraints exhibited by the site, identify the optimum land form and ground stabilisation required to enable the site's redevelopment. Furthermore, the Council consider that any reclamation scheme advanced should include the making safe and environmental enhancement of the wider area which surrounds the site proposed for redevelopment.

- 7.6.2 In the long term (beyond the LDP plan period) the vision for The British is a major mixed-use development, which will be brought forward in line with a Development Framework to be prepared for the site. The SAA is located adjacent to the settlement of Talywain and covers a total area of 72 hectares.
- 7.6.3 The Council's long term vision for the site is one of a comprehensive regeneration scheme of a large brownfield site, which will play an important role in the regeneration of North Torfaen through the provision of quality affordable housing and employment opportunities and the removal of unsightly dereliction. This large area of derelict land and buildings is in need of reclamation. It is well located to provide for long term regeneration aims in the North Torfaen / Pontypool Area. It also presents the opportunity to provide

enhanced open space and recreation opportunities on the reclaimed land. Parts of the site are at risk of flooding but this is primarily due to the existing ground conditions which the land reclamation works would be looking to address. Coal recovery may be appropriate to aid in the overall reclamation of the area but the nature and extent of this will need to be fully justified and examined against national policy (as detailed in MTAN2) as part of any planning application for the SAA. The Coal Authority supports the allocation and remediation of the site for its positive benefits which include addressing the mining legacy and hazards.

7.6.4 The site is subject to the following constraints, which will need to be addressed as part of the Development Framework: -

- Flooding;
- Strategic highway Improvements to service the site;
- Primary access point to the site (southern and northern end) and the treatment of the Big Arch;
- The former railway line, cycle and leisure route and its integration into the scheme;
- Dealing with contamination issues on site;
- Ground stability issues from previous coal workings;
- The conservation and where possible reuse of Listed Buildings; and conservation of Scheduled Ancient Monuments and archaeological resources on site;
- Biodiversity constraints, including the need to minimise impacts on the LBAP species and SINC interests on site;

- The wider area to the west of the British site as to how this can be positively made safe and used as part of the regeneration scheme; and
- Potential for the biodiversity resources and heritage features to be used in the regeneration of the site.

7.6.5 The site incorporates the existing and former residential terraces to the west of the site as well as the workings associated with the former British ironworks and collieries. The Development Framework will identify the boundaries of development areas, the proposed uses for the site, their quantum, strategic access arrangements and landforms. The area is located within the settlement boundary to show the potential extent of the urban extension in this area and allow for development to come forward on the site potentially before 2021. Developments coming forward on the site will required to be comprehensively planned, coordinated and phased and be in accordance with a Development Framework prepared for the site. Sporadic or piecemeal development within the site not linked to the comprehensive regeneration in accordance with a Development Framework will be resisted.

7.6.6 As part of the detailed Development Framework that is to be prepared for the site the following land use elements will need to be addressed:

- Residential development of a quantity to be determined;
- Employment development of a size to be determined by the Development Framework);

- Provision of education facilities in the form of a 210 place single form entry school;
- Local neighbourhood centre, providing local facilities including shops;
- Emphasis should be placed on ensuring that internal circulation within the site is governed by the principles of a sustainable movement hierarchy;
- Primary Access Routes (north and south) and through routes including the treatment of the Big Arch;
- Green infrastructure through the development and enhancement of biodiversity;
- Provision of formal and informal recreation space; and
- The wider area to the west of the British and how it can contribute to the regeneration scheme.

*Supporting LDP Objectives: 9 & 13*



**SAA6 South Sebastopol Strategic Action Area, Cwmbran**  
**Land is allocated at South Sebastopol for an urban village comprising a new sustainable community consisting of 1,200 dwellings (approximately 690 to be delivered in the Plan Period) and ancillary uses focussed around a village core. This shall include education provision, community facilities, neighbourhood centre, playing pitch provision and public open space.**

#### **Policy Justification**

- 7.7.1 South Sebastopol extends to 103.5 hectares on sloping hillside and is located between Upper Cwmbran and Pontnewydd to the south and the residential community of Sebastopol to the north. To the west, open countryside and a golf course rise steeply to the ridge line of Mynydd Twynglas, whilst to the east is the route of the A4051 and undulating countryside. The site is roughly square and is divided roughly into four by the Monmouthshire and Brecon Canal running north to south bisecting the site and the large mature woodland belt running east to west. The South Sebastopol Development Framework was produced by TCBC in 2004 establishing the broad form and structure of the site's development.
- 7.7.2 Given the location of the South Sebastopol SAA abutting two Housing Sub-Market Areas, 75% of the housing within the Plan Period (approximately 517 dwellings) will serve

Cwmbran West and North, with 25% of the housing serving Pontypool (approximately 173 dwellings).

7.7.3 The vision for the site is to create a sustainable community from a series of neighbourhoods set in attractive landscape, which respects, conserves and enhances the existing historical, ecological and landscape features. The landscape and public open space will be an integral part of the new community and provide a substantial amenity area for the residents. The Council has assessed the development potential of this SAA in detail and any proposal for the site will be expected to address the following elements: -

- Provision of 1,200 dwellings (with 690 dwellings to be delivered during the Plan Period);
- Provision of a neighbourhood centre;
- Provision of community facilities;
- Education provision;
- Provision and management of open space and recreation facilities in accordance with the Fields in Trust's up-to-date benchmark standards or figures identified in the latest approved Development Framework;
- A layout and design that preserves or enhances the setting and character of the Monmouthshire & Brecon Canal Conservation Area and the Listed Buildings on the site;

- Retention, mitigation and management of importance grasslands, woodlands, hedgerows and water features on the site;
- Retention of the north-south wildlife corridor along the Canal and east-west wildlife corridors, with a lighting strategy to provide dark corridors as appropriate; and
- A layout that prevents coalescence through the retention and management of woodlands and hedgerows and the provision of a strategic landscaping scheme which should include buffers to existing settlements as well as the consideration of the location, density, scale and height of built development.

*Supporting LDP Objectives: 1, 2, 5, 6, 7 & 16*

**SAA7 Llanfrechfa Grange Strategic Action Area, Cwmbran**  
**Land is allocated at Llanfrechfa Grange Strategic Action Area, Cwmbran for the construction of a Specialist and Critical Care Centre Hospital, approximately 300 dwellings, 4.8 hectares of associated employment land (healthcare related uses), community facilities, playing pitch provision, children’s play areas and public open space. The land uses may necessitate strategic highway infrastructure improvements and this requirement should be determined through a Traffic Impact Assessment.**

#### Policy Justification

7.8.1 This 44ha Strategic Action Area (SAA7) comprises the existing Llanfrechfa Grange Hospital site of some 29ha and agricultural land surrounding the hospital to the north, south and east of approximately 15ha. The SAA is located to the east of the residential area of Llanfrechfa in the wards of Llanyrafon North and South. The SAA is allocated for a mix of uses including a new hospital, residential & high quality employment uses and associated facilities with a new link road on part of the site to remove through traffic from a sub-standard length of the adjacent B4236 Caerleon Road. A Development Framework (2008) has been produced for this SAA in order to establish the design principles for development and is likely to be updated in the near future.

7.8.2 Through a process of public consultation and further analysis, the Llanfrechfa Grange Hospital site has been identified by the Aneurin Bevan Health Board as their preferred location for a new Specialist and Critical Care Centre (SCCC). The provision of a SCCC in this location will provide specialist resources for the former ‘Gwent’ area and south Powys, caring for people who are seriously ill or who have complex problems and cannot be safely cared for in their Local General Hospital. Prior to the identification of the Llanfrechfa Grange Hospital site for an SCCC the majority of the hospital site was allocated for housing purposes in the Torfaen Local Plan. A 12.5ha housing site is allocated to the south of the hospital which is expected to provide approximately 300 new dwellings and associated facilities by 2021. An approximately 8.4ha employment site is allocated to the north of the hospital; 4.8ha of which is expected to be developed within the plan period. The balance of the site includes the existing farm buildings, Llanfrechfa Grange listed building as well as land for the line of the link road.

7.8.3 The vision for the Llanfrechfa Grange SAA is to deliver an integrated and planned high-quality sustainable scheme delivering regeneration benefits and an extension to the existing community of Llanfrechfa, which will ultimately comprise the following elements:

- Delivery of a regional SCCC facility of 450 to 500 beds in the northern part of the Action Area, providing specialist services for the 'Gwent' and South Powys Area;
- Additional high quality employment facilities to the north of the SAA to compliment the SCCC;
- Approximately 300 houses in the southern part of the SAA in order to tackle the identified housing need in the area;
- Provision of a new link road to the SAA providing access and an alternative route to the existing B4236 Caerleon Road, if deemed to be required in support of the development proposed by a Traffic Impact Assessment;
- Provision of appropriate strong pedestrian and cycle linkages to surrounding areas;
- Reasonable Provision of community facilities;
- Provision of open space and recreation facilities in accordance with the Fields in Trust's up-to-date

benchmark standards or figures identified in the Development Framework and retention or relocation of existing recreation facilities;

- Integration of the Llanfrechfa Grange manor house, a Grade II Listed Building, into the residential development scheme; and
- Consideration of the remains associated with White Hall as part of any proposed development scheme.

7.8.4 The delivery of this SAA should come forward in a phased manner with the enabling works for the SCCC, including any necessary highway improvements, delivered first, followed by the SCCC itself. The nature, timing and order of the remaining uses will be determined by market conditions and further studies to inform for example the need for and timing of any necessary highway improvements.

*Supporting LDP Objectives: 1, 2, 7, 13, 16 & 17*



# 8. Topic Based Policies

- Housing
- Economy, Employment and Tourism
- Retail and Town Centres
- Transport
- Minerals
- Waste
- Community Facilities
- Countryside
- Biodiversity/Geodiversity
- Historic Environment

Topic Based Policies



# Housing

## Strategic Action Areas

- 8.1.1 SAA sites identified in Section 7 also include strategic housing provision and should also be referred to alongside the housing sites below.

## Strategic Housing Sites

- 8.1.2 Strategic housing sites are defined as sites that are able to accommodate 100 or more dwellings. The location and scale of these sites present an opportunity for significant new development to take place across the County Borough and they form an essential part of the LDP Development Strategy in order to meet housing requirements in the County Borough.
- 8.1.3 All strategic housing sites will require Development Frameworks to be produced by the landowner/developer in association with the Council. It should be noted that it will be the responsibility of the developer/landowner to prepare the Development Framework which will need to be submitted to the Council for agreement before public consultation and adoption. The Council will adopt the Development

Frameworks as an SPG document which must be approved prior to the submission of detailed development proposals for the site. The Development Framework should include development principles, design guidance and identify a logical and orderly sequence of development within the site. Development will take place in accordance with the Framework as agreed by the landowner / developer and Council.

## Additional Housing Sites

- 8.1.4 For sites of under 100 dwellings, Development Briefs will be produced by the Council, in partnership with the landowner / developer if they so wish. Whilst Development Frameworks cover the principles of development for the overall site, often where there is a mix of uses; a Development Brief considers detailed aspects for smaller sites where there is more certainty about development requirements. Development Briefs will also undergo public consultation before they are adopted as SPG by the Council.
- 8.1.5 The numbers of dwellings identified for both the Strategic and Additional Housing Sites are indicative and hence may

vary when detailed or full planning applications are finally approved. Further background information with regards to the housing numbers and sites can be found in Appendix 1 to this document.

**H1 Housing Allocations within the Cwmbran Housing Sub Market Areas**

During the Plan Period 2006-2021 the following land in the Cwmbran area is allocated for the provision of new dwellings (in addition to those identified within Strategic Action Areas) as shown on the Proposals Map:-

**Strategic Housing Sites**

H1/1 - County Hall and Police HQ, Llanyravon - 220 dwellings; and

H1/2 - Former Police College & Adjacent Land, St. Dials - 350 dwellings.

**Additional Housing Sites**

H1/3 - Former Belle Vue Nursery, St. Dials - 16 dwellings; and

H1/4 - Ty'r-ywen Farm, Fairwater - 25 dwellings.

**Policy Justification**

8.2.1 The sites allocated above exclude sites built out during the period 2006-2013 or that have been granted planning permission. In order to provide housing numbers up to 2021, sites permitted subject to Section 106 agreements

and sites assessed as suitable as part of the Candidate Sites Assessment process have been allocated in this Plan for housing development. For sites that have not been granted planning permission, Development Briefs and Development Frameworks will be produced before planning applications are determined in order to agree the type of development required for the sites.

*Supporting LDP Objectives: 13 & 16*

**H2 Housing Allocations within the Pontypool Housing Sub Market Area**

During the Plan Period 2006-2021 the following land in the Pontypool area is allocated for the provision of new dwellings (in addition to those identified within Strategic Action Areas) as shown on the Proposals Map:-

**Strategic Housing Sites**

H2/1 - Former Trevethin School, Penygarn - 115 dwellings;

H2/2 - Animal Pound & Adjacent Land, Wainfelin - 135 dwellings; and

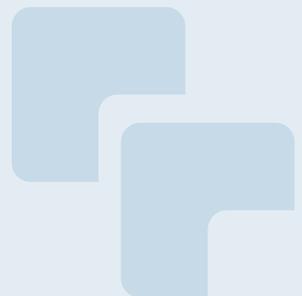
H2/3 - Pontypool College, Cwmyrnscoy - 140 dwellings.

**Additional Housing Sites**

H2/4 - Coal Yard, Station Road, Panteg - 15 dwellings.

**Policy Justification**

8.3.1 See Policy Justification for Policy H1  
*Supporting LDP Objectives: 13 & 16*





### H3 Housing Allocations within the North Torfaen Housing Sub Market Area

During the Plan Period 2006-2021 the following land in the North Torfaen area is allocated for the provision of new dwellings (in addition to those identified within The British Strategic Action Area) as shown on the Proposals Map: -

- H3/1 - Garn-yr-Erw Terrace, Blaenavon - 26 dwellings;
- H3/2 - Blaenavon Health Centre, Blaenavon - 17 dwellings;
- H3/3 - St Peters School, Blaenavon - 18 dwellings;
- H3/4 - Hillside School, Blaenavon - 64 dwellings;
- H3/5 - Land off Giles Road, Blaenavon - 25 dwellings;
- and
- H3/6 - Old Co-op, 39-43 High Street, Abersychan - 24 dwellings.

#### Policy Justification

- 8.4.1 See Policy Justification for Policy H1  
*Supporting LDP Objectives: 13 & 16*

### H4 Affordable Housing

In order to achieve a target of approximately 1,132 affordable homes within Torfaen over the period 2006-2021, the Council will, on all residential sites of 3 or more dwellings or over 0.1ha (including if it forms part of a

more substantial site over this size), seek to negotiate the on-site provision of up to the following percentage of affordable housing and / or a payment in lieu of on-site provision, by Housing Sub-Market Area, as follows:-

1. North Torfaen - 10%;
2. Pontypool - 25%;
3. Cwmbran West & North - 20%; and
4. Cwmbran East & South - 30%.

These percentages will change upwards if Social Housing Grant is to be used.

These percentages may change by 5% increments (increase or decrease), via Supplementary Planning Guidance, if house prices or construction costs change (up or down) as a result of annual monitoring and an update of the Affordable Housing Viability Study.

The dwelling size and tenure of the affordable housing should contribute to balanced & sustainable communities, reflect local need and normally be designed to the principles of the Welsh Government Development Quality Requirements.

**Note:** The above Housing Sub-Market Areas are defined by the following post codes: - North Torfaen (NP4 9 & NP7); Pontypool (NP4 0/5/6/8); Cwmbran West & North (NP44 1/4/5) and Cwmbran East & South (NP18 1 & NP44 2/3/6/7/8).

### Policy Justification

- 8.5.1 In order to meet a 4,700 LDP target, the Council has to deliver 3,897 new dwellings over the remaining Plan Period 2010-2021 (4,700 dwellings LDP target (2006-2021) minus the 803 dwellings already built 2006-2010). Also, during 2006-2010, 200 affordable dwellings were delivered in Torfaen on large sites of 10 or more dwellings. The affordable housing percentage target for each of the Housing Sub-Market Areas in Policy H4 have been set following an assessment of site viability as detailed in the Torfaen Affordable Housing Viability Assessment.
- 8.5.2 Based upon the research of the Joint Local Housing Market Assessment (LHMA) 2010 Update carried out for Torfaen, Newport and Monmouthshire Councils, of the 4,700 dwellings to be delivered in Torfaen over the Plan Period 2006-2021, 58% or 2,700 dwellings would need to be affordable.
- 8.5.3 However, stakeholder consultation has agreed that Torfaen's affordable housing need cannot be met by planning obligations alone. This is mainly due to the economic viability of sites, which varies across the County Borough; the lack of WG Social Housing Grant and the overall level of growth achievable in the LDP. Taking this into account, it is estimated that the LDP is likely to deliver approximately 1,132 affordable dwellings between 2006 and 2021, out of the 4,700 new dwellings expected to be built over this period. This equates to a 24.1% provision of affordable housing.

8.5.4 It must be noted that the LDP is not the sole mechanism for delivering affordable housing. The target set out in this Policy is what can be delivered as part of S106 agreements on allocated and windfall large sites of 10 or more dwellings and small sites of 3-9 dwellings. Further affordable dwellings will be delivered on future 100% affordable housing sites using WG Social Housing Grant (SHG) and the re-use of empty properties. As their locations and thus affordable housing percentages are not known and as SHG is not guaranteed, it is not feasible to estimate the number of affordable dwellings that these other mechanisms can deliver. However, affordable dwellings delivered by these other mechanisms will be monitored through the LDP Annual Monitoring Report.

8.5.5 This Policy allows the Council to seek affordable housing on sites of 3 dwellings or more where those sites: -

- Are capable of delivering more housing than proposed (based on a minimum density of 30 dph); and / or
- Could form part of a more substantial development, either on an allocated site or on adjacent land which could also be used for housing, which would in its totality be above the threshold.

8.5.6 This Policy will need to be read in conjunction with the adopted Torfaen Planning Obligations SPG (which includes Annex 1 on Affordable Housing that explains how the Policy will be implemented in detail). Subject to consultation, an update of the Affordable Housing Annex 1 will be used

if, after the annual review of Policy H4, it is found that housing viability has changed enough to conclude that the percentage of affordable housing sought in any of Torfaen's four Housing Sub Market Areas should increase or decrease by a 5% increment. For example, housing viability is affected by changes in new house prices and construction costs; government planning, housing and fiscal policy, land values, the introduction of Torfaen's Community Infrastructure Levy, etc.

8.5.7 In addition, further details of how affordable housing could be provided as part of specific housing allocations is / will be detailed in the relevant Development Framework / Brief SPG for a site. The Adopted Planning Obligations SPG states that the Council will use the Three Dragons Development Appraisal Toolkit where an applicant considers that it is not economic for a site to provide the level of affordable housing required by this Policy or in order to calculate a higher percentage of affordable housing if WG Social Housing Grant is available. The Council expects all affordable housing to be built to the WG Development Quality Requirements (DQR), especially where it will be tenure neutral or for rent. However, a relaxation of DQR may be allowed for intermediate housing for sale in exceptional circumstances such as for economic or design reasons.

*Supporting LDP Objective: 16*

**H5 Provision for Recreation, Open Space, Leisure Facilities and Allotments**

**Provision for children’s play areas, outdoor recreation, open space and leisure facilities will be sought in conjunction with new residential developments of 3 dwellings or more, based on a minimum of: -**

- a) 2.4 hectares of recreational open space per 1,000 population;**
- b) 0.4 hectares of on-site open space per 1,000 population;**
- c) 2.0 hectares of accessible natural green space per 1,000 population; and**
- d) 20 allotments (250m<sup>2</sup> each) per 1,000 households.**

**Policy Justification**

- 8.6.1 This Policy is aimed at securing the provision of recreational open space and other appropriate outdoor recreation, children’s play areas and leisure facilities in conjunction with all new residential developments of 3 dwellings or more. Where this cannot be achieved on site appropriate alternative off site provision or financial contributions will be sought.
- 8.6.2 The Council has undertaken an Assessment of the level of formal open space provision in the County Borough. The Assessment has been used to identify the level of deficiency or surplus for different types of open space. This information can be used as a basis for considering the accessibility of

development proposals, which generate demand for, or result in the loss of, the provision of formal open space.

8.6.3 The appropriate amount of recreational open space will be assessed against the standard of 2.4 hectares per 1,000 population endorsed by Fields in Trust (FIT). The Council has adopted its own recreational open space standard with the three ranges stated below which when aggregated equals the FIT standard, as follows: -

1. Equipped Children’s Play Areas - 0.25 hectare per 1,000 population;
2. Informal Recreational Open Space - 0.55 hectare per 1,000 population; and
3. Formal Recreational Open Space - 1.6 hectares per 1,000 population.

8.6.4 The Council has adopted its own on-site open space standard of 0.4 hectare per 1,000 population which is applied nationally by the majority of local planning authorities. In addition, the Council has adopted the Natural Green Space Standard devised by Countryside Council for Wales (CCW); now Natural Resources Wales (NRW). NRW recommends that provision should be made for at least 2 hectares of accessible natural green space per 1,000 population, that no-one should live more than 300 metres from their nearest natural green space, that there should be at least one 20 hectares site within 2 km of their home, that there should be one accessible 100 hectares site within 5 km and that there should be one 500 hectares site within 10 km. On-site natural

greenspace can count towards a site's requirement for open space.

8.6.5 Finally, the Council has adopted The National Society of Allotment and Leisure Gardeners national standard of 20 allotments per 1,000 households (1,019 dwellings) based on an average plot size of 250 square metres for all new developments.

8.6.6 This Policy will apply to all new proposed housing developments, redevelopment schemes, conversions, mixed use developments containing dwellings and sheltered housing.

8.6.7 The latest Torfaen S106 SPG will set out more detailed guidance on how the provision of open space, children's play, outdoor recreation and leisure facilities for new residential developments will be assessed and managed. Consideration will also be given to the availability and adequacy of existing facilities within the surrounding area. Financial contributions to improve existing facilities as opposed to new provision may be acceptable in certain circumstances. Therefore, the Council will seek to secure a range of improvements for accessible, high quality open space, outdoor recreation provision and leisure facilities, as appropriate to the particular site and development proposal.

*Supporting LDP Objective: 2*

- H6 Conversion, subdivision or re-use of buildings for residential purposes within the Urban Boundary**
- Development proposals for the use of buildings for residential purposes within the Urban Boundary involving the sub-division of existing dwellings, conversion of non-residential buildings and the re-use of buildings for multiple occupation in the form of non self contained (shared) accommodation will be permitted provided that the proposal satisfies all of the following criteria: -**
- a) The building is capable of re use without adversely impacting on the character and amenity of the area;**
  - b) The building is capable of accommodating its new use without requiring substantial extension which would result in an over development of the site or building; and**
  - c) The site can be adequately accessed and serviced, including acceptable levels of car parking provision (in line with the Councils adopted guidelines) and acceptable provision of clothes drying space, cycle storage and bin storage facilities on site.**

#### **Policy Justification**

8.7.1 There are a number of vacant buildings within the Urban Boundary which are no longer required for their original purpose and in many cases are in a state of disrepair. The conversion of such buildings to residential use can be beneficial to the general appearance of an area and provide

much needed accommodation. Proposals for conversion of buildings to residential use must not result in the unacceptable loss of a key community facility within an area as covered by other relevant policies in the Plan.

8.7.2 Furthermore, there are a large number of empty dwellings in the County Borough that could be brought back into reuse for residential purposes. This would help to improve the vitality of existing areas within the County Borough and is to be encouraged. The division of suitable properties into smaller units can be beneficial in providing a wider range of accommodation for smaller households. The benefit of such sub-division must be gauged against the possible impacts on neighboring residential properties that will result from an increase in the use of the building. Therefore, careful consideration will be given to the level of sub-division that is proposed and the likely impact this will have on the adjoining area.

8.7.3 Conversion of existing residential dwellings into those for multiple occupation must not harm the character of the street scene and not have an adverse impact on highways, parking and amenity in the immediate locality. In terms of maintaining the character of the street scene, it is important to ensure that newly created dwellings have an entrance onto the street frontage, unless the siting, layout and design of the building make it impractical to do so. Also changes to the building façade or curtilage or significant changes to the population demographic of the street will all be important

considerations in assessing impact of proposals on the character of a place. Similarly important considerations in determining the effect on character will be the cumulative impact of such proposals. The cumulative development of dwellings into properties of multiple occupation can have a negative effect by eroding the character of the street. Development proposals will also need to ensure that satisfactory bin storage can be made available on site so as to not adversely affect the amenity of the immediate area.

*Supporting LDP Objectives: 13 & 16*

**H7 Gypsy and Traveller Site Allocations**  
**The following sites are allocated for Gypsy and Traveller accommodation up to 2021: -**  
**H7/1 - Rose Cottage Gypsy and Traveller Site, Cwmyrnyscoy, Pontypool for 10 permanent pitches; and**  
**H7/2 - former Race AFC Football Pitch, Cwmyrnyscoy, Pontypool for up to 32 permanent pitches.**

**Policy Justification**

8.8.1 The Torfaen Gypsy and Traveller Studies (published in 2009, 2011 and 2012) identify that there are currently four permanent Gypsy and Traveller sites in Torfaen, all of which are in need of improvement. The latest 2012 Study recognises that there is a need, dependant on pitch turnover, for 20-42 permanent pitches and a total of 2 transit pitches

in the County Borough up to 2021. However, given previous rates of pitch turnover, it is expected that the need will be nearer 20 pitches. The owner of the Rose Cottage Gypsy and Traveller Site proposes to redevelop an area within the site for approximately 10 permanent pitches. In addition, the Council is proposing to develop up to 32 permanent pitches on the former Race AFC football pitch and to redesign the Shepherds Hill Gypsy & Traveller site which will provide the 2 transit pitches.

*Supporting LDP Objectives: 13 & 16*

### **H8 New Gypsy & Traveller Site Proposals**

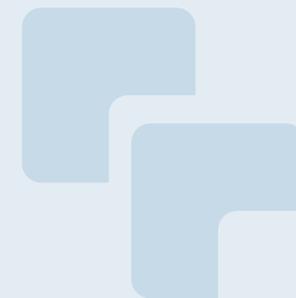
**The development of Gypsy & Traveller sites will only be permitted where the proposal satisfies all of the following criteria: -**

- a) Where new buildings are proposed they will be necessary, such as essential supporting infrastructure and facilities ancillary to the use of the site and not new permanent residential dwellings; and**
- b) The proposal does not constitute an overdevelopment of the site in terms of the number and location of caravans and pitches.**

#### **Policy Justification**

8.9.1 Applications for new Gypsy & Traveller sites will be determined against Policy H8, national policy, especially WG Circular 30/2007 'Planning for Gypsy and Traveller Caravan Sites' and other LDP Policies as appropriate.

*Supporting LDP Objective: 16*



**H9**

**Affordable Housing Exception Sites**

**In order to help meet local affordable housing need and to ensure the viability of local communities, permission will be granted for small affordable housing sites (9 or less dwellings) within or adjoining the existing urban boundaries where: -**

- a) The site is solely for affordable housing;**
- b) A genuine local need for affordable housing has been identified in the Housing Sub-Market Area;**
- c) It can be demonstrated that the need for affordable housing in the Housing Sub-Market Area cannot be satisfactorily met within the Housing Sub-Market Area;**
- d) The proposal relates well visually and physically to the existing settlement form, is integrated with the existing community and does not constitute a ribbon, sporadic, isolated or fragmented form of development; and**
- e) The site is in proximity to services and facilities.**

**Policy Justification**

8.10.1 The Council is committed to ensuring a proactive approach in the delivery of affordable housing by maximising the amount of affordable housing that can be delivered through the planning system. Affordable housing exception sites will help ensure the viability of local communities within Torfaen.

Such development must relate acceptably to existing areas, should be at an appropriate scale to ensure that communities are balanced and would accommodate no more than 9 dwellings.

8.10.2 The release of such sites for the provision of affordable housing to meet local needs is an exception to the policies for general housing provision. Such sites must be fully justified and will only be appropriate where there is evidence of local need within the Housing Sub-Market Area where the proposal is located and why that need cannot be met elsewhere within the Housing Sub-Market Area taking into account LDP housing allocations and their likely provision of affordable housing. ‘Local need’ refers to a person or households who either works or lives within and/or has a family connection to the Housing Sub-Market Area in question and is in affordable housing need.

8.10.3 Planning permission will be subject to a planning condition or obligation to ensure that the affordable dwellings will be delivered in partnership with a Registered Social Landlord and national legislation / policy currently ensures that they remain available in perpetuity to meet local housing needs. Sites must meet all the other criteria against which a housing development would be judged. Affordable housing exception sites are not appropriate for market housing.

*Supporting LDP Objective: 16*

# Economy, Employment and Tourism

## Strategic Action Areas

8.11.1 SAA sites identified in Section 7 also provide strategic employment provision and should be referred to alongside the employment sites below.

**EET1 Employment Allocations in the Cwmbran Area**  
**During the Plan Period 2006-2021 the following land in the Cwmbran area is allocated for the provision of 16.7ha (which includes land within the Llantarnam Strategic Action Area (8.0ha) and the Llanfrechfa Grange Strategic Action Area (4.8ha)) of employment development as identified on the Proposals Map: -**  
**EET1/1 - Ty Coch Way, Two Locks - 1.4ha - B1, B2 & B8;**  
**EET1/2 - Llantarnam Park A - 0.7ha - B1;**  
**EET1/3 - Llantarnam Park B - 0.4ha - B1; and**  
**EET1/4 - Llantarnam Park C - 1.4ha - B1.**

## Policy Justification

- 8.12.1 **Ty Coch Way** - Represents an undeveloped plateau within the existing employment area with no major constraints to development.
- 8.12.2 **Llantarnam Park A** - An undeveloped area within the existing Llantarnam Business Park. This site is adjacent to a Grade II listed building and is on a highly visible corner plot fronting a major distributor road serving the area. Therefore, a high standard of design respecting the adjacent listed building will be required on this site.
- 8.12.3 **Llantarnam Park B** - An undeveloped area within the existing Llantarnam Business Park. It is in close proximity to a hotel and also a Grade II listed building and will require an appropriate design.
- 8.12.4 **Llantarnam Park C** - An undeveloped area within the existing Llantarnam Business Park. The site is not visually prominent and the design of the unit(s) should match or improve upon adjacent developments.

*Supporting LDP Objectives: 1 & 13*

**EET2 Employment Allocations in the Pontypool Area**  
**During the Plan Period 2006-2021 the following land in the Mid Torfaen / Pontypool area is allocated for the provision of 15.6ha of employment development as identified on the Proposals Map: -**

**EET2/1 - Former Gas Works Site, Panteg Way, New Inn - 2.1ha - B1, B2 & B8;**

**EET2/2 - Lower Mill Field (North), Pontymoile - 1.2ha - B1;**

**EET2/3 - Lower Mill Field (South), Pontymoile - 0.5ha - B1;**

**EET2/4 - Land South of Travel Lodge, Pontymoile - 2.1ha - B1;**

**EET2/5 - Mamhilad Business Park - 3.0ha - B1, B2 & B8; and**

**EET2/6 - Usk Vale, Mamhilad - 6.7ha - B1, B2 & B8.**

**Policy Justification**

- 8.13.1 **Former Gas Works Site** - Provides a logical extension to the Polo Grounds employment area. The site has some contamination issues and this constraint will need to be addressed dependant on proposed use.
- 8.13.2 **Lower Mill Field (North)** - Is an undeveloped plateau within the existing employment area. This is a successful employment area due to good access to the Trunk road network. The eastern edge is close to the Afon Lwyd River and

associated ecological corridor. The site is in close proximity to hotel and B1 office users with access through these areas meaning the site provides an appropriate opportunity for B1 development.

- 8.13.3 **Lower Mill Field (South)** - Is an undeveloped plateau within the existing employment area. This is a successful employment area due to good access to the Trunk road network. The site is partially landscaped and the eastern edge is close to the Afon Lwyd River and associated ecological corridor.
- 8.13.4 **Land South of Travel Lodge, A4042** - The site is adjacent to a hotel and located between the A4042 dual carriageway and the railway. This is a successful employment area due to good access to the Trunk road network. Appropriate landscape screening and soundproofing will be required.
- 8.13.5 **Mamhilad Business Park** - Is a WG owned site designed for high quality employment uses. The site has areas within the floodplain and a flood consequence assessment has been carried out. The main services and infrastructure have been provided and this site provides current opportunities for new employment investment.
- 8.13.6 **Usk Vale** - Is a WG owned site designed for high quality employment uses. The site has areas within the floodplain and a flood consequence assessment has been carried out. The main services and infrastructure have been provided and these sites provide current opportunities for new employment investment.

*Supporting LDP Objectives: 1 & 13*



**EET3 Employment Allocations in the North Torfaen Area**

During the Plan Period 2006-2021 the following land in the North Torfaen area is allocated for the provision of approximately 8.0ha of employment development as identified on the Proposals Map: -

EET3/1 - Varteg Road, Garndiffaith, Pontypool - 0.8ha - B1, B2 & B8;

EET3/2 - Gilchrist Thomas Industrial Estate, Blaenavon - 1.2ha - B1, B2 & B8; and

EET3/3 - Kays and Kears, Blaenavon - 6.0ha - B1, B2 & B8.

**Policy Justification**

- 8.14.1 **Varteg Road** - Is located off the main road adjacent to existing employment uses and provides an opportunity for local businesses opportunities, particularly storage and distribution in North Torfaen.
- 8.14.2 **Gilchrist Thomas** - Represents an undeveloped plateau within the existing employment area. The site is close to a residential terrace and appropriate screening will be required. A major consideration for this site is its location within the BILWHS; as such the design, siting and setting of new development will need to carefully considered, in line with the Blaenavon Design Guidance SPG.
- 8.14.3 **Kays and Kears** - Provides a large strategic WG owned site in the Heads of the Valleys corridor. The A465 (T) dualling makes this area more accessible and the site provides the potential

for new employment opportunities in Blaenavon. A major consideration for this site is its location within the BILWHS; as such the design, siting and setting of new development will need to carefully considered, in line with the Blaenavon Design Guidance SPG.

*Supporting LDP Objectives: 1 & 13*

**EET4 Regional Employment Allocations**

During the Plan Period 2006-2021 the following sites are allocated for regionally important employment developments as identified on the Proposals Map: -

EET4/1 - Craig Y Felin, Cwmbran - 21.0ha; and

EET4/2 - Former Ty Coch Tip, Cwmbran - 14.0ha.

**Policy Justification**

- 8.15.1 The allocations in this Policy are to provide large accessible strategic employment sites which will be suitable to accommodate potential development projects for which there is an identified regional or national need. Employment uses are not restricted to Use Classes B1, B2 and B8 as potential facilities such as major health and education uses may fall within this definition.
- 8.15.2 A number of development projects have been identified or suggested in recent years which require/have required the availability of large accessible sites. Torfaen being centrally located within Gwent and falling within the Connections Corridor identified in the Wales Spatial Plan provides an

attractive location in order to provide regional services which can be accessed easily from the coastal belt to the south, the Heads of The Valleys Area to the north and other authorities in the Connections Corridor to the east and west. Due to the nature of these uses existing small scale employment sites are not suitable for their requirements and larger sites where these developments could potentially be located need to be identified.

8.15.3 **Craig y Felin** is a private site identified as a strategic site in the Five Counties Regeneration Strategy. The site is a large allocation close to the A4042 Trunk Road in the Connections Corridor.

8.15.4 **Former Ty Coch Tip** is a site situated adjacent to the Llantarnam Industrial Estate off Cwmbran Drive. The site is well located to the A4042 Trunk Road network and can be easily accessed from the wider region.

8.15.5 Given the size, strategic location and accessible nature of these two sites they are identified for the potential development of strategic employment uses to serve a regional need. Therefore, the sites will only be considered for regional employment uses which require a large accessible site and thus justify their release for economic and social reasons.

*Supporting LDP Objectives: 1, 2, 5 & 13*

**EET5 Protection of Employment Land and Premises**

Development proposals for the conversion or redevelopment of employment sites for uses other than B1, B2 or B8 will only be permitted where they satisfy the following criteria where applicable:

- a) It can be demonstrated that the land or premises are not well located for business, industrial or warehousing use; or the existing use is incompatible with adjoining uses;
- b) The premises and / or site have been assessed and is genuinely redundant based on the current and future needs of the employment market and has been realistically marketed at market value for current permitted use(s);
- c) The proposed uses are complimentary to the primary employment use of the surrounding area and will not cause an unacceptable impact on the operating conditions and requirements of existing businesses; and
- d) In the case of factory shops, it can be demonstrated that the operation is strictly ancillary to the main use of the site and that the goods sold have been manufactured on the premises.

**Policy Justification**

8.16.1 It is important to maintain a choice and variety of industrial land in Torfaen and restrict its use for other purposes when

and where it is in short supply. The principle of this Policy will apply to conversion or redevelopment of all industrial sites within Torfaen. Maintaining and supporting existing industrial businesses helps to ensure employment opportunities remain locally accessible. However, the Policy is not intended to prevent diversification of employment opportunities into non-traditional sectors.

- 8.16.2 There will be instances where the existing industrial use is no longer viable and non-traditional employment opportunities have a beneficial role. It is not the intention of the LDP to stifle innovation or diversification but new developments must ensure that the land for employment purposes is maintained unless clearly shown to be not required.
- 8.16.3 Proposals for single purposes such as retail, leisure or housing will be dealt with in accordance with national policy as outlined in Paragraphs 7.2.1, 7.5.1 and 10.3.18 of PPW 5th Edition, TAN23 and other relevant policies in the LDP.
- 8.16.4 Redevelopment proposals should ensure they are both in keeping with the character of the area, are easily and safely accessible for their intended use and are in accordance with the other policies and employment strategy of the LDP.

*Supporting LDP Objectives: 1 & 2*



#### **EET6 Leisure / Tourism Proposals**

**Proposals of an appropriate scale, location and nature which will add to the tourism offer and or sustainable accessibility of the following sites will be favourably considered: -**

**Big Pit National Mining Museum; Blaenavon Ironworks; Blaenavon Industrial Landscape World Heritage Site; Blaenavon Community Heritage & Cordell Museum; Blaenavon World Heritage Centre; Garn Lakes; Pontypool and Blaenavon Railway; National Cycle Routes 49 & 492; Monmouthshire and Brecon Canal and its environs; Pontypool Park & Ski Centre; Pontypool Museum; Griffithstown Railway Museum; Llandegfedd Reservoir; Glyn Pits; Cwmbran Park & Boating Lake; Llanyravon Manor & Mill; Greenmeadow Community Farm; Llantarnam Grange Arts Centre; and Cwmbran Congress Theatre.**

**Furthermore, proposals for the following activities of an appropriate scale (not exclusive to the sites identified above), which are related to tourism, will be favourably considered: provision for walking; tourist accommodation; cycling; horse riding; fishing; coach parking; interpretation of the historic environment, and the Valleys Regional Park.**

**Policy Justification**

- 8.17.1 The Council will consider proposals for tourism activities and facilities against National Planning Policy and the relevant policies of this Plan. It should be noted that the above list is not exhaustive and the Council will consider other suitable proposals. In defining appropriate scale, location and nature due regard will be paid to the other policies of the Plan, particularly the General Development Policy BW1, which should be used in the assessment of scale, location and nature. Proposals should be of a scale that doesn't prejudice the existing facility. Proposals within the BILWHS should be compatible with Policy HE2. In promoting sustainable tourism, tourist facilities should be accessible by a range of sustainable modes of transport but also recognise the value of developing tourism networks/linked product offers in order to promote sustainable tourism.
- 8.17.2 The Council have produced a Tourism Strategy for the County Borough and recognises the important contribution that tourism can make to economic development in terms of job creation and visitor spend, with the spin off effects of improving the perception and image of the area and encouraging investment. An additional benefit of tourism is that use by visitors of existing facilities primarily used by residents can assist in sustaining those facilities.
- 8.17.3 The Council will consider appropriate new tourism related proposals in order to broaden and strengthen the tourism

offer in Torfaen, in recognition of the contribution that this sector of the economy can make towards increasing local income generation.

- 8.17.4 There are a number of established tourist attractions where the Council will consider further development. Tourist attractions often need to continually develop and evolve in order to maintain and increase visitor numbers. Therefore, the Council will consider the expansion and diversification of existing tourist attractions and the provision of additional facilities for activities related to tourism in order to strengthen the tourist base of the County Borough.

*Supporting LDP Objectives: 1, 2, 6 & 7*



# Retail and Town Centres

## **RLT1 Town Centre Boundaries**

**Town centre boundaries (as shown on the Proposals Map) have been identified for the town centres identified in the Torfaen Retail Hierarchy as follows: -**

**RLT1/1 - Cwmbran;**

**RLT1/2 - Pontypool; and**

**RLT1/3 - Blaenavon.**

**Proposals for retail development within the existing town centres must be in keeping with the role, function, scale and character of the town centre.**

### **Policy Justification**

8.18.1 The Retail Strategy for the LDP is based on focusing retail development within the existing town centres in order to maintain and enhance their vitality and viability, through focusing on improving the existing qualities of each town centre. Therefore, it is important that these town centres are actually defined in the LDP. It should be noted that the town centre designation identifies the limits of the town centre, which includes areas of predominantly mixed retail uses (A1, A2 and A3 Use Classes). Even though a town centre boundary

identifies the area of predominantly A1, A2 and A3 uses, other uses are also acceptable in town centres e.g. leisure, offices, health premises, residential (including flats above shops) and some sui generis uses. However, the provision of non A1 uses will be controlled by the Primary and Secondary Frontage Policies RLT5, RLT6 and RLT7.

8.18.2 The Council believe that the Town Centre can accommodate the retail floorspace identified in GVA's Retail Study, through the redevelopment of parts of the Town Centre and retail redevelopment / development in the broad location identified in Policy RLT2/1. Therefore, the Council does not consider that there is a requirement to amend the Town Centre Boundary in order to accommodate the identified capacity.

8.18.3 However, in the longer term depending on any proposals which come forward for retail development, within the boundary of Cwmbran Town Centre, there may be a need to review the Town Centre Boundary, through the LDP monitoring and review process.

*Supporting LDP Objective: 1*

**RLT2 Town Centre Development in Cwmbran Town Centre**

Cwmbran Town Centre will be the focus for new retail and other town centre uses to meet the future retail needs of Cwmbran. Proposals for retail development within the Town Centre Boundary will be required to meet the following criteria (where applicable): -

- a) The use would not undermine the shopping character, visual amenity, vitality or viability of the Town Centre;
- b) The proposal should fully integrate (in physical, design and visual terms) with existing development in the Town Centre and adjacent Strategic Action Areas (if applicable);
- c) The proposal should be outwards looking in design term; and
- d) The proposal should provide good pedestrian linkages with the adjoining parts of the Town Centre and adjacent Strategic Action Areas (if applicable).

The following area with the Town Centre is specifically identified as having the potential for redevelopment for retail and other town centre uses:

**RLT2/1 - Land on the eastern side of the existing Town Centre (broadly the area to the east of North Walk and The Mall) and including land between Glyndwr Road and St Davids Road.**

- e) In addition to the criteria listed above, significant development proposals of any part of the land identified in RLT2/1 should be set in the context of a Development Framework for the comprehensive development of the area (with the exact site area to be determined as part of the Framework), which will show how the proposed scheme integrates with the existing Town Centre and identified Strategic Action Areas and be submitted as part of any Planning Application for redevelopment; and
- f) Any development of the land identified in RLT2/1 may need to consider the requirement for the provision of alternative premises for Llantarnam Grange Arts Centre.

**Policy Justification**

8.19.1 As an integral part of the LDP process, the Council commissioned the ‘Torfaen Retail and Leisure Study 2007’ to ascertain the likely future retail requirements of the County Borough and also commissioned the ‘Torfaen Retail Study - November 2012 Retail Floorspace Capacity Update’ in order to identify the capacity for comparison and convenience retailing, taking into account changes in the economic situation and growth rates.

8.19.2 GVA’s ‘Torfaen Retail Study - November 2012 Retail Floorspace Capacity Update’ has indicated that Cwmbran

- Town Centre could accommodate a further 4,822m<sup>2</sup> - 8,404m<sup>2</sup> net of comparison retail floorspace up to 2021. This figure relates to the net increase in comparison goods net sales area. It does not include convenience goods floorspace or any floorspace for other land uses that may be appropriate within a shopping centre (e.g. A2 & A3 Use Classes). This is an indication of the amount of additional shopping floorspace that could be developed during the term of the LDP in order to strengthen Cwmbran Town Centre's position as a Sub Regional Centre in the retail hierarchy, but is not presented as a target or a ceiling. It should be noted that the 2011 GVA Retail Study Update identified a convenience floorspace capacity for Cwmbran of between 1,943m<sup>2</sup> - 2,335m<sup>2</sup> at 2011, rising to 2,378m<sup>2</sup> - 2,858m<sup>2</sup> net by 2021. This capacity was taken up by the Morrisons planning applications 11/P/00101 and 12/P/00035(C). In line with paragraph 10.3.2 of PPW 5th Edition, if a proposal comes forward for a convenience store within Cwmbran Town Centre, the need for additional provision is not a matter that the Council will take into account when determining any proposal.
- 8.19.3 In order to implement the Council's retail strategy of development taking place within Cwmbran Town Centre, the land identified in RLT2/1 is considered suitable for large scale retail development. The location identified should be regarded as that where the Council considers that the demand for large scale retailing could best be met during the Plan Period.
- 8.19.4 Given the potential scale of the retail development, i.e. accommodating the capacity identified in GVA's Retail Study Update 2011, the complexity of the work required and the timescale for the phased development to be completed, the Council will require a Development Framework for this scheme (with the exact site area to be determined as part of the Framework). The Development Framework will show how the proposed scheme integrates with the existing Town Centre and identified Strategic Action Areas and is to be submitted in support of any Planning Application for redevelopment of the land identified in RLT2/1. The Development Framework for the location identified in RLT2/1 will need to comply with the requirements of the Cwmbran Town Centre Area Strategic Development Framework document.
- 8.19.5 There are other additional opportunities for redevelopment within the Town Centre which maybe brought forward for development. However, these schemes will not be subject to the requirement for a Development Framework to be produced.
- 8.19.6 The Council have been in talks with Llantarnam Grange Arts Centre in connection with their plans for the future. Any proposals for the area of land identified in RLT2/1 may need to consider the provision of alternative premises for the Arts Centre. However, if Llantarnam Grange is to remain any proposals would need to respect its setting.  
Supporting LDP Objectives: 1, 13 & 17

**RLT3 Retail Proposals outside Established Centres**

Proposals for new retail development (above 235 sq m gross) which are located on edge of centre or located outside of town, district or local centres should satisfy all of the following criteria:

- a) The need for the development is demonstrated, having regard to quantitative and qualitative indicators;
- b) The proposal meets the sequential approach to site selection, with all town centre (or neighborhood centre if applicable) options thoroughly assessed before edge-of-centre and then out-of-centre locations are considered; and
- c) The proposal is not of a scale, type or location that is likely, either individually or cumulatively with other recently completed developments, extant planning permissions and LDP allocations, to create an impact that would undermine the vitality, viability and attractiveness of the centres identified in the Torfaen Retail Hierarchy.

Edge of centre and out of centre proposals which comply with the above criteria will also be required to accord with the criteria below, the provisions of Policy RLT2 and other salient policies in this Plan. In assessing edge of centre schemes, the following will be relevant considerations: -

1. Will the proposals have a negative impact on the vitality and viability of the retail centre in question?;
2. Will the proposals enhance the role and function of the retail centre in question, as a whole?;
3. Will the scheme integrate with the existing retail centre in question, in physical, design, visual and access terms in order to maximise ease of pedestrian movement and the propensity for linked trips?; and
4. Will the proposals attain high design and sustainability standards?

Planning permission for retail development which complies with all the above criteria will only be granted subject to conditions or legal agreement limiting the amount of retail sales floorspace and the range and / or type of goods sold, in order to ensure that the health of centres in the retail hierarchy is protected.

**Policy Justification**

- 8.20.1 This Policy relates to any proposal (above 235m2 gross) that will introduce additional retail floorspace, including redevelopment, extensions (including mezzanine floors where permission for this is required), subdivision, changes of use class and variation of planning conditions. The aim is to control the nature and size of edge of centre and out of centre retail development so as to minimise competition with, and impact on, shopping centres identified in the Retail

Hierarchy and thus contributing to protecting and enhancing designated centres.

- 8.20.2 This Policy seeks to resist edge of centre and out of centre retail development that could be harmful to existing centres. Harm can be from the quantity or quality of retail provision proposed including range of goods and services. Proposals for edge and out of centre retail development will be carefully considered and prevented if it is shown that they could undermine the vitality, viability and attractiveness of centres identified in the Retail Hierarchy.
- 8.20.3 It is recognised in certain areas, in particular Blaenavon and North Torfaen, that there is a qualitative lack of a range of convenience retail facilities. In such circumstances there may be potential to allow convenience stores over the threshold size to meet this identified lack of convenience provision, subject to a detailed retail impact assessment being provided.
- 8.20.4 When applying the sequential approach to site selection, developers and retailers will be required to demonstrate that they have complied with the criteria identified in paragraphs 10.3.4 & 10.3.5 of PPW (5th Edition) and in relation to applications for stores selling bulky goods and requiring large showrooms, the criteria identified in paragraph 10.3.12 of PPW (5th Edition).
- 8.20.5 For retail applications on land not allocated for retail purposes or in locations outside centres identified in the Retail Hierarchy,

the Council will also consider the requirements of paragraph 10.3.18 of PPW (5th Edition).

- 8.20.6 Proposals will be expected to comply with the criteria identified in paragraph 10.3.1 of PPW (5th Edition).
- 8.20.7 It should be noted that the proposed allocation of a 6,860m<sup>2</sup> gross (3,317m<sup>2</sup> net) retail foodstore (with the floorspace for the sale of comparison goods conditioned not to exceed 25% of the total net sales floorspace of the foodstore unit) in Policy SAA1 as part of the comprehensive redevelopment proposals for the mixed use employment led regeneration of the site will also need to comply with this Policy.

*Supporting LDP Objective: 1*



- RLT4 Provision of Small Scale Retail Uses**  
**Proposals for new single retail stores, conversion / change of use of buildings to retail or proposals attached to other service facilities (including petrol filling stations) of below 235 sq m gross will not be permitted except where the proposal satisfies all of the following criteria:-**
- a) There is an identified lack of facilities in the area;
  - b) It will not harm the vitality and viability of any centre identified in the retail hierarchy: and
  - c) It is located in a position which allows a wide cross section of the shopping public to use the facility.

**Policy Justification**

- 8.21.1 This Policy relates to any proposal (below 235m2 gross) that will introduce additional retail floorspace, including redevelopment, extensions (including mezzanine floors where permission is required); subdivision; changes of use class and variation of planning conditions. The aim is to control the nature and size of out of centre retail development so as to minimise competition with, and impact on, shopping centres identified in the Retail Hierarchy and thus contributing to protecting and enhancing designated centres.
- 8.21.2 Any proposals will also need to comply with Policy BW1 in respect of impact on adjoining residential properties in terms of noise and traffic and also in respect of the provision of access, parking and servicing for the proposal.

- 8.21.3 For retail applications on land not allocated for retail purposes or in locations outside centres identified in the Retail Hierarchy the Council will also consider the requirements of paragraph 10.3.18 of PPW (5th Edition).

*Supporting LDP Objectives: 1 & 2*

**RLT5 Primary Frontages**

In order to support the shopping (Class A1) function, Primary Frontages (as shown on the Proposals Map) have been identified in the following town centres: -

- RLT5/1 - Cwmbran Town Centre; and
- RLT5/2 - Pontypool Town Centre.

In order to maintain the retail shopping core of these town centres, proposals for changes of use of shops (A1 Use Class) within the identified Primary Frontage from retail (A1) to non A1 uses will only be permitted where the proposals satisfies all of the following criteria: -

- a) The proposed use is an appropriate town centre use (excluding residential uses); and
- b) The proposed use would not prejudice the vitality and viability of the town centre retailing function; and
- c) The proposals do not result in the proportion of non A1 retail at ground floor level uses exceeding one third of the total Primary Frontage within which the unit is positioned; and

- d) The premises in question is not in a key location within the Primary Frontage and the premises in question is not a key unit in terms of the amount of floorspace and length of its frontage; and**
- e) The proposal does not result in an over concentration in the number, distribution and proximity to other premises, which are non A1 uses or have planning permission for such use, within the frontage in question and throughout the town centre.**

**Policy Justification**

- 8.22.1 Within the town centre boundaries of Cwmbran and Pontypool, the identified Primary Frontages contain the main shopping / retail uses and this policy seeks to prevent the erosion of retail uses, which is important to maintain local economic vitality and viability. The Proposals Map defines the Primary Frontages within the shopping area of the two town centres.
- 8.22.2 There is an increasing trend towards the conversion of retail premises (Class A1) to financial and professional services (Class A2) and food and drink outlets (Class A3) in town centres. These uses can make a positive contribution to the vitality and viability of a town centre and can increase variety and activity in a town centre, which will attract more shoppers. However, it is recognised that a profusion of non A1 retail uses on a given primary retail frontage can undermine the

retail character of these frontages and can lead to the overall detriment of part of a town centre. Too great a representation of non A1 uses will dilute the retail character of the Town Centres in Torfaen, which is their main function. Proposals for residential uses in the identified Primary Frontage will not be acceptable.

- 8.22.3 Retail uses form the main contributor to the vitality and viability of these centres by maintaining a high level of shopping uses. Therefore, to ensure the overall health of these centres, they need to continue to maintain a strong retail character. Whilst other uses play a valuable role, there should not be an over concentration of non-retail uses in one part of the town centres. Wherever possible non-retail uses (those outside Use Class A1) will be encouraged to locate in secondary frontages within the town centres.
- 8.22.4 The Primary Frontages are only single frontages (including return frontages) and exclude extensions around corners. In order to calculate if a proposal would result in the concentration of non retail uses exceeding one third of a specific Primary Frontage, the total length of the Frontage in question (in which the premises is located) must be measured and then the frontage length of each individual unit (total frontage length excludes door recesses) must be measured and classified by its use class. The frontage length of units within each use class should be added together to identify if the proportion of non Class A1 units is above the 1/3 requirement of criterion C.

822.5 The consideration of whether a premises is considered to be a key unit within a Primary Frontage will be considered on a case by case basis depending on the Frontage in question. The factors which will be considered include: -

- Is the premises in the core of the Frontage or is it a corner unit?
- What uses are opposite the premises in question?
- Is the premises in question a key retailer/attraction?
- Is the premises in question located on a main pedestrian route?

8.22.6 The Council will also consider the following considerations in addition to the criteria listed above. The additional considerations include: -

1. The particular nature and character of the use proposed including pedestrian activity associated with the use;
2. Whether the proposed change of use would result in the loss of a key facility in the town centre;
3. Whether the proposal would involve the loss of a shop front and the creation of a small token unit; and
4. The level of vacancies in the ground floor properties.

8.22.7 In addition, in the identified primary frontage, the sub division of any unit should not create a small token retail unit and a condition may be imposed to retain or provide a shop front with a window display (in order to prevent a dead frontage) and entrances which relate well to the design of the host building and to the street scene and its setting.

8.22.8 The Council considers that more than 2 units, which are adjacent to each other, which are non A1 uses or have Planning Permission for such uses, within the Frontage in question would result in an over concentration.

8.22.9 For any proposals for amusement centres in Primary Frontages the Council will also consider the requirements of paragraph 10.3.15 of PPW (5th Edition).

8.22.10 The Primary Frontages within Cwmbran Town Centre are identified on the Cwmbran Town Centre Inset Map as CP1, CP2, CP3, CP4, CP5, CP6, CP7, CP8, CP9, CP10 and CP11.

8.22.11 The Primary Frontage within Pontypool Town Centre is identified on the Pontypool Town Centre Inset Map as PP1.

*Supporting LDP Objective: 1*



**RLT6 Pontypool Town Centre 100% A1 Retail Frontages**

**Any applications for change of use that will result in the loss of A1 uses within the 100% A1 Retail Frontages (as shown on the Proposals Map) will be not be permitted.**

**Policy Justification**

- 8.23.1 As identified in the Torfaen Retail Update 2011 there is not a requirement to allocate land for retail purposes within Pontypool Town Centre. Therefore, in order to protect its vitality & viability, role and function as an important shopping destination for all its customers, whilst also protecting the larger modern retail units suitable for national retailers, 100% A1 Primary Frontages have been designated.
- 8.23.2 In addition the 100% Primary Frontages have also been designated to protect the multiple major retailers, (with only 8 being located in Pontypool Town Centre) which are located along Crane Street and the pedestrianised area of George Street, given the poor retail offer in the rest of the Town Centre.
- 8.23.3 The 100% Primary Frontages in Pontypool Town Centre are identified on the Pontypool Town Centre Inset Map as P100A, P100B and P100C.

*Supporting LDP Objective: 1*

**RLT7 Secondary Frontages**

**Within Secondary Frontages (as defined on the Proposals Map) for Pontypool and Cwmbran Town Centres, proposals for mixed use shopping, service, leisure/entertainment and commercial uses (excluding residential uses) are considered to be appropriate and changes of use or redevelopment from retail will be permitted where: -**

- a) The overall shopping character is not undermined; and**
- b) The proportion of non Class A1 units does not rise above 50% of total secondary frontage length at ground floor level.**

**Policy Justification**

- 8.24.1 Secondary frontages are important to the vitality and viability of town centres. The Secondary Frontages contain mainly retail uses but also a greater diversity of other business uses that offer services to town centre users and traditionally contain a much more diverse mix of uses than primary frontages. More flexibility has been introduced to the Secondary Frontages for uses that will compliment the shops and add to the range of the town centre offer. However, residential uses will not be acceptable in the identified Secondary Frontages.
- 8.24.2 The Secondary Frontages are only single frontages (including return frontages) and exclude extensions around corners.

In order to calculate if a proposal would result in the concentration of non retail uses exceeding 50% of a specific Secondary Frontage, the total length of the Frontage in question (in which the premises is located) must be measured and then the frontage length of each individual unit (total frontage length excludes door recesses) must be measured and classified by its use class. The frontage length of units within each use class should be added together to identify if the proportion of non Class A1 units is above the 50% requirement of criterion B.

8.24.3 In addition, in the Secondary Frontages the sub division of any unit should not create a small token retail unit and a condition may be imposed to retain or provide a shop front with a window display (in order to prevent a dead frontage) and entrances which relate well to the design of the host building and to the street scene and its setting.

8.24.4 The Secondary Frontages within Cwmbran Town Centre are identified on the Cwmbran Town Centre Inset Map as CS1 and CS2.

8.24.5 The Secondary Frontage within Pontypool Town Centre is identified on the Pontypool Town Centre Inset Map as PS1.

*Supporting LDP Objective: 1*

**RLT8 Local and Neighbourhood Shopping Centres**

**Proposals that will strengthen and maintain the role and function of local centres will be favourable considered subject to the proposal:**

- a) Improving the range and quality of facilities appropriate for the size of the centre and meeting the needs of the local population; and**
- b) Supporting the enhancement of the local centre and ensuring new development / expansion is of a high design quality and can be integrated (in physical, design and visual terms) into the centre; and**
- c) Retaining key facilities which contribute to the range of offer or act as anchors or catalysts which assist in retaining existing or attracting new operators in the local centre; or**
- d) Not leading to the proliferation of A3 uses which would undermine the role and function of the local centre; and**
- e) Enabling the improvement, partial or total redevelopment of a local centre including provision for the retention of local shopping and other services and facilities appropriate to its catchment area.**



**Policy Justification**

8.25.1 Local Centres play a vital role, not only as places to shop but because they provide the opportunity for a wide range of services to be delivered locally in locations that are accessible by a choice of transport options, in the centre of communities. Local Centres form part of the Retail Hierarchy and provide an important and essential service particularly for residents

who wish to shop locally or are dependent on the facilities they offer. They provide local employment and reduce the need to travel. The Council will protect their retail vitality and viability and ensure that it is not undermined by potentially damaging development elsewhere. It will be important to regularly assess the health of the existing local centres and to ensure development respects their scale, function and identity.

8.25.2 It is recognised that it is important to retain key facilities that are already present in the local centre, particularly those facilities that contribute to the range of offer and those that act as anchors or catalysts which assist in retaining existing or attracting new operators such as a supermarket, general grocery store, chemist, newsagent, Post Office, pub, health centre and community centre.

8.25.3 The enhancement of local centres can include new shops and services as well as infrastructure improvements including new access arrangements, design, safety and environmental improvements.

8.25.4 It should be noted that this Policy applies to the Local Centres which are yet to be built in the following Strategic Action Areas: - South Sebastopol, Mamhilad and Llantarnam and any other Local Centre built within the Plan Period. The current local and neighbourhood centres are identified in paragraph 4.2.51

8.25.5 The changing trends in retailing, i.e. growth in supermarkets, have resulted in increasing problems for local centres. However, in order to ensure their continued vitality and viability it is essential to provide local services in order to reduce the need to travel. It may be that redevelopment of the local centre would present the best way to make efficient use of the land. This will only be acceptable to the Council if the provision of local shopping, other services and key facilities that contribute to the range of offer, or that act as anchors or catalysts which assist in retaining existing or attracting new operators in the neighbourhood centre, are retained. This may also include residential and business uses. Any redevelopment proposal should be of a scale in line with providing a local facility.

*Supporting LDP Objectives: 1 & 2*

**RLT9 Food and Drink Establishments**

**Food and drink uses will not be permitted which would give rise to environmental conditions which would harm the amenity of nearby residents by virtue of: -**

- a) The concentration of and cumulative impact of the number, distribution and proximity of other premises for, or with planning permission for, food and drink uses in the vicinity; and**
- b) Unsatisfactory arrangements for refuse storage and disposal detracting from the appearance of the premises and area.**

**Policy Justification**

8.26.1 It should be noted that uses such as food and drink establishments can impact on the amenity of nearby residents by virtue of noise, fumes, smells, late night activity, unsatisfactory parking and servicing arrangements and unsightly extensions, flues and other installations. These issues will be considered against Policy BW1.

8.26.2 Food and drink establishments can present problems to the vitality, viability, amenity and highways arrangements in existing retail areas if their numbers exceed the ability of the area to accommodate them. The function of retail areas to provide a range of local services and facilities can be threatened by the proliferation of these establishments.

8.26.3 If food and drink establishments are allowed to dominate an area it will result in situations, which are likely to detract from the local environment and cause local problems for residential amenity.

*Supporting LDP Objective: 1*

# Transport

## T1 Transport Improvements

Land is or will be safeguarded for the construction of the following proposed major transport improvement schemes; development that would be likely to prejudice their implementation will not be permitted: -

1. North Torfaen Highway and Public Transport Improvements (mainly A4043 & B4246 corridors);
2. Pontypool & New Inn Park and Ride / Share Facility;
3. Cwmbran Town Centre Improvements; and
4. Llanfrechfa Grange Link Road, Llanfrechfa

Similarly, developments that would require any of the above schemes to be implemented, on highway safety and efficient movement of traffic grounds (as evidenced by a Traffic Impact Assessment), will not be permitted unless the improvement is implemented as part of the proposal or a proportional financial contribution is made towards their implementation within a reasonable time period.

## Policy Justification

The details of the above schemes are: -

- 8.27.1 **North Torfaen Highway and Public Transport Improvements:** The Heads of the Valleys Regeneration Programme is funding a substantial study looking at ways of improving the transport infrastructure in North Torfaen. From the study a preferred package of interventions were put forward to proceed to detailed design. The improvements are:-
1. Signalisation of Union Street / Broad Street, Abersychan and selected improvements between High Street and Lodge Road, Talywain.
  2. Online Improvements on the A4043 from Crane Street Roundabout, through Albion Road Roundabout down to the A472 Roundabout.
- 8.27.2 **Pontypool & New Inn Park and Ride / Share Facility:** Provision of direct access from the southbound carriageway of the A4042 Newport to Shrewsbury Trunk Road and major new Park and Ride facility, located on the west side of the station with an extension to the existing subway to

allow access to both sides of the station. Proposals include improved signing, access for a local bus service, provision of passenger information systems and CCTV.

8.27.3 **Cwmbran Town Centre Improvements:** Improvement of the major intersections that connect the one-way circulatory roads to each other. Studies indicate that the works needed to accommodate development proposals will include but are not necessarily limited to the junctions of St Davids Road / Edlogan Way, Tudor Road / Llywelyn Road, Cwmbran Drive / Tudor Road and St Davids Road / Tudor Road.

8.27.4 **Llanfrechfa Grange Link Road, Llanfrechfa:** To facilitate development of Llanfrechfa Grange site a new link road may be required through the site to link the B4236 near Selby Close with the B4236 at Edghill. The requirement is subject to a Traffic Impact Assessment which should assess specific development proposals for the hospital, housing and employment uses.

8.27.5 The Council will promote a sustainable approach to new highways infrastructure as advocated through Policy S2 and Policy BW1, recognising the need for new road build as part of maintaining a sustainable and efficient network. As part of the above schemes for highway improvements, sustainable transport considerations and particularly the promotion of public transport and other sustainable modes as part of the design should be key considerations. A sustainable approach also includes the promotion of sustainable resource use and

construction techniques as advocated through Policy S2. This could be achieved through the reuse of secondary aggregates in the construction of highways infrastructure.

*Supporting LDP Objectives: 13 & 17*



**T2 Safeguarding Former Transport Routes**

**1. The following former railway lines, where they have not already been lost to permanent development, are safeguarded from development that would be likely to prejudice their future transport use: -**

**1a. The National Cycle Route Network 49/492 former ‘High Level’ (Mineral) railway line between Waunavon and the British Strategic Action Area, Talywain for an extension of the Pontypool & Blaenavon Railway Co Ltd; and**

**1b. The ‘Low Level’ railway line between Blaenavon and Pontypool.**

**2. The Monmouthshire and Brecon Canal is safeguarded from development that is likely to prejudice its reopening to navigation or its regeneration. This includes: current navigable sections, maintaining height clearances, locks that need reopening / providing and land required for any canal realignments or ancillary features such as basins, water ponds & culverts, boat transfer points, etc.**

**New developments adjacent to these safeguarded routes or that will benefit from the transport improvement will be expected to either undertake them or make an appropriate financial contribution towards their implementation and, if appropriate, their future maintenance.**

**Policy Justification**

- 8.28.1 National Policy requires former transport routes to be safeguarded in recognition of their potential for other future public transport uses.
- 8.28.2 The Pontypool & Blaenavon Railway Company Limited operate a railway along a short section of the former railway line near Blaenavon. There is potential for expansion of the operating line north to beyond Waunavon and south to Talywain. The Council supports the principle of extending the line providing that an economically viable proposal is advanced. The track bed also forms part of the northern sections of the existing Newport to Abergavenny Cycle Route and the National Cycle Route 49/492. A large proportion of the cycle route can be accommodated without conflicting with the steam railway proposal. However, there are ‘pinch’ points where the re-routing of the cycleway would be necessary, should implementation of the steam railway proposal proceed. In such an event, all measures will be taken to ensure that any conflict, which may arise, will be minimised should dual operation result and that the re-routed cycleway is appropriate and practical. In this context, cycle routes can also be used for horse riding in addition to cycling.
- 8.28.3 The Monmouthshire and Brecon Canal runs from Brecon to Newport, with an arm to Crumlin. Whilst it is navigable south from Brecon to Five Locks, Pontnewydd, within Cwmbran, the development of the New Town has led to several sections being

culverted and built over, as well as the general dereliction of the Canal and locks themselves. The Council has a long term aspiration to restore navigation from Brecon to Newport. The Monmouthshire and Brecon Canal Regeneration Partnership has already undertaken work to restore sections of the Canal and also produced studies to show how it could be restored. Reference will be made to these and any future studies when considering what works are required.

- 8.28.4 The safeguarded former transport routes should form part of the wider green infrastructure network as promoted through Policies S3, S7 and BW1. In this regard and in line with these Policies the use of SUDS and wider green infrastructure in the facilitation of improvements to the former railway lines and the Canal is to be encouraged and mitigation measures towards harmful effects on biodiversity should be implemented where it is deemed necessary.

*Supporting LDP Objectives: 6 & 17*

### **T3 Walking and Cycling Routes**

**Land is safeguarded to facilitate the following improvements to the cycle route network:-**

- 1. National Cycle Route Network 492 Varteg Road Bridge to Blaenavon Town Centre;**
- 2. National Cycle Route Network 492 to Abersychan Town Centre;**
- 3. Abersychan Town Centre to National Cycle Route Network 492 at Merchant's Hill, Pontypool;**
- 4. Pontypool & New Inn Train Station to Pontypool Town Centre;**
- 5. Pontypool & New Inn Train Station to Mamhilad - scheme to be agreed; and**
- 6. Usk (Monmouthshire) to Coed-y-Gric Road, Griffithstown.**

**Where possible, walking and cycling routes should be made inclusive in terms of accessibility by all user groups.**

#### **Policy Justification**

- 8.29.1 In order to deliver a sustainable transport network in the County Borough and to provide a viable alternative mode of transport to the private car and public transport service, it is essential that a high quality strategic and local network of dedicated walking and cycle routes are provided, in line with the requirements of the WG National Transport Plan (March



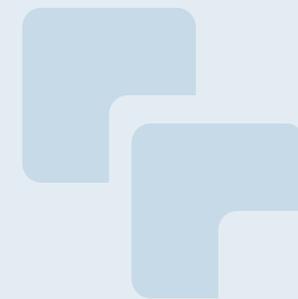
2010). This will help to reduce carbon dioxide emissions whilst providing a healthy alternative mode of transport for those who wish to take up this option.

- 8.29.2 The schemes allocated in this Policy provide an opportunity to improve the cycle route network in Torfaen for leisure and commuting purposes. Safeguarded schemes in the Policy are outlined on the Proposals Map. However, it should be stated that the specific route alignments as so detailed have generally been agreed, but in some cases are marked indicatively and may change, subject to minor design influences. Therefore, the allocations on the Proposals Map are not prescriptive. In addition to the routes listed, it is anticipated that further routes will be developed and improved during the Plan Period up to 2021. Schemes not yet agreed at this point in time will not be indicated on the Proposals Map.
- 8.29.3 Further routes not listed in the LDP could be developed to allow the opportunity for off road / recreation walking and cycling routes throughout the County Borough. In particular, off road routes could be developed to assist people with disabilities and to provide increased accessibility to town centres such as Pontypool through alternative linkages.
- 8.29.4 Additional routes could also come forward within each of the defined Strategic Action Areas. The detail for these routes will be set out in Development Frameworks as and where they are deemed to be appropriate.
- 8.29.5 In relation to the BILWHS, schemes as listed above and any additional routes to come forward within the BILWHS

should have regard to Policy HE2 in order to ensure that the provision of improved walking and cycling is part of the overall management approach for the BILWHS.

- 8.29.6 The walking and cycle network should form part of the wider green infrastructure network as promoted through other policies of the LDP. In this regard the use of SUDS in the facilitation of improvements to the walking and cycle route network is to be encouraged and mitigation measures towards harmful effects on biodiversity should be implemented where it is deemed necessary.

*Supporting LDP Objectives: 2, 6 & 17*



# Minerals

- 8.30.1 MPPW sets out the land use planning policy of the Welsh Government in relation to mineral extraction and related development in Wales, which includes all minerals and substances (including onshore oil, gas and coal bed methane) in, on or under land, extracted either by underground or surface working. MPPW is supplemented by Mineral Technical Advice Notes (MTANs) and Ministerial Interim Minerals Planning Policy Statements (MIMPPS).
- 8.30.2 TCBC is the Minerals Planning Authority with responsibility for planning control over minerals exploration and working within the County Borough. There are substantial mineral resources within the County Borough, including resources of shallow coal, limestone and sandstone all of which are indicated on the Proposals Map. Development proposals that do not present specific locally distinct issues will be assessed in accordance with the requirements of national planning policy. The Council considers that, on minerals issues, national policy and guidance is sufficiently clear; therefore, it will be relied upon in the determination of planning applications in relation to mineral extraction and related development, in

conjunction with any relevant policies contained within the LDP.

- 8.30.3 Also, most minerals planning applications are likely to require an associated Environmental Statement. Similarly, the Council will normally require a Health Impact Assessment (HIA) to accompany a minerals planning application.



**M1 Minerals Safeguarding**

**Development proposals will not be permitted which would permanently sterilise important mineral resources within the Aggregate Safeguarding Areas or Coal Safeguarding Areas identified on the Proposals Map, unless there is an overriding need for the proposed development and: -**

- a) **the Mineral resource is recovered before the proposed development commences; or**
- b) **the developer has satisfactorily demonstrated that the extraction of the mineral is impracticable, uneconomic or environmentally unacceptable.**

**Policy Justification**

8.31.1 In accordance with national policy the LDP should safeguard aggregates and shallow coal resources from permanent development that would prevent their future extraction. It should be noted that, according to Minerals Planning Policy Wales (MPPW - paragraph 13), safeguarding *“does not necessarily indicate an acceptance of working, but that the location and quality of the mineral is known, and that the environmental constraints associated with extraction have been considered.”*

8.31.2 Aggregate Safeguarding Areas (ASAs) have been identified to safeguard potential high quality sandstone and limestone aggregate resources within the County Borough, which are

shown on the Proposals Map. A full explanation on how these areas were identified is contained in the Aggregates section of the Minerals Background Paper. In addition, the Torfaen ASAs, are now based upon the Welsh Government’s recently published ‘Aggregates Safeguarding Map of Wales - 2012’, which also include a 200m ‘safeguarding margin’ around the aggregate resource. Therefore, the Torfaen ASAs do not align with the ASAs of neighbouring LDPs, which were designated before the publication of the above Map and thus they only safeguard the aggregate resource itself.

8.31.3 Coal Safeguarding Areas (CSAs) have also been identified to safeguard coal within the primary and secondary coal resource zones, which are shown on the Proposals Map. A full explanation on how these areas were identified is contained in the Coal section of the Minerals Background Paper. National planning policy requires that pre-extraction should be considered where development is proposed on a coal resource, whether or not the resource is safeguarded.

*Supporting LDP Objective: 9*

**M2 Coal Working Exclusion Areas**  
**Coal Working Exclusion Areas (CWEAs) have been identified on the Proposals Map within which coal working in general will not be acceptable unless it accords with national planning policy.**

#### Policy Justification

8.32.1 In accordance with national policy in MPPW and MTAN2 on Coal (paragraphs 26-31), this Policy has defined Coal Working Exclusion Areas (CWEA's) where surface / opencast coal working within the primary, secondary and tertiary coal resource zones will not generally be acceptable. These CWEA's encompass: -

- i. The primary, secondary and tertiary coal resources within 500m of settlements and groups of 10 or more dwellings (MTAN2 paragraphs 49-51 define the exceptional circumstances where coal can be worked within 500m of settlements);
- ii. The Blaenavon Industrial Landscape World Heritage Site (MTAN2 paragraphs 90 - 92);
- iii. The Blaenavon Landscape of Outstanding Historic Importance (MTAN2 paragraphs 90-92);
- iv. The Twmbarlwm (with a 1km setting), The Race (with a 500m setting) and The Cwmybyrgwn Colliery (with a 200m setting) Scheduled Ancient Monuments (MTAN2 paragraphs 90-92);
- v. Various Ancient Woodlands (MTAN2 paragraph 82); and

vi. The Ty'r Hen Forwyn SSSI (MTAN2 paragraphs 85-86). However, coal recovery and pre-extraction may be appropriate as part of The British Strategic Action Area and in other locations within the CWEA where strict national policy criteria can be met; relevant national policy is shown in ( ) after each constraint listed above.

*Supporting LDP Objective: 9*

**M3 Tir Pentwys Preferred Area for Aggregates**  
**Land at Tir Pentwys (near Pontypool) is allocated as a Preferred Area for Aggregates as shown on the Proposals Map; within which proposals for the extraction of 7.2 million tonnes of aggregates may be permitted.**

#### Policy Justification

8.33.1 The Regional Technical Statement (RTS) on Aggregates, based upon an estimated consumption in Torfaen of approximately 400,000 tonnes of primary aggregate per year, requires the LDP to make provision for the extraction of 5 - 6 million tonnes of aggregate between 2006 and 2021. This figure assumes that maximum use has been made of recycled aggregates to minimise the need for new mineral extraction. National planning policy also requires there to be a 10 year land bank of permitted reserves at the end of the Plan Period, which equates to an additional 4 million tonnes (10 years x 400,000 tonnes). However, given that the LDP is not expected to be adopted until April 2013,

the plan should make provision for up to 7.2 million tonnes (18 years x 400,000 tonnes). The Aggregate Safeguarding Areas identified in Policy M1 above, have been refined to identify the Tir Pentwys Preferred Area under this Policy, as shown on the Proposals Map. A full explanation of this refinement process is contained in the Aggregates section of the Minerals Background Paper. However, by definition, a Preferred Area is an area of known mineral resource with some commercial potential, and where planning permission might reasonably be expected. Any planning application for aggregate extraction will be considered against National Policy and other policies of this LDP. It should be noted that, given the lack of much more detailed geological data, it has not been possible to identify specific sites for allocation.

- 8.33.2 Part of this 7.2 million tonnes allocation is the subject of a current planning application for the recovery of approximately 4.75 million tonnes of secondary sandstone aggregate from the eastern overburden mound at the old Tir Pentwys Open Cast Coal Site. The applicant has estimated that there is a further 2.2 million tonnes of sandstone in the adjacent area allocated under this Policy. Finally, it is estimated that there is at least 0.25 million tonnes of secondary sandstone aggregate in the western overburden mound on the site.

*Supporting LDP Objective: 9*

**M4 Mineral Sites Buffer Zones**

**Within a Mineral Site Buffer Zone, any development that would prejudice the extraction of the mineral or operation of a permitted mineral site will be refused. Mineral Site Buffer Zones (as shown on the Proposals Map) have been defined as follows: -**

- a) **Blaentillary Drift No.2, Blaenavon coal mine and associated 500m Mineral Sites Buffer Zone; and**
- b) **The Tirpentwys (near Pontypool) Preferred Area for Aggregates and associated 200m Mineral Site Buffer Zone.**

**Policy Justification**

- 8.34.1 National policy requires the LDP to safeguard permitted and allocated mineral sites from new development that would prejudice the future extraction of the reserve / resource or the operation of the site. This Policy has defined buffer zone distances for the Blaentillary Drift No.2 coal mine and the Tir Pentwys Preferred Area for Aggregates. The LDP also applies the above buffer zone distances for any new mineral site permitted in the future.

- 8.34.2 In accordance with national policy for other mineral sites that may be permitted in the future, the following Mineral Site Buffer Zone distances from their site perimeter will be used: -
- i. For Coal - 500m;
  - ii. For Aggregates (with blasting) - 200m; and
  - iii. For Aggregates (without blasting) - 100m.

*Supporting LDP Objective: 9*

# Waste

- 8.35.1 There is a need for strategic waste sites to serve more than one local authority in South East Wales. The South East Wales Regional Waste Plan 1st Review (RWP): Technology Strategy estimates that, depending on the technologies used, between 4.4ha & 7.3ha of land is required for new in-building strategic waste management facilities in Torfaen. 8.6ha of in-building facilities have now been provided in Torfaen. Planning permission has recently been granted for a Mechanical Biological Treatment (MBT) plant at the 3.1ha Shanks site and retrospectively at the Materials Recycling Facility (MRF) at the 1.1ha Refac Ltd site, both in New Inn. In addition, a further MRF has been provided at the 4.4ha Recresco site in Cwmbran on an existing B2 use employment site.
- 8.35.2 The RWP also requires the Torfaen LDP to make provision for 2.7ha of open-air waste facilities; i.e. 0.4ha for a Civic Amenity (CA) Site and 2.3ha for a Construction and Demolition (C&D) Recycling facility; the latter has now been provided at the 2.0ha former Little Mill Brickworks site. Therefore, only a further 0.4ha of land for a CA site is required in the County

Borough; a matter which is currently being addressed by the Council.

- 8.35.3 The Regional Waste Plan 1st Review recognises that there was sufficient landfill capacity in South East Wales to meet the region's requirements during the Plan Period. Therefore, no new landfill sites are required to be identified in the LDP.



**W1 Waste Management / Resource Recovery Proposals**

**In-building facilities for the handling, treatment or transfer of waste will be directed generally towards B2 industrial land and premises or existing or previous waste facilities. Open air facilities are best located away from existing sensitive locations.**

**Policy Justification**

- 8.36.1 The Council considers that, on waste issues, national policy and guidance, especially TAN21 on Waste, is sufficiently clear. Therefore, this will be relied upon in the determination of planning applications in relation to waste management / resource recovery and inert landfill proposals and related developments, in conjunction with LDP Policy W1 and any other relevant policies and site-specific policies contained within the LDP. In addition, under national planning guidance, the site and type of facilities chosen should promote the waste hierarchy (which is prevention, minimisation, re-use, recycle, energy recovery and disposal in order of preference) and be the best practical environmental option.
- 8.36.2 In accordance with national policy, for proposals that will serve an area greater than Torfaen (known as Strategic Waste Management / Resource Recovery Facilities) there must be a proven need for the facility to serve the South East Wales region in accordance with the proximity and regional self sufficiency principles and the Best Practical Environmental

Option (BPEO) for the waste stream. Merchant facilities that serve an area wider than SE Wales may, in some instances, be appropriate if they provide the BPEO for that waste stream and satisfy all other planning criteria

- 8.36.3 National policy also supports in-building waste facilities that can be considered to be an industrial process being located on suitable B2 employment sites as they are normally within the same Use Class. Therefore, planning permission may not be required for these facilities on B2 sites, but development proponents should contact the local planning authority to establish whether planning permission is required. Previous and existing waste sites or extensions to them may also be suitable. Open air waste facilities, include windrow composting and construction & demolition recycling sites are more suited to areas outside the urban area or away from sensitive uses. The Council is likely to require a Health Impact Assessment (HIA) to accompany a planning application for larger waste proposals.
- 8.36.4 Finally, the Council is currently investigating the provision of more local facilities, such as potential new civic amenity sites to serve Cwmbran and north Torfaen. Also, more local 'bring' recycling sites are also likely to be required and may be sought on major development sites, such as supermarkets or neighbourhood / local shopping centres.

*Supporting LDP Objective: 18*

# Community Facilities

## CF1 Healthcare Facility Safeguarding

Land is safeguarded at the former Blaenavon Leisure Centre for the provision of a Primary Care Resource Centre. Proposals which prejudice the delivery of this scheme will not be permitted unless the facility is no longer required.

### Policy Justification

- 8.37.1 A new Primary Care Resource Centre will be developed at the former Blaenavon Leisure Centre as part of an integrated campus providing community facilities for North Torfaen. This Centre will provide facilities including a new doctors surgery, pharmacy, dentistry and other medical services.

*Supporting LDP Objectives: 2 & 13*

## CF2 Primary School Safeguarding

Land is safeguarded at the former Panteg Steelworks site for the provision of a new primary school. Proposals which prejudice the delivery of this scheme will not be permitted unless the facility is no longer required.

### Policy Justification

- 8.38.1 As part of the approved outline planning permission for the whole site (which also includes housing on the site), land is safe guarded for the provision of a new primary school in order to ensure that it is protected for future delivery.

*Supporting LDP Objectives: 1, 2, 5 & 13*

**CF3 Community Facilities**

Proposals resulting in improvements to the quality and accessibility of the County Borough’s community facilities including schools, libraries, health centres, post offices, public halls, public houses and local shops will be favourably considered, subject to other relevant policies of the plan. Development proposals that would result in the loss of or be of detriment to a community and / or leisure facility will not be permitted except where:

- a) A comparable replacement facility can be provided either on or off site and within easy and convenient access by walking or cycling; or
- b) It can be demonstrated that the community facility is no longer required by the community it serves; or
- c) The community facility is no longer economically viable; or
- d) It can be demonstrated that the premises, if non operational, has been vacant for over a year and the premises has been actively marketed for that use, either for lease or sale over a similar period of time, at a reasonable rental or purchase price; or
- e) A reorganisation plan has been approved by the respective responsible body.

**Policy Justification**

- 8.39.1 Community facilities are important to Torfaen’s local communities, serving their local needs, and are important to the health, social and economic wellbeing and cultural needs of the settlements in the County Borough. For this Policy community facilities are defined as facilities used by local communities for leisure and social purposes including community centres and meeting places, community halls, youth centres, public houses, places of worship, local shops and any other facility that fulfils a role of serving the community. Some of these facilities are under the ownership and control of the public sector (including the local authority), whilst others are entirely private concerns. In assessing proposals for new community facilities considerations of access, residential amenity and location will be dealt with in accordance with Policy BW1.
- 8.39.2 Changes in lifestyle, mobility and demography all have the potential to increase or decrease demand for a particular community facility over a period of time. The Council continues to monitor the quality and level of provision and where possible and appropriate, will seek improvements to ensure that no section of the local community is excluded from having access to basic facilities and services. The overall aim is to create and maintain vibrant and sustainable places to live, work and spend leisure time.

8.39.3 There may also be a need to secure a contribution towards the provision of facilities as part of new housing development especially in areas where the cumulative effect of additional new development over a period of time has led to an overall under provision of facilities. A reorganisation plan in the remit of this Policy is a review of service provision published by a responsible body such as the Police, Local Authority, Aneurin Bevan Health Board or Royal Mail, which will impact on the demand or need for community facility provision.

8.39.4 The Council will support the re-use of existing buildings in preference to new build unless there are other circumstances that warrant demolition, or where new build is a more sustainable option. School facilities in particular can provide additional benefits to the community if they are made available to the general public when not required for school use. Greater utilisation of school buildings by the wider community where this is viable and appropriate will therefore be encouraged by the Council, both in order to enhance a school's role as a focus for community activity and to help develop the range of local community facilities available. Other considerations will inform the use of schools by the wider community.

8.39.5 With regard to criterion d) of this Policy, planning applications will need to be supported by appropriate evidence to demonstrate that the facility is surplus to requirements

or that it is no longer economically viable. The supporting information could include (but not limited to): -

- the facility has been actively marketed at a price that is based on an appropriate market value for its existing commercial use;
- the business accounts for a number of years preceding the application would be required so that the potential profitability of the enterprise can be assessed; and
- evidence that local businesses/local community groups have been contacted to explore whether they can make use of the building (or part of) as alternative or additional accommodation.

*Supporting LDP Objectives: 2 & 5*



**CF4 Protection of Important Urban Open Space (IUOS)**

**Development proposals, which result in the loss of Important Urban Open Spaces, as identified on the Proposals Map, will not be permitted, unless the proposal complements or relates to the function of the Open Space and would enhance its value, or there is an overriding community or regeneration need for the proposal or where its integrity would be maintained.**

**Policy Justification**

- 8.40.1 The importance of open space was recognised in the New Town Masterplan for Cwmbran and the Adopted Local Plan, which proposed both the protection of attractive open space for environmental reasons and the provision of open space. The concept of integrating the New Town’s landscape into the urban structure by retaining key features as open spaces was in many ways unique to New Towns. The Council aims to preserve these important areas of open space, thus ensuring that one of the main elements of the original design concept is retained. Maintaining the network of IUOS forms a major part of Cwmbran’s open space strategy.
- 8.40.2 IUOS are also located in other parts of the County Borough and are present in these communities as a consequence of historical development.

8.40.3 IUOS will be retained to ensure that these formal open spaces are dedicated for community use and are not lost. These spaces also have informal recreational value to the public. It is recognised that there will be instances where there may be appropriate development proposals which relate to the function of the IUOS and which would enhance the value of the IUOS if introduced. The function and value of IUOS is set out in the Torfaen Recreation Study 2010. Certain open spaces identified also perform an important formal leisure function; in such cases there may be leisure development proposals for the IUOS which would benefit its function.

*Supporting LDP Objectives: 2 & 12*



### **CF5 Protection of Allotments and Recreation & Amenity Open Space**

Development will be permitted on allotments, areas of formal & informal recreation space, children's play areas and amenity open space subject to the following:

a) It would not cause or exacerbate a deficiency of such space taking account of the Councils Adopted Standards; and

(Note: The Standard for allotments is:-

- Blaenavon - 1.65ha;
- North Pontypool - 11.23ha;
- South Pontypool - 4.97ha;
- Cwmbran - 12.52ha; and
- Ponthir - 0.65ha.)

b) The space does not have significant amenity value or quality; or

c) The loss is not significant to the overall integrity of the space;

d) It is an appropriate use, which relates to the function of the space; or

e) The need for the development outweighs the need to protect the space; or

f) The developer makes satisfactory compensatory provision, which is of equal community benefit, value and quality.

8.41.1

#### **Policy Justification**

The aim of this Policy is to protect open space, either in public, private or voluntary ownership, which has significant recreational, conservation, environmental or amenity value. It applies to all areas of open space within the County Borough. There are five categories of open space that apply to Torfaen: -

- Formal Recreation Space - This is an area, which is (or has been) marked and laid out for formal active recreational purposes. It includes sports pitches (and associated run off areas), bowling greens, tennis courts, athletics tracks, synthetic surfaces and training areas. It will include facilities, which are ancillary to the open space, such as changing rooms and toilets, where these contribute to the use of the open space. Those areas not included in this category are golf courses, water used for recreation, indoor sports or leisure centres and car parks.
- Informal Recreational Space - This is an area, which although not specifically marked out for formal active recreational activities, can accommodate informal active recreation and children's play. It must have a relatively flat uninterrupted grassed area. Such areas can contain incidental shrub and tree planting providing this does not inhibit the area's recreation function.
- Children's Play Areas - These are public areas specifically intended for children's play space. It must include fixed

play activities such as swings and slides etc and a grassed or surfaced play space. There are no minimum size criteria.

- Amenity Open Space - This is an area which does not have a defined recreational value but has a particular amenity value to the surrounding area. It can include grassed areas such as incidental verges and rough grasslands, woodlands, scrub in the built up area and allotments.
- Allotments - Are existing or previous allotment gardens in either public, private or voluntary ownership, regardless if it is statutorily protected or not. They are plots of land made available to individuals for the cultivation of vegetables, fruit or flowers and normally organised by allotment associations.

8.41.2 Policy H5 sets out more detailed guidance on the Council’s adopted recreation and amenity open space standards for the provision of new open space on new residential developments. The purpose of this Policy is to identify the Council’s standards for protection of existing sites which for allotments is higher than the standard for new residential developments taking into account current usage and demand where as for the other categories of open space the standard for protection is the same - as the standard identified in Policy H5. In order to assess significance, the definition of Amenity Value and Quality is outlined in the TCBC Open Space and Recreation Assessment Report, which is part of the evidence base for the Deposit LDP.

8.41.3 Areas of open space can perform more than one function, for example a park can be both formal recreation and amenity open space. Some areas of open space serve a purely local function while others have a countywide importance.

*Supporting LDP Objectives: 2 & 12*

**CF6 New Playing Field**

**Land is allocated at the Eastern Fields, Cwmyrnyscoy for a new Playing Field, as shown on the Proposals Map.**

**Policy Justification**

8.42.1 The Council has allocated land at the former Race AFC football field in Cwmyrnyscoy for a Gypsy & Traveller site. This site has been allocated in order to allow a replacement football pitch to be provided nearby.

*Supporting Objectives: 2 & 4*

# Countryside

## **C1 Green Wedges**

**Green Wedges are identified at the following locations in order to prevent coalescence between settlements and to maintain the open character of these areas: -**

**C1/1 - Cwmbran and Newport;**

**C1/2 - Ponthir and Caerleon; and**

**C1/3 - Mamhilad and New Inn, Pontypool.**

**Development within designated Green Wedges will only be permitted where the use is either conducive to or enhances the open character of the Green Wedge, respects its rural setting in terms of layout & design and minimises visual intrusion into the landscape.**

### **Policy Justification**

8.43.1 Green Wedges have been designated to prevent coalescence between settlements and to protect the open nature of land between settlements and urban areas. The spread of development into the countryside can result in the urbanisation of rural areas, incremental loss of important green space, coalescence of settlements and have a

detrimental effect upon agriculture, the landscape & amenity value of land and the individual identity of settlements.

8.43.2 Although other policies in the LDP restrict development in the countryside, it is necessary to provide additional protection to areas of important and vulnerable open land by restricting development on the urban fringe and between settlements.

8.43.3 It is intended to resist any development proposal that would not maintain the open character of the Green Wedges. Details of the Green Wedges are included in Appendix 5 of this document.

*Supporting LDP Objectives: 12 & 13*

**C2 Special Landscape Areas (SLA's)**  
**Special Landscape Areas are identified at the following locations: -**  
**C2/1 - Llandegfedd Reservoir;**  
**C2/2 - South Eastern Lowlands;**  
**C2/3 - Southern Lowlands;**  
**C2/4 - South West Uplands;**  
**C2/5 - Blaenavon Heritage Landscape;**  
**C2/6 - Eastern Uplands;**  
**C2/7 - Afon Lwyd Valley; and**  
**C2/8 - Western Uplands.**  
**In order to ensure the continued protection and enhancement of the defined SLA's development proposals that could impact on these designations will be expected to conform to high standards of design and environmental protection which is appropriate to the LANDMAP character of the area.**

**Policy Justification**

8.44.1 Utilising the national LANDMAP information system SLA's have been identified within Torfaen. They have been designated to protect areas that are considered to be important to the overall landscape, history, culture, biodiversity and geology of the County Borough. Areas identified have particular characteristics that combined reflect special areas that are intrinsic to the overall character of Torfaen's environment.

8.44.2 The areas identified will be protected from any development that would harm the individual and distinctive features of the SLA's. The policy is not designed to preclude development, although applicants will need to demonstrate that any development proposal will not have an adverse impact on the unique characteristics associated with the specific SLA. Design and Access Statements will be required to address the unique aspects of the Special Landscape Areas identified by the Designation of Special Landscape Area Study (2011) and LANDMAP.

8.44.3 Applications for development within an identified SLA will need to consider the LANDMAP aspect areas and identify how the development proposal affects the aspects area. A detailed description of the identification process and allocations is contained in the separate 'Designation of SLA Study 2011'.

*Supporting LDP Objectives: 7 & 12*

**C3 Rural Development and Diversification**

**Proposals for rural development and farm diversification schemes will be permitted where: -**

- a) They are appropriate for and compatible with its rural location and that the proposed scale, form, siting, design and materials are appropriate to the rural setting and proposed use and that immediate and distant views are not adversely affected by the proposal;**
- b) Existing buildings are reused where appropriate and any new buildings are grouped with existing buildings;**
- c) A business plan is submitted which outlines the assessment of demand and justifies the need and suitability for such a business in this location; and**
- d) For farm diversification schemes, they are complimentary to the agricultural operations of the farm and would not prejudice the operation of the existing business.**

**Policy Justification**

8.45.1 The Council will adopt a positive approach to supporting the rural economy. The decline in the rural economy and the loss of many traditional farms and farming practises has led to diversification into other service areas. Proposals for farm diversification schemes will be assessed against the above criteria, and national policy contained in paragraph 7.3.3 of PPW (5th Edition) and TAN 6.

8.45.2 Proposals which assist the rural economy such as new agricultural buildings which enable the existing farm use to continue will be encouraged, but will be expected to be designed to satisfy the needs of the proposed agricultural use. It is not considered appropriate whereby modern agricultural buildings are designed and constructed to enable the building to be used for residential use at the end of their agricultural life. Such proposals will be resisted to prevent inappropriate development in the countryside.

8.45.3 Farm diversification schemes can help to sustain the rural economy, aid farm viability, provide employment and assist in protecting the rural landscape and character. Many industries and services can be located within the rural environment without any detriment or impact upon the character and value of the countryside.

8.45.4 To reduce the impact of any proposals on the rural landscape setting and character it is often more appropriate to diversify existing facilities such as farm complexes as opposed to providing new facilities. Diversification offers the opportunity to change an existing facility which is no longer suited to its original purpose to another use that will be of benefit to the local community and economy. Where new buildings are required evidence will need to be shown why existing buildings are not fit for purpose. Where extensive new or replacement facilities are required, it is considered that development or

diversification proposals are unlikely to be appropriate for a rural location.

8.45.5 The essential factor in farm diversification proposals is that the primary use of the holding remains for farming or forestry. Farm diversification schemes may be permitted where other developments might not be considered acceptable, in order to support the farm enterprise. Therefore, conditions or legal agreements may be required to attach the development to the whole farm holding and ensure the primary use of the unit remains as farming or forestry.

*Supporting LDP Objectives: 2 & 12*



#### **C4 Conversion / Rehabilitation of Buildings in the Countryside**

**The Conversion / Rehabilitation of a building or complex of buildings located outside the designated Urban Boundary will be permitted where the proposal satisfies the following criteria where applicable: -**

- a) A substantial proportion of the existing building remains intact and is structurally sound or is capable of being made so without extensive external alteration or reconstruction;**
- b) The proposal is not larger than the existing building in terms of height, volume or footprint;**
- c) It does not result in the use being visually unacceptable and incompatible with its rural location;**
- d) The creation of a curtilage or access for the proposed use would not significantly adversely affect the character and visual amenity of the area;**
- e) In the case of additional buildings, only small scale separate detached ancillary buildings will be allowed where they cannot be provided as part of the main building and where they can be fully justified;**
- f) The existing building is not makeshift in nature or of modern construction and materials, such as concrete block work or portal framed buildings clad in metal sheeting. Such buildings will not be considered favourably for residential conversion;**

- g) The building will be expected to have been used for their intended purpose for a significant period of time and particularly close scrutiny will be given to proposals relating to those less than 10 years old, especially where there has been no change in activity of the unit; and**
- h) For conversions to residential use, the applicant has made every reasonable attempt to firstly secure suitable agricultural or business use and the application is supported by a statement of the efforts that have been made.**

**Policy Justification**

- 8.46.1 Buildings in the countryside make an important contribution to its overall setting and character. Many rural buildings have continued to fall into disrepair and many of these buildings can be re-used for the benefit of the area in appropriate circumstances. The aim of this Policy is to ensure that conversion/rehabilitation of buildings in the countryside, preserve or enhance its character and its cultural and/or natural heritage value. All development within the countryside will be strictly controlled so as to not prejudice this aim.
- 8.46.2 For conversions, many such buildings are of architectural or historic merit reflecting a former way of life or demonstrating a particular form of local building. In the case of agricultural and other buildings, where they have been soundly

constructed, conversion may be appropriate where it does not adversely affect the integrity of the building. When converting such buildings the size and massing of the original building should be respected. This particularly applies to the existing fenestration (window openings) where conversions should attempt to retain the existing scale and proportion of window openings, without the creation of significant numbers of new openings.

- 8.46.3 In respect of criterion (f) the purpose of this criterion is to restrict the conversion of modern agricultural buildings to other uses such as residential, given the strict control of new development in the open countryside. The Council supports the conversion of traditional buildings, which through sympathetic conversion will have a positive impact on the character of the building and area by bringing it back into reuse. Modern agricultural buildings offer little benefit to the character of the area and should be constructed of materials that serve the agricultural purpose and should normally be removed once its agricultural use ceases. This policy does not restrict sustainable building design in the conversion of traditional buildings, through for example the use of high performance materials that may be more energy efficient than traditional materials, noting that due regard has to be paid to the character of the building being converted.
- 8.46.4 The residential conversion of rural buildings whose original use has ceased (i.e. agricultural, industrial or commercial) will

not be permitted unless every reasonable attempt has been made to continue the use of the buildings as an economic or business asset. Where residential development forms part of the business reuse, the resulting housing will only be acceptable in relation to the business use. Legal agreements will be used to ensure this is undertaken. Any such proposal should not involve the creation of a curtilage, including a domestic curtilage or new / improved access that would have an adverse impact on the character of the surrounding countryside.

*Supporting LDP Objectives: 4, 12 & 13*

- C5 Replacement Dwellings in the Countryside**  
**Replacement dwellings will be permitted by demonstrating that: -**
- a) There is an overriding economic or functional need to replace the building in preference to its reuse or adaption;**
  - b) The existing dwelling has a lawful residential use as defined in the Town and Country Planning Acts;**
  - c) The building is not a traditional farmhouse, cottage or other building which has historic value or interest and which is important to the visual and intrinsic character of the landscape;**
  - d) The replacement building is sited in the same location as the existing building, unless there are compelling**

**material planning reasons for repositioning the building; and**  
**e) The replacement building is not materially larger than the existing building.**

**Policy Justification**

- 8.47.1 Buildings and their settings within the countryside make an important contribution to the character of the area. In general, the reuse or adaptation of existing buildings will normally be favoured in preference to replacement. The aim of this policy is to ensure that replacement buildings in the countryside conserve this character and its cultural and/or natural heritage value. All development within the countryside will be strictly controlled so as to not prejudice this aim.
- 8.47.2 The replacement buildings should not result in any greater impact on the setting and character of the area.
- 8.47.3 The Council defines the term ‘materially larger’ in criterion (e) above as the replacement building should not be more than 30% larger in volume compared to the existing building. This is unless it can be clearly demonstrated there will be no harmful intrusive impact on the landscape through the increased size of the building and there is an enhancement in the appearance of the existing building; subject in any event to the increase in volume being no more than 50% compared to the original building.

*Supporting LDP Objectives: 4, 12 & 13*

# Biodiversity / Geodiversity

## **BG1 Locally Designated Sites for Biodiversity and Geodiversity**

**Development proposals will not be permitted where they would cause significant adverse effects to local nature conservation designated sites (including the features of a Site of Importance for Nature Conservation, Local Nature Reserves, or Regionally Important Geological Sites unless it can be demonstrated that: -**

- a) The development could not reasonably be located elsewhere and the benefits of the proposed development justifiably outweigh the nature conservation or geological value of the site; and**
- b) Adequate mitigatory and / or compensatory provision is made proportionate to; or an enhancement to the value of the ecological resources or geological site lost.**

### **Policy Justification**

8.48.1 Torfaen's distinctive natural environment contains important locally designated sites of biodiversity interest

(Sites of Importance for Nature Conservation (SINC's) and Local Nature Reserves (LNR's)) and Regionally Important Geological Sites (RIGS) which will be protected and where possible enhanced. This policy affords protection to these sites. The SINC designations in Torfaen are identified on the Proposals Map. The Council will be undertaking a review of the SINC designations and boundaries during 2013/2014 alongside work on the preparation of a Biodiversity SPG. Once completed an updated SINC layer will be available as part of the Biodiversity SPG which will provide the most up to date information on the SINC's in Torfaen and should be referred to alongside the LDP Proposals Map.

8.48.2 Where development is permitted, planning conditions and / or obligations will be used to protect or enhance the ecological / geological resources. Where the benefits of development outweigh the conservation interest, mitigation / compensation will be required to offset adverse effects proportionate to the value of the resource (including negative effects on adjacent land).

- 8.48.3 The Torfaen Local Biodiversity Action Plan (LBAP) identifies and gives advice on habitats and species of importance within Torfaen and the Council will produce a Biodiversity and Geodiversity SPG which will describe the mechanisms that TCBC will provide to help identify those biodiversity resources that should be protected. The SPG will also identify suitable mitigation / compensation measures designed to enhance the biodiversity network (including locally designated sites) in Torfaen where biodiversity resources will be unavoidably lost. All development proposals that may affect the biodiversity network and sites, protected & priority species and habitats will be required to demonstrate what measures are proposed for the protection and management of biodiversity resources and the mitigation / compensation of potential impacts.
- 8.48.4 The Council has, based upon the British Geological Society “South Wales RIGS Audit - Torfaen CBC, 2012”, designated the following 7 RIGS in Torfaen which are shown on the Proposals Map: Big Pit National Coal Museum; Blaen Pig / Canada Tips; Craig Cynfyn Quarry; Cwmynyscoy Quarry East; Cwmynyscoy Quarry West; Llanhilleth Quarry (Tir Pentwys); and Pontnewynydd Risings. As these RIGS are mainly exposures of geological formations it will be easier to mitigate / compensate for their loss locally; for example, by exposing other parts of the formation as part of the development proposal or a restoration scheme.
- 8.48.5 Development proposals must be accompanied by an ecological / geological survey, appraisal and mitigation

/ compensation strategy, where appropriate and when requested by the Council.

*Supporting LDP Objectives: 10 & 15*



# Historic Environment

8.49.1 PPW sets out clear national planning policy guidance as contained in Chapter 6 'Conserving the Historic Environment, which are outlined below but are not repeated in this Plan:

- Development in a Conservation Area including demolition, advertisements and trees;
- Preservation of Listed buildings, optimum viable use, proposals affecting a Listed Building or its setting and their demolition;
- Protecting Registered Historic Landscapes, Historic Parks and gardens and their setting (shown on the Constraints Map); and
- Scheduled Ancient Monuments and archaeological remains.

**HE1 Buildings and Structures of Local Importance**  
**Development proposals affecting buildings and structures of local importance which make a valuable contribution to the character and interest of the local area will not be permitted where the distinctive appearance, architectural integrity or their settings would be significantly adversely affected, unless the benefits of the proposal would outweigh such adverse effects.**

## Policy Justification

8.50.1 Throughout the County Borough there are buildings of local importance, which are not afforded statutory protection through listing but make an important contribution to the Historic Environment. Such buildings may be included on local lists of buildings of importance. The Council recognises that such buildings make an important contribution to the special qualities of the area and their architecture, construction and setting in the landscape are important to the character of the immediate area. A number of buildings are at risk of

being altered or even demolished with little regard for their local importance. Such buildings should be retained and appropriate uses sought to maintain their character. Such buildings will be included on a Local List along with justification for their inclusion. Where development proposals affect such buildings or structures the impact should be assessed as part of a planning application.

- 8.50.2 In assessing development proposals concerning the building, the Council will assess the degree to which the building remains in its original condition, quality of the individual building's architecture and position & influence on the townscape or landscape. Consideration will also be given to the affect of other development proposals on the setting and character of the building 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. Consideration will also be given to the building's setting. A local list of such buildings will be compiled from visual surveys and engagement with local interest groups and SPG will set out the methodology for such a list.

*Supporting LDP Objectives: 7 & 12*

**HE2 Blaenavon Industrial Landscape World Heritage Site (BILWHS)**

**Development proposals within, and adjacent to the BILWHS will only be permitted where it can be demonstrated that: -**

- a) The proposal promotes a standard of design in terms of siting, scale, massing and materials, which is sympathetic to and preserves or enhances the character of the local area and settlement form; and**
- b) Important views into and within the BILWHS are not adversely affected by the proposals; and**
- c) The proposal contributes to ensuring the preservation of the 'Outstanding Universal Value' of the BILWHS designation; and**
- d) The proposal would not adversely affect the overall integrity of the BILWHS and its landscape or historic setting.**

**All development proposals within and adjacent to the World Heritage Site should be informed by the BILWHS Design Guidance and should identify how the proposals are consistent with the principles in this document.**

**Policy Justification**

- 8.51.1 The Blaenavon Industrial Landscape contains extensive remains of early mineral works and processing, as well as the remains of the later commercial production of coal, iron and

steel. These elements together with the town of Blaenavon constitutes one of the best examples in Wales of a valley head industrial community and is considered to form one of the most complete and best surviving historic landscapes of its kind in the World.

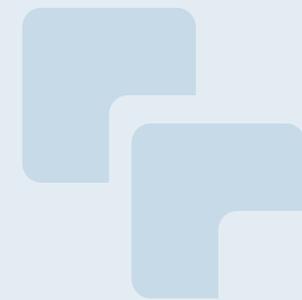
- 8.51.2 In November 2000 the Blaenavon Industrial Landscape was designated as a World Heritage Site, due to its outstanding universal value. In response to the increased development pressures, it is important that the design and scale of new development throughout the BILWHS, its setting and in particular the Blaenavon urban area are carefully considered in order to ensure the continued protection and enhancement of this cultural landscape.
- 8.51.3 New development within the BILWHS and its setting will be required to be sympathetic with the historic and landscape context and should be regarded as an opportunity to reinforce the positive characteristics of the area and remove, resolve / or dilute any negative aspects where possible. Particularly important within the BILWHS are the important views within it that contribute to its character; and development proposals must not be of detriment to these views. Further information on consideration of important views can be found in the BILWHS Design Guide noting there will be other important views that may not be addressed in the document.
- 8.51.4 The Policy seeks to protect the character and values (as set out in the BILWHS Management Plan Review) of the BILWHS,



from both inappropriate development and design. This includes ensuring that the principles for which the BILWHS was designated as Outstanding Universal Value are not adversely affected by development proposals. The Policy does not seek to restrict development but rather ensure development proposals identify how they can contribute to the continued protection and enhancement of this important resource, through sympathetic design, which reflects the principles in the BILWHS Design Guidance SPG. This can be achieved by ensuring that change is managed in a way that sustains and where appropriate enhances the historic character of the built environment, without overly constraining or inhibiting development.

- 8.51.5 The Forgotten Landscapes Project will help conserve and restore the built and natural heritage features that are integral to the historic character of the landscape and natural features around Blaenavon. The Forgotten Landscapes Partnership has recognised the need for the creation of a buffer zone around the BILWHS and has made these recommendations to the Blaenavon Partnership. The Blaenavon Partnership has accepted the recommendations and intends to present its case for a buffer zone to UNESCO for consideration. In the event the buffer zone is adopted it will become a material consideration in future planning applications. It will need to be recognised that if a buffer zone is adopted the Council can only control the use and development of land within the administrative area of Torfaen.

*Supporting LDP Objectives: 4, 6, 7 & 12*



# 9. Monitoring

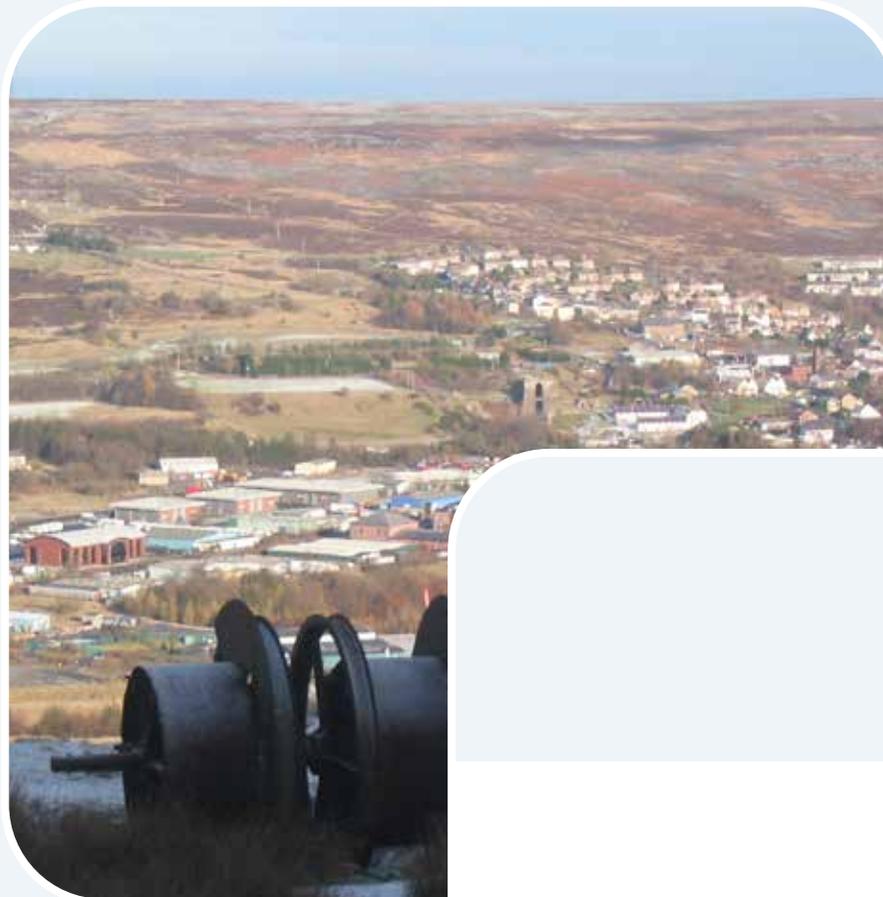
## 9.1 Review and Monitoring Arrangements

9.1.1 Reviewing and monitoring the effects of the LDP are important elements of the new LDP system. The results of monitoring will form the basis for Plan review, which will be undertaken over a four year cycle. The Council has developed a framework of indicators and targets to monitor the effectiveness of LDP Policies, which will be used to identify the need for modifications to policies. It will also demonstrate how effective the LDP and its policies are in encouraging or restricting various types of land use and delivering or restraining development. The monitoring framework, complete with a series of indicators and targets, will allow the Council to review the effectiveness of the Strategy and policies in the Plan. The Council will also monitor the sustainability credentials of the LDP over the Plan Period.

9.1.2 An Annual Monitoring Report (AMR) will be prepared for the LDP which will also contain the results of the parallel sustainability monitoring of the Plan, undertaken as part of the Sustainability Appraisal / Strategic Environmental Assessment in the form of the SA Framework. The SA Framework is intended to enable the comparison between

predicted effects and actual effects of implementation of the Plan, against the identified sustainability objectives. The indicators chosen represent a range of social, economic and environmental measures that are considered effective in identifying whether the SA objectives are being achieved. These indicators will be monitored over time and will provide trend-based performance at local authority level and gauge performance against other local authorities. In the development of the Framework, quantitative targets have been identified where possible.

9.1.3 Following adoption of the LDP, progress on the performance against the above indicators will be reported in the AMR which will set out how the policies and proposals and objectives of the LDP are being achieved, hence the effectiveness of the LDP as the development framework for the County Borough. The Annual Monitoring Report will include a Framework with which to monitor the effectiveness of the LDP Policies, and identify trigger mechanisms which will allow the Council to review and amend the LDP if required. The Framework is contained in Appendix 8.



# 10. Delivery and Implementation

## 10.1 Implementation Arrangements and Risks to Delivery

- 10.1.1 The policies and proposals in the LDP will be implemented through various Council departments together with a range of other external bodies. It is anticipated that the retail and housing allocations will be delivered by the private sector, including housing associations. Financial contributions will also be expected from the private sector to improve public infrastructure including transport improvements, leisure, educational and community facilities.
- 10.1.2 Whilst allocations are made in the LDP it must be recognised that the ability to deliver these schemes ‘on the ground’ will depend on external factors such as economic conditions. The LDP therefore sets out the Council’s intention for the use and development of land in the County Borough up to 2021, but actual implementation, whilst at times is dependant on the Council, relies largely on actions from external parties.
- 10.1.3 Given the Plan Period runs over 15 years it is difficult to give certainties on actual phasing of development schemes. For example most public sector capital programmes have short

time horizons such as 3 or 5 years so it is difficult to be precise about much of the infrastructure over a 15-year period. Further detail on delivery of the allocated housing sites and associated risks in the implementation of the proposals and strategy is outlined in Appendix 1.

- 10.1.4 The Council will be prepared where necessary to utilise its Compulsory Purchase Powers to implement those proposals in the LDP that require the acquisition of land to ensure comprehensive development is delivered. The use of CPO is only likely to be required in limited circumstances such as ensuring the full implementation of strategic proposals identified in the LDP. The Council will only use such powers where the developer is prepared to finance the CPO process and the acquisition of the land. The Council will require full legal agreement to this effect to be in place before entering into the CPO process.



# Appendix 1 - Details of LDP Housing Allocations

## LDP Housing Allocations contained within the North Torfaen Housing Sub-Market Area

### Blaenavon Health Centre

Site Description - This site currently incorporates a health facility for the people of Blaenavon and is made up of two buildings with associated car parking, totalling an area of 0.48 (2 d.p.) hectares. The new healthcare facility, at the nearby Blaenavon Community Campus, is expected to be completed by July 2014; which will result in this site becoming available for residential development at that time. The site will be accessed from the existing access serving the Health Care Unit as located off Church Road, Blaenavon.

Housing Numbers - It is anticipated that 17 dwellings will be provided on this site. A June 2007 Study produced by Powell Dobson to assess the suitability of sites in the Blaenavon area for a community campus suggested that this site would be a suitable site for housing to be developed at a density of 35 dwellings per hectare. Based upon this density the site would be able to accommodate 17 dwellings to be built over the LDP period.

Phasing - Based upon the timescale for the completion of the new healthcare facility in Blaenavon in July 2014, it is anticipated that this housing scheme will be delivered over the following timeframe:

Time frame		
2006/2007- 2010/2011	2011/2012- 2015/2016	2016/2017- 2020/2021
0	17	0

**Risks in Site Delivery** - It is considered that this housing scheme can be delivered over the phased LDP period as detailed above. However, there are always risks in delivering a scheme, those of which for this site are listed below:

- Delivery is reliant upon the submission of a planning application to the local authority by a developer / agent, submitting a housing scheme which is deemed acceptable and is subsequently permitted.
- Delivery is reliant upon the agreement of the landowners and disposing of existing buildings / land on the site for residential development. It is considered that matters are progressing in order to deliver this site over the phased LDP period as detailed above.
- Economic circumstances, having regard to the delivery of housing. If the market is slow during the period of anticipated delivery then this could impact on the housing numbers to be delivered.

### Garn-yr-erw Terrace, Blaenavon

**Site Description** - The site is located on the main Blaenavon to Brynmawr Road (B4248), to the north west of the settlement of Blaenavon on the edge of Garn-yr-erw Village. The site totals

an area of 0.82 (2 d.p.) hectares and has remained as a flat area of poor quality hardstanding used as a lay-by for passing vehicles since the demolition of terraces along the road in the early 1980's.

**Housing Numbers** - An estimated 26 dwellings will be provided on this site over the LDP period. A planning application to develop this site for 26 units has been submitted (as of 1st April 2010) which is likely to be determined in the near future. There is a resolution to approve this planning application subject to the Section 106 Agreement being signed (as of 16th August 2010).

**Phasing** - Due to the submitted planning application for 26 units and subject to the Section 106 Agreement being signed off, it is considered that development of the site will be completed over the following timeframe:

Time frame		
2006/2007- 2010/2011	2011/2012- 2015/2016	2016/2017- 2020/2021
<b>0</b>	<b>26</b>	<b>0</b>

**Risks in Site Delivery** - It is considered that this housing scheme can be delivered over the phased LDP period as detailed above. However there are always risks in delivering a scheme, those of which for this site are listed below:

- Delivery is reliant upon the signing off of the Section 106 Agreement to allow delivery within the period aforementioned. Progress is being made on this matter and

it is anticipated the Section 106 Agreement will be finalised once the applicant has agreed the level of affordable housing contribution (according to information provided by the Council's Development Control team).

- Economic circumstances having regard to the delivery of housing. If the market is slow during the period of anticipated delivery then this could impact on the housing numbers to be delivered.

### Giles Road (Upper Coedcae), Blaenavon

**Site Description** - This site comprises 0.70 (to 2 d.p.) hectares of open land located within the existing residential area in Blaenavon, off Giles Road. Access to the site will be provided off Giles Road.

**Housing Numbers** - An estimated 25 dwellings will be provided on this site over the LDP period. A planning application to develop this site for 25 units was previously submitted, but was disposed of in November 2010. A new application is expected and therefore it is still considered that there are no major constraints to prevent a similar scheme coming forward for 25 units on this site in the near future.

**Phasing** - Based upon the above, it is considered that development of the site will be completed over the following timeframe:

Time frame		
2006/2007- 2010/2011	2011/2012- 2015/2016	2016/2017- 2020/2021
0	25	0

**Risks in Site Delivery** - It is considered that this housing scheme can be delivered over the phased LDP period as detailed above. However there are always risks in delivering a scheme, those of which for this site are listed below:

- Delivery is reliant upon the submission of a detailed planning application to the Council by a developer / agent which is subsequently considered acceptable and is permitted.
- Delivery is reliant upon the agreement of the landowners and disposing of existing land on the site for residential development. It is considered that matters are progressing in order to deliver this site over the phased LDP period as detailed above.
- Economic circumstances, having regard to the delivery of housing. If the market is slow during the period of anticipated delivery then this could impact on the housing numbers to be delivered.

### Hillside School, Blaenavon

**Site Description** - This is a 1.83 (2 d.p.) hectare site located off Upper Hill Street in Blaenavon. The site is made up of a nursery

school and primary school with a large gravelled sports ground to the rear of both buildings. Access to the site will be provided off Upper Hill Street.

**Housing Numbers** - The construction of a new Primary School in Blaenavon has resulted in this site becoming available for residential development for approximately 64 dwellings during the LDP period 2006-2021. The 64 dwellings is based upon building at a density of 35 dwellings per hectare which is considered reasonable in this location taking into account the type of properties located within this residential area. Due to its historic merit the reuse of the existing school building will be promoted as part of any development proposal.

**Phasing** - The site is now vacant and has been earmarked for disposal by the Council to a Registered Social Landlord (RSL). A full planning application (13/P/00425) has now been submitted for 53 dwellings on the site; which the RSL expects to build out by the end of 2015. Based upon the LDP allocation, the phasing for this site is shown in the table below:

Time frame		
2006/2007- 2010/2011	2011/2012- 2015/2016	2016/2017- 2020/2021
0	64	0

**Risks in Site Delivery** - It is considered that this housing scheme can be delivered over the phased LDP period as detailed above. However there are always risks in delivering a scheme, those of which for this site are listed below:

- Delivery is reliant upon the approval of the current full planning application for housing development on the site.
- Economic circumstances having regard to the delivery of housing. If the market is slow during the period of anticipated delivery then this could impact on the housing numbers to be delivered.

### Old Co-Op, 39-43 High Street, Abersychan

**Site Description** - The site is located on the corner of High Street and Factory Lane, Abersychan, covering an area of approximately 0.2 (1 d.p.) hectares. The site itself comprises of a substantial prominent three storey corner building, which is the former Co-op building, along with a number of properties and outbuildings. Access to the site can be gained via a new centrally located access point off High Street.

**Housing Numbers** - Taking into account the disposed of planning application for the site (planning application reference: 07/P/14944(W)), building at a high density, it is considered that 24 dwellings can be built on the site over the LDP period. However, allocating this site for 24 units is considered acceptable considering that 24 units was deemed permissible as part of the 07/P/14944(W) planning application. Further, pre application inquiries for the development of housing on this site have been received by the Council's Development Control team since it was made clear that the previous scheme would not be taken forward. Therefore, there is a clear interest in undertaking development of this site.

**Phasing** - Due to the level of interest in developing this site, it is considered that development will be completed over the following timeframe:

Time frame		
2006/2007- 2010/2011	2011/2012- 2015/2016	2016/2017- 2020/2021
0	24	0

**Risks in Site Delivery** - It is considered that this housing scheme can be delivered over the phased LDP period as detailed above. However there are always risks in delivering a scheme, those of which for this site are listed below:

- Delivery is reliant upon the approval of a planning application for housing development in order to give the go ahead for the delivery of this scheme. The Council's Development Control team have held pre-application discussions with interested parties and it is therefore considered reasonable that the site will be delivered over the phased LDP period as detailed above.
- Delivery is reliant upon the agreement of the landowner and disposing of existing land / buildings on the site for residential development. It is considered that matters are progressing in order to deliver this site over the phased LDP period as detailed above.

- Economic circumstances having regard to the delivery of housing. If the market is slow during the period of anticipated delivery then this could impact on the housing numbers to be delivered.

### St Peter’s School, Blaenavon

**Site Description** - This is a 0.52 (2 d.p.) hectare school site located off Park Street in Blaenavon. The provision of a new Primary School in Blaenavon has resulted in this site becoming available for residential development over the LDP period. The site will be accessed either at the point of the existing access to the school off Park Street or further south off Park Street.

**Housing Numbers** - It is considered that 18 dwellings can be accommodated on this site. Due to the nature of existing property types in Blaenavon, it is considered that this site can deliver a medium to high density scheme upwards of approximately 35 dwellings per hectare.

**Phasing** - The site is now vacant and is expected to be marketed in due course by the Council and Trustees who own the site. Therefore, this housing scheme should be delivered over the following timeframe:

Time frame		
2006/2007- 2010/2011	2011/2012- 2015/2016	2016/2017- 2020/2021
<b>0</b>	<b>0</b>	<b>18</b>

**Risks in Site Delivery** - It is considered that this housing scheme can be delivered over the phased LDP period as detailed above. However there are always risks in delivering a scheme, those of which for this site are listed below:

- Delivery is reliant upon the submission of a detailed planning application to the Council by a developer / agent which is subsequently considered acceptable and is permitted.
- Delivery is reliant upon the agreement of the landowners and disposing of existing land / buildings on the site for residential development. It is considered that matters are progressing in order to deliver this site over the phased LDP period as detailed above.
- Economic circumstances having regard to the delivery of housing. If the market is slow during the period of anticipated delivery then this could impact on the housing numbers to be delivered.

### The British Strategic Action Area, Talywain

**Site Description** - The British Strategic Action Area is a major long term (beyond the LDP plan period) mixed-use development, which will be brought forward in line with a Development Framework to be prepared for the site. This Strategic Action Area is located adjacent to the settlement of Abersychan and covers a total area of 72.01 hectares. The site is allocated for a major land reclamation scheme in the plan period which will prepare

the land for future development. Future development will be predominantly residential led and there will be a need to provide local employment opportunities as part of the development.

The Council's long term vision for the British Strategic Action Area is one of a comprehensive regeneration scheme of a large brownfield site, which will play an important role in the regeneration of North Torfaen through the provision of quality affordable housing and employment opportunities and the removal of unsightly dereliction.

**Phasing** - Due to the complexity of this site, it is only considered feasible to allocate the site for a major land reclamation scheme up to 2021, but allowing for mixed use development to be delivered on site up to 2021 and beyond.

**Risks in Site Delivery** - It is considered potentially feasible that the land reclamation scheme can be delivered over the LDP period to 2021. However there are always risks in delivering a scheme, those of which for this site are listed below:-

- Delivery is reliant on the submission of a planning application for land reclamation by a developer, which is deemed acceptable and is subsequently permitted. The delivery of the land reclamation is integral to any future wider regeneration scheme.
- Economic circumstances having regards to the delivery of the land reclamation. If the price of coal to be reclaimed is not deemed viable to reclaim during the next few years, then this could impact on a land reclamation scheme being

delivered by 2021 The Council are actively in discussions with the landowners in order to bring forward this reclamation scheme within the plan period.

## LDP Housing Allocations contained within the Pontypool Housing Sub-Market Area

### Animal Pound and Adjacent Land, Tranch, Pontypool

**Site Description** - This site comprises of allotments and grazing land and is located to the south of Wentsland Road, Tranch in Pontypool. The area of the site totals 5.81 (2 d.p.) hectares. Access to the site will be provided off the Old Crumlin Road to the south of the site. All landowners have agreed in principle to the disposal of the site for housing.

**Housing Numbers** - It is considered that this site is capable of delivering 135 new dwellings over the LDP period when taking topographical constraints into account. The current non-statutory allotments on the site are to be relocated to the nearby Richards Fields Allotments as part of the development of the site.

**Phasing** - Based upon the discussions between the Council and landowners regarding the disposal of this site for housing and the Council's best estimates, it is considered that 60 dwellings will come forward over the next five years, with the remaining 75 dwellings to be delivered during the period 2016/2017 to 2020/2021. Therefore development of the site will be completed over the following timeframe:

Time frame		
2006/2007- 2010/2011	2011/2012- 2015/2016	2016/2017- 2020/2021
<b>0</b>	<b>35</b>	<b>100</b>

**Risks in Site Delivery** - It is considered that this housing scheme can be delivered over the phased LDP period as detailed above. However there are always risks in delivering a scheme, those of which for this site are listed below:

- The landowners of the site must agree Heads of Terms in order to dispose of the site for residential development. There have been discussions regarding this matter and it is considered that the Heads of Terms will be formerly agreed in due course to allow the site to be delivered over the phased periods as listed above.
- Delivery is reliant upon the submission of a planning application to the local authority by a developer / agent, submitting a housing scheme which is deemed acceptable and subsequently permitted. A Development Framework will be prepared in order to assist in bringing forward this site over the phased periods as listed above.
- Economic circumstances having regard to the delivery of housing. If the market is slow during the periods of anticipated delivery then this could impact on the housing numbers to be delivered.
- Accessibility issues. These will need to be adequately addressed as part of any planning application in order for

the site to be developed. There has been some preliminary work undertaken in this regard; the Council's Highways team have been consulted on initial access proposals and they do not object to the proposals put forward.

### Coal Yard, Station Road, Griffithstown

**Site Description** - This site is located adjacent to Station Road, Griffithstown. The northern end of the site is occupied by a former railway station with the southern end occupied by a coal depot. The total area of the site covers 0.60 hectares (2 d.p.). As part of any proposals brought forward the Council would like the main railway building retained and made the design focus as part of the development of this site.

**Housing Numbers** - 8 dwellings have been permitted for part of the site, subject to the Section 106 Agreement being signed off (planning application reference 09/P/00524(W)). Taking into account the 8 dwellings permitted subject to the Section 106 Agreement, it is considered that the entire site will be able to accommodate 15 dwellings to be delivered over the LDP Period.

**Phasing** - Based upon the need for a detailed planning proposal for this site submitted by a developer and approved by the Council, it is considered that development of the site will be completed over the following timeframe:

Time frame		
2006/2007- 2010/2011	2011/2012- 2015/2016	2016/2017- 2020/2021
0	15	0

**Risks in Site Delivery** - It is considered that this housing scheme can be delivered over the phased LDP period as detailed above. However there are always risks in delivering a scheme, those of which for this site are listed below:

- Delivery is reliant upon the submission of a planning application to the local authority by a developer / agent, submitting a housing scheme which is deemed acceptable and is subsequently permitted. Due to no major constraints identified and a planning application for 8 dwellings permitted for part of the site subject to a Section 106 Agreement, it is considered that this site can be brought forward within the phased LDP period as above.
- Economic circumstances having regard to the delivery of housing. If the market is slow during the periods of anticipated delivery then this could impact on the housing numbers to be delivered.

### Mamhilad Strategic Action Area, Mamhilad Village, Pontypool

**Site Description** - This is a mixed use site comprising of derelict and operational industrial and office buildings and large areas of farmland totalling an area of approximately 72.65 hectares.

The Strategic Action Area is situated between the A4042 dual carriageway and the Monmouthshire and Brecon Canal. The Strategic Action Area is highly visible from the Canal and will require sensitive planning in order to provide an appropriate scheme for this area. The Strategic Action Area offers the opportunity for the transformation of a dated employment area and surrounding land to a mixed-use sustainable urban village with links to the nearby key settlement of Pontypool in order to provide employment and housing opportunities and bring wider regeneration benefits to the Pontypool area.

**Housing Numbers** - It is considered that this Strategic Action Area is capable of accommodating up to 1,700 dwellings with 690 dwellings to be delivered over the lifetime of the LDP. This is based upon ongoing work by the landowners / agents in association with the Council to produce a Development Framework for the site. This is in addition to best guess estimates of likely dates for any housing development of this Strategic Action Area receiving planning permission and build rate per year thereafter up to the end of the LDP period.

**Phasing** - For this Strategic Action Area a planning application is anticipated to be brought forward in line with the adoption of the LDP. Given ongoing work between the Council and the landowners / agents in the preparation of a Development Framework and addressing all legal aspects / constraints of the scheme, an estimated date for approval of an acceptable scheme is 2014. Based on this estimate, development of this

site is not expected to start until 2014/2015, with 90 dwellings being delivered per year up to the period 2015/2016, with just over 100 per year being delivered thereafter. The projected LDP timescale for development of this site is therefore as follows:

Time frame		
2006/2007- 2010/2011	2011/2012- 2015/2016	2016/2017- 2020/2021
<b>0</b>	<b>150</b>	<b>540</b>

**Risks in Site Delivery** - It is considered that the housing element of this scheme can be delivered over the phased LDP periods as detailed above. However there are always risks in delivering a scheme, those of which for this site are listed below:

- All landowners will need to be in agreement regarding disposal of the entire Strategic Action Area for development. There have already been preliminary discussions between the landowners and it is considered that disposal of the land will be secured in order to allow delivery of the estimated housing numbers for this Strategic Action Area over the phased LDP periods as specified above.
- Delivery is reliant upon the submission of a planning application to the local authority by a developer / agent, for a housing scheme which is deemed acceptable and subsequently permitted. A Development Framework is already in the process of being prepared by consultants in order to assist in bringing forward this site over the phased periods as listed above.

- Economic circumstances having regard to the delivery of housing. If the market is slow during the period of anticipated delivery then this could impact on the housing numbers to be delivered.
- The Nylon Spinners Building is located on this site and its size and heritage importance means that it has been designated as the largest Grade II\* listed building in Wales. A mixed-use scheme including housing is anticipated for this building as part of the development of the Mamhilad Strategic Action Area. Therefore it is crucial that any future scheme takes into account the building's heritage importance. If this issue is not adequately addressed, then this could result in the development of part/all of the Mamhilad Strategic Action Area being put on hold until this issue is resolved.
- Adequate highways infrastructure for this Strategic Action Area has to be provided in order to ensure delivery of this scheme. In this regard, provision of a through route for the Strategic Action Area north to south that links adequately to the A4042 trunk road and surrounding road infrastructure must be provided. If delivery of the through route is delayed after an acceptable scheme is approved, this could impact on the phasing of the proposed number of dwellings to come forward.

### **Pontypool College, Pontypool**

**Site Description** - This is a 5.87 hectare site (to 2 d.p.) comprising the Pontypool College and associated recreation

facilities. Pontypool College will look to dispose of the site as part of work in developing a new Post 16 education facility elsewhere in the County Borough. Access to the site will be provided off Blaendare Road.

**Housing Numbers** - The Torfaen Urban Housing Potential Study (2007) considers that this site is capable of accommodating 119 new dwellings over the LDP period. This was based upon a site area of 3.4164 hectares and developing at a density of 35 dwellings per hectare. Since the publication of the 2007 Urban Housing Potential Study it has been resolved to include the red gra area to the west of Pontypool College and playing fields to the north west of the College within the site area. However it is proposed to retain approximately 0.65 hectares of the playing fields and provide associated facilities on additional land to the north west of the College, resulting in a revised net developable area of 4.67 hectares (to 2 d.p.). Taking into account the nature of the surrounding properties and the location of this site within the Pontypool area, it is considered that this site would be more suited to accommodating development at a density of 30 dwellings per hectare rather than at a density of 35 dwellings per hectare as is detailed in the 2007 Urban Housing Potential Study. Therefore with a net developable area of 4.67 hectares (to 2 d.p.) and development forecast to take place at a density of 30 dwellings per hectare, it is considered that this site will be able to accommodate 140 dwellings over the LDP period.

**Phasing** - Based upon the requirement to develop a new Post 16 education facility within the County Borough before this site can become available for housing, it is considered that development of the site will be completed over the following timeframe:

Time frame		
2006/2007- 2010/2011	2011/2012- 2015/2016	2016/2017- 2020/2021
0	0	140

**Risks in Site Delivery** - It is considered that this housing scheme can be delivered over the phased LDP period as detailed above. However there are always risks in delivering a scheme, those of which for this site are listed below:

- Delivery is reliant upon the submission of a planning application for housing to the local authority by a developer / agent, which is deemed acceptable and is subsequently permitted.
- Comprehensive delivery of new dwellings is dependent on the successful relocation of the Pontypool College to a new Post 16 education facility within the County Borough. If plans for a new Post 16 education facility fall through or are delayed then this will impact upon the timescale and potentially numbers of housing to be delivered on this site. The Council are confident that housing on this site will be delivered within the phased LDP period as detailed above due to the intentions of Pontypool College looking to relocate and work currently ongoing to progress this matter.

- Economic circumstances having regard to the delivery of housing. If the market is slow during the period of anticipated delivery then this could impact on the housing numbers to be delivered.

### South Sebastopol Strategic Action Area

Please refer to information contained on this allocation within the section 'LDP Housing Allocations contained within the 'Cwmbran Housing Sub-Market Areas' on how this site impacts on the Pontypool Housing Sub-Market Area.

### The British Strategic Action Area, Talywain

Please refer to information contained on this allocation within the section 'LDP Housing Allocations contained within the North Torfaen Housing Sub-Market Area' on how this site impacts on the Pontypool Housing Sub-Market Area.

### Trevethin School, Trevethin, Pontypool

**Site Description** - This site is a 5.36 (2 d.p.) hectare site, formerly comprising of a school, with associated playground and playing fields. The availability of nearby school facilities to accommodate local pupils has resulted in the former school's closure and demolition and this site becoming available for residential development.

**Housing Numbers** - The Development Framework for this site has already been produced, being updated in November 2011. As taken from the Development Framework, based upon the residential development area of 3.33 hectares and building at

a medium density of around 35 dwellings per hectare, it was anticipated that approximately 115 dwellings will be built on this site.

**Phasing** - The Council has cleared and sold the site for housing development; and full planning permission (13/P/00014) was granted for 124 dwellings on the site in November 2013. The developer is expected to commence development immediately and has estimated that the site will be completed over the following timeframe:

Time frame		
2006/2007- 2010/2011	2011/2012- 2015/2016	2016/2017- 2020/2021
<b>0</b>	<b>74</b>	<b>50</b>

**Risks in Site Delivery** - It is considered that this housing scheme can be delivered over the phased LDP period as detailed above. However there are always risks in delivering a scheme, those of which for this site are listed below:

- Economic circumstances having regard to the delivery of housing. If the market is slow during the period of anticipated delivery then this could impact on the housing numbers to be delivered.

## LDP Housing Allocations contained within the Cwmbran Housing Sub-Market Areas

### Belle View Nursery, Cwmbran

**Site Description** - This site comprises of a series of run down nursery out-buildings and an associated parking area, located within the St. Dials area of Cwmbran. The site is bordered by Henllys Way to the south, with Bellevue Road and the Monmouthshire and Brecon Canal located to the east. The size of this site is 0.49 hectares (to 2 d.p.) in total.

**Housing Numbers** - Based upon the findings of the Torfaen Urban Housing Potential Study (2007), it is considered that this site will be able to accommodate 16 dwellings over the LDP period. This is based upon a density of 40 dwellings per hectare which is considered acceptable in line with development that has taken place in the surrounding area and the proximity of the site to Cwmbran Town Centre.

**Phasing** - Based upon the need for the Council to market the site and planning permission for housing development to be granted, it is considered that development of the site will be completed over the following timeframe:

Time frame		
2006/2007- 2010/2011	2011/2012- 2015/2016	2016/2017- 2020/2021
<b>0</b>	<b>0</b>	<b>16</b>

**Risks in Site Delivery** - It is considered that this housing scheme can be delivered over the phased LDP period as detailed above. However there are always risks in delivering a scheme, those of which for this site are listed below:

- Delivery is reliant upon the submission of a planning application for housing to the local authority by a developer / agent, which is deemed acceptable and is subsequently permitted. The Council are actively looking to market the site for housing development and have already instructed an architect to draw up a sketch scheme for the purposes of seeking outline planning permission for this site (as of 17th August 2010). An engineering solution for road access proposals in order to account for the adjacent Monmouthshire Brecon Canal has also been undertaken.
- Economic circumstances having regard to the delivery of housing. If the market is slow during the period of anticipated delivery then this could impact on the housing numbers to be delivered.

### **Canalside Strategic Action Area, Cwmbran**

**Site Description** - The Canalside Strategic Action Area is made up of an area of Cwmbran including the Ardep site, Council owned land to the east of the Canal, Page's Fish & Chip Shop and BT sites, Forgehammer Industrial Estate, Forgeaside Lines and Peterson's Funeral Home (and adjacent land), which are all located west of the Cwmbran Town Centre area. These sites all form part of the wider Cwmbran Town Centre development

and are each discussed in greater detail below. The total size of this Strategic Action Area is approximately 23 hectares in total, with approximately 6.2 hectares allocated for mixed use development, including residential development.

The Ardep site is a relatively large site which is partially hard surfaced and is bordered by Greenforge Way to the south and Cwmbran Retail Park to the east. The Ardep building is located in the northern section of the site.

The Council owned land to the east of the Canal is greenfield land between Maendy Road and the housing estate off Greenhill Road.

The Forgeaside Lines and BT site is made up of small office and commercial units and a 6 storey telephone exchange building that are located off Woodside Road near to Cwmbran Town Centre bordered to the west by Cwmbran Drive.

The Forgehammer Industrial Estate area is a large site, currently of industrial use. The Monmouthshire and Brecon Canal runs north to south through the site and there are areas of woodland and open space in parts.

The Peterson's Funeral Home (and adjacent land) site consists of a funeral home and open grassland with the Monmouthshire Brecon Canal running north to south through the site.

**Housing Numbers** - Based upon discussions with housebuilders and consultants regarding the future development of this area it is anticipated that 100 dwellings will be built in the Canalside

Strategic Action Area, Cwmbran over the lifetime of the LDP. Of the sites that make up the Canalside Strategic Action Area, it is considered that the Ardep site, Peterson’s Funeral Home, land to the east of the Monmouthshire and Brecon Canal, the RAFA Club and two adjoining industrial units are likely to come forward for housing over the LDP period. The remainder of the site could come forward over the LDP period, however deliverability is uncertain. It is considered that the density of development will be at approximately 30 dwellings per hectare.

**Phasing** - Based upon on-going work and discussions, it is considered that development of the Canalside Strategic Action Area will be piecemeal, with housing within this area to be delivered over the following LDP timeframe:

Time frame		
2006/2007- 2010/2011	2011/2012- 2015/2016	2016/2017- 2020/2021
<b>0</b>	<b>0</b>	<b>100</b>

**Risks in Site Delivery** - It is considered that the housing element of this scheme can be delivered over the phased LDP period as detailed above. However there are always risks in delivering a scheme, those of which for this Strategic Action Area are listed below:

- Delivery is reliant upon the submission of a planning application(s) for housing to the local authority by a developer / agent, which is deemed acceptable and is subsequently permitted. It is considered reasonable that this

can take place by 2015/2016, with development for housing to come forward beyond this period from 2016/2017 up to the end of the LDP period in 2021. The preparation and approval of a Development Framework for the Canalside Strategic Action Area, within the parameters set by the yet to be published ‘Cwmbran Strategic Area Development Framework’ SPG will assist in this process.

- Delivery is reliant upon the agreement of the landowners and disposing of existing buildings / land on the site for residential development. It is considered that matters are progressing in order to deliver this site over the phased LDP periods as detailed above.
- Economic circumstances having regard to the delivery of housing. If the market is slow during the period of anticipated delivery then this could impact on the housing numbers to be delivered.

### County Hall and Police Headquarters, Cwmbran

**Site Description** - This site comprises of two employment uses (namely the former County Hall and the Gwent Police Headquarters (HQ)) with associated parking and access routes. Areas of woodland also form part of this site. This site will be brought forward for housing as County Hall was vacated and demolished by 2013 due to structural deficiencies and Gwent Police have also expressed their desire to relocate in 2014. The site is 12.14ha in total, but only 5.48ha is expected to be net developable.

**Housing Numbers** - Taking into account the need to retain woodland to the east of the site and retention of urban open space, it is considered that a total of 220 dwellings can be provided on this site over the LDP period. The Torfaen Urban Housing Potential Study (2007) identifies that the County Hall site in isolation should be able to accommodate 228 dwellings over the LDP period. Combined with the Police HQ site and taking into account the requirement for screening from the A4042 (T) road to the east of the site, it is not considered unreasonable to allocate 220 dwellings for the combined County Hall and Police HQ site over the LDP period. This is at a density of approximately 30-40 dwellings per hectare and allows for the retention of the features aforementioned.

**Phasing** - County Hall has now been demolished and it is also anticipated that Gwent Police HQ will close in 2014. The Council resolved to approve an outline planning application (13/P/000152) for the whole site in August 2013, subject to a Unilateral Undertaking being signed. Therefore, based upon the need to clear the remainder of the site, the Unilateral Undertaking being signed and reserved matters planning application(s) being submitted and approved, it is considered that 60 dwellings will be built per year from 2015/2016. As such it is anticipated that this housing scheme will be delivered over the following timeframe:

Time frame		
2006/2007- 2010/2011	2011/2012- 2015/2016	2016/2017- 2020/2021
<b>0</b>	<b>60</b>	<b>160</b>

**Risks in Site Delivery** - It is considered that this housing scheme can be delivered over the phased LDP periods as detailed above. However, there are always risks in delivering a scheme, those of which for this site are listed below:

- Noting that County Hall was demolished in 2013, delivery is partly dependent on the demolition and relocation of the Police HQ; which if delayed, would impact upon the timescales for development of this site and potentially housing numbers. However, as Gwent Police are likely to vacate in 2014, this is not anticipated to be an issue.
- Delivery is also reliant upon the Outline Planning Permission Unilateral Undertaking being signed; and the submission of reserved matters planning application(s) for housing, which is deemed acceptable and is subsequently permitted by the local authority.
- Economic circumstances having regard to the delivery of housing. If the market is slow during the periods of anticipated delivery then this could impact on the housing numbers to be delivered.

## Former Police College and Adjacent Land, St. Dials, Cwmbran

**Site Description** - This is a large vacant site in Greenmeadow, Cwmbran comprising of a former police training college and open fields. The site is located to the north of Greenmeadow Way and to the south of St. Dials Road and is 20.75 hectares in size overall.

**Housing Numbers** - Although the Draft Development Framework for this site (Dated August 2010) envisaged 456 dwellings on this site, it has subsequently emerged that significant areas of unimproved grassland on the site need to be excluded from development. A total of 350 dwellings can be accommodated. A revised Development Framework incorporating the measures needed to protect the identified grassland areas will be required.

**Phasing** - Given the need to review the Development Framework it is not anticipated that dwelling completions will start until 2015/2016, with 50 dwellings being completed in the first year and the remainder over the period 2016/2017 to 2020/2021.

**Risks in Site Delivery** - It is considered that this housing scheme can be delivered over the phased LDP periods as detailed above. However there are always risks in delivering a scheme, those of which for this site are listed below:

- Delivery is reliant upon the submission of a planning application for housing to the local authority by a developer / agent, which is deemed acceptable and is subsequently

permitted. A revised Development Framework is being prepared in order to assist in bringing forward this site over the phased periods as detailed above.

- Delivery is reliant upon the agreement of the landowners and disposing of existing buildings / land on the site for residential development. It is considered that matters are progressing in order to deliver this site over the phased LDP periods as detailed above.
- Economic circumstances having regard to the delivery of housing. If the market is slow during the periods of anticipated delivery then this could impact on the housing numbers to be delivered.

## Llanfrechfa Grange Strategic Action Area

**Site Description** - This Strategic Action Area comprises the existing Llanfrechfa Grange Hospital site of some 29 hectares and agricultural land surrounding the hospital to the north, south and east of approximately 15 hectares. The Strategic Action Area is located to the east of the residential area of Llanfrechfa in the wards of Llanyrafon North and South. A Development Framework (2008) has been produced for this Strategic Action Area in order to establish the design principles for development and is likely to be updated in the near future.

Through a process of public consultation and further analysis, the Llanfrechfa Grange Hospital site has been identified by the Aneurin Bevan Health Board as their preferred location for a new Specialist and Critical Care Centre (SCCC). A SCCC in this location

will provide specialist resources for the Gwent area, caring for people who are seriously ill or who have complex problems and cannot be safely cared for in their Local General Hospital. Prior to the identification of the Llanfrechfa Grange Hospital site for an SCCC the majority of the hospital site was identified for housing purposes.

Housing development will be delivered within the Llanfrechfa Grange Strategic Action Area and it is anticipated that the site area for housing will total approximately 12.5 hectares.

**Housing Numbers** - Over the LDP period it is anticipated that this site will come forward in distinct phases for a mixture of uses including a SCCC and a residential scheme of approximately 300 dwellings. The Development Framework produced for this site incorporates both the SCCC and residential development proposals.

**Phasing** - This site has now been confirmed as the preferred location for the SCCC Hospital by the Minister for Health. Planning permission was granted for the SCCC Hospital in January 2013, with its construction expected to be completed by 2017. Up to 4.8ha of the allocated high quality employment site is expected to be developed by 2021.

Based upon this information and housing numbers agreed in the 2011 Joint Housing Land Availability Study (JHLAS) for the County Borough, it is now considered that the delivery of housing on this site will come forward during the final five years of the LDP period, as shown below:

Time frame		
2006/2007- 2010/2011	2011/2012- 2015/2016	2016/2017- 2020/2021
0	0	300

The B4236 link road may be required subject to a Traffic Impact Assessment which should assess specific development proposals for the hospital, housing and employment uses.

**Risks in Site Delivery** - It is considered that the housing element of this scheme can be delivered in the final LDP phasing period as detailed above. However there are always risks in delivering a scheme, those of which for this site are listed below:

- Delivery is reliant upon the submission of a planning application for housing to the local authority by a developer / agent which is deemed acceptable and is subsequently permitted. The Development Framework (and further updates) should assist in this process as should further work being undertaken by WG and the Health Board on the delivery of a comprehensive combined healthcare and residential scheme.
- Economic circumstances having regard to the delivery of housing. If the market is slow during the period of anticipated delivery then this could impact on the housing numbers to be delivered.

- To facilitate development of the site a new link road may be required through the site to link the B4236 near Selby Close with the B4236 at Edgill, subject to a Traffic Impact Assessment.

### Llantarnam Strategic Action Area

**Site Description** - The Llantarnam Strategic Action Area is made up of five parcels of land: Cottage Farm, Land Adjacent to Newport Road, Land at the North of Ty Coch Lane, Malthouse Lane North and Malthouse Lane South; these sites are all located within the Llantarnam area of Cwmbrian. All of these sites joined together result in this Strategic Action Area totalling 29.13 hectares in size overall.

Cottage Farm is approximately 9.6 hectares in size and is formed by Cwmbrian Drive to the west, the rear of the existing properties along Pentre Lane, Ty Coch Lane to the east and an electricity sub station to the north.

Land Adjacent to Newport Road is a broadly diamond shaped site of approximately 2.5 hectares which does not benefit from any existing accesses. The site is owned by the Welsh Government. It is enclosed by Ty Coch Lane to the west, Pentre Lane to the south, Newport Road to the east and employment development to the north.

Land at the North of Ty Coch Lane is a site of approximately 3.9 hectares and measures just 30m at its narrowest section. Cwmbrian Drive forms the western boundary, an electricity sub

station forms the southern boundary, Ty Coch Lane forms the eastern boundary and an existing office block on Llantarnam Park Way creates the northern boundary.

Malthouse Lane North is a site of approximately 8.9 hectares that is bounded by the A4042(T) to the east, Newport Road to the west, Malthouse Road to the south and the access road into Llantarnam Abbey to the north.

Malthouse Lane South is a site of approximately 1.9 hectares that does not benefit from any existing access. This site is bounded by Malthouse Road to the north, the A4042(T) to the east and residential development / open space to the south west.

**Housing Numbers** - As taken from the Draft Development Framework for the Llantarnam Strategic Action Area, it is considered that the residential element of this scheme will be made up of the entire Malthouse Lane North and Malthouse Lane South sites (total size 10.8 hectares), approximately ¼ of the Land Adjacent to Newport Road site (size 0.625 hectares) and half of the Cottage Farm site (size 4.8 hectares). Therefore the total hectareage for residential development is likely to be approximately 16.225 hectares. The Draft Development Framework, when taking into account the residential areas to be developed, considers that 450 dwellings can be accommodated within this area.

An outline planning application (12/P/00288) was submitted on the site in June 2012 which seeks planning permission for up to 450 dwellings, 14,500m<sup>2</sup> of B1 employment floorspace and

1,800m<sup>2</sup> of commercial floorspace (use class A1/A2/A3/D1). Whilst the application has not yet been determined, negotiations are at an advanced stage.

**Phasing** - Based upon on-going work between the Council and consultants for this proposal, including the preparation of the Development Framework, it is considered that a planning application for this site can be determined in 2014. It is then anticipated 60 dwellings per annum will be built from 2013/2014 onwards, when taking into account the recession. Therefore this housing scheme should be delivered over the following timeframe:

Time frame		
2006/2007- 2010/2011	2011/2012- 2015/2016	2016/2017- 2020/2021
<b>0</b>	<b>150</b>	<b>300</b>

**Risks in Site Delivery** - It is considered that the housing element of this scheme can be delivered over the phased LDP periods as detailed above. However there are always risks in delivering a scheme, those of which for this site are listed below:

- Delivery is reliant upon the determination of the current outline planning application for the site and subsequent submission of reserved matters application(s), which are deemed acceptable and thus permitted. A Development Framework is being produced for this Strategic Action Area which should assist in this process.

- Economic circumstances having regard to the delivery of housing. If the market is slow during the periods of anticipated delivery then this could impact on the housing numbers to be delivered.
- There is a need to implement strategic highway improvements as part of this scheme. It is anticipated that these improvements will come forward as part of any comprehensive development proposals, which will be informed by ongoing work and the preparation of a Development Framework for this Strategic Action Area.

### South Sebastopol Strategic Action Area

**Site Description** - The South Sebastopol Strategic Action Area extends to 103.5 hectares on sloping hillside and is located between Upper Cwmbran and Pontnewydd to the south and the residential community of Sebastopol to the north. To the west, open countryside and a golf course rise steeply to the ridge line of Mynydd Twynglas, whilst to the east is the route of the A4051 and undulating countryside. The Strategic Action Area is roughly square and is divided roughly into four by the Monmouthshire and Brecon Canal running north-south bisecting the site and the large mature woodland belt running east-west. The South Sebastopol Development Framework was produced by TCBC in 2004 establishing the broad form and structure of development for this Strategic Action Area.

The vision for the Strategic Action Area is to create a sustainable community from a series of neighbourhoods set in attractive

landscape, which respects, conserves and enhances the existing landscape features. The landscape and public open space will be an integral part of the new community and provide a substantial amenity area for the residents.

**Housing Numbers** - It is considered that this Strategic Action Area is capable of accommodating up to 1,200 dwellings; with 690 to be delivered over the lifetime of the LDP. Resolution to grant outline planning permission (01/P/05525) for 1,200 dwellings on the site (subject to the signing of the Section 106 Agreement) was first agreed in 2005. However, as there was a considerable delay in signing the S106 Agreement, this application was ‘refreshed’ in January 2011; which was subsequently refused by the Council in September 2011. The applicant then appealed in March 2012; and, following the recovery of the appeal by the Welsh Ministers, a Public Inquiry was held in early 2013. In September 2013, noting that the Inspector has recommended that ‘the appeal be allowed and planning permission be granted subject to conditions’, the Minister for Housing and Regeneration indicated that he was ‘minded to allow’ the appeal, subject to asking the developer to resolve a number of issues arising in the latest S106 Agreement. This information has been provided and is now being considered by the Minister before he makes his final decision.

**Phasing** - Based upon the information agreed in the annual Joint Housing Land Availability Study (JHLAS) for 2012, it is anticipated that 690 dwellings will be built on this Strategic

Action Area over the LDP period, with 125 dwellings to be completed 2011/2012 to 2015/2016, with the remaining 565 to be completed 2016/2017 to 2020/2021.

It is considered that in this instance, due to proximity of this Strategic Action Area to both Cwmbran and Pontypool, that the housing development will partially serve both the Cwmbran and the Pontypool Housing Sub-Market Areas. Therefore it is not considered unreasonable to allocate 25% of the dwellings (equating to 173 dwellings over the LDP period) within the Pontypool Housing Sub-Market Area with the remaining 75% (equating to 517 dwellings over the LDP period) allocated within the Cwmbran Housing Sub-Market Areas. This is split into the following phasing plan over the LDP period:

Time frame			
Housing Sub-Market Area	2006/2007-2010/2011	2011/2012-2015/2016	2016/2017-2020/2021
<b>Cwmbran</b>	<b>0</b>	<b>94</b>	<b>423</b>
<b>Pontypool</b>	<b>0</b>	<b>31</b>	<b>142</b>

**Risks in Site Delivery** - It is considered that the housing element of this scheme can be delivered over the phased LDP period as detailed above. However there are always risks in delivering a scheme, those of which for this Strategic Action Area are listed below:

- Delivery is reliant on the site obtaining planning permission; noting that the Minister is ‘minded to allow’ the appeal on

the current outline planning application, subject to resolving a number of issues arising in the latest S106 Agreement. In addition, further work is currently on-going by the developers in liaison with the Council in order to bring this Strategic Action Area forward.

- Economic circumstances having regard to the delivery of housing. If the market is slow during the periods of anticipated delivery then this could impact on the housing numbers to be delivered.

### Ty'r-ywen Farm, Henllys, Cwmbran (land at)

**Site Description** - This site is a gently sloping open field located to the south of the residential development of "Rosemead" and to the north of the existing Ty'r-ywen Farm outbuildings in Henllys, Cwmbran. The site has an area of 1.014 hectares.

**Housing Numbers** - Based upon the sloping nature of the site and changes in levels required for access, it is considered that this site will be able to accommodate 25 dwellings to be delivered over the LDP period. This is accounting for the need to maintain the building line of the properties north of the site at "Rosemead" and to account for the changes in levels as part of any development proposal. The allocation of 25 dwellings will result in a density of approximately 25 dwellings per hectare for this site, which is considered appropriate in this instance.

**Phasing** - Based upon the immediate availability of the site, it is considered that a planning application could be determined

and the site built out during the next few years. Therefore it is considered that development of the site will be completed over the following timeframe:

Time frame		
2006/2007- 2010/2011	2011/2012- 2015/2016	2016/2017- 2020/2021
0	0	25

**Risks in Site Delivery** - It is considered that this housing scheme can be delivered over the phased LDP period as detailed above. However there are always risks in delivering a scheme, those of which for this site are listed below:

- Delivery is reliant upon the submission of a planning application for housing to the local authority by a developer / agent, which is deemed acceptable and is subsequently permitted. It is considered that this site can be brought forward within the phased LDP period as detailed above.
- Delivery is reliant upon the agreement of the landowners and disposing of the site for residential development. The Council owns this site and therefore disposal of this land for housing will be carried out by the Council.
- Economic circumstances, having regard to the delivery of housing. If the market is slow during the period of anticipated delivery then this could impact on the housing numbers to be delivered.

## **LDP Strategy - Risks In Delivery**

Based upon the above information looking at the LDP housing allocations, it is considered that the major risk to delivery of the LDP Strategy and in particular the housing allocations as identified is the economic climate and market conditions over the cycle of the LDP period up to 2021. However, it is considered that the figures make allowance for the recession, are indeed deliverable and will enable Torfaen to push out of the economic downturn and help to deliver growth in the County Borough by 2021. Annual Monitoring of the LDP will allow the delivery targets to be monitored and adjustments to be made if there are exceptional circumstances in relation to the economy that will have a drastic impact on the delivery of the Strategy

## Appendix 2 - List Of Supplementary Planning Guidance (SPG)

Specific Topic	Adopted
Planning Obligation - This document incorporates the following Annexes:- 1. Affordable Housing; 2. Highways and Transport; 3. Education Facilities; 4. Community Facilities and Regeneration; 5. Ecology and Biodiversity; and 6. Recreation and Public Open Space.	June 2011 (Update of Annex 1, 3 and 6 required with latest data/costs. Will also need to be reviewed when the Torfaen Community Infrastructure Levy (CIL) is introduced)
Domestic Buildings and Extensions	Yet to be adopted
Shopfront Design, Security and Advertisements	Yet to be adopted
Parking Standards 1	Yet to be adopted
Trees and Landscaping on Development Site	Yet to be adopted
Open Space	Yet to be adopted
Development in the Countryside	Yet to be adopted
LANDMAP / Special Landscape Areas	Yet to be adopted
Biodiversity and Geodiversity	Yet to be adopted
Heritage	Yet to be adopted
Blaenavon Industrial Landscape World Heritage Site Design Guide	April 2011 (To be reviewed)
Pontypool Town Centre Conservation Area Design Guide	February 2011
Monmouthshire & Brecon Canal Conservation Area Design Guide	Yet to be adopted

Development Frameworks - on all LDP Strategic Action Areas (SAAs)	
Cwmbran Town Centre	Yet to be adopted
Eastern Strip Central SAA1, Cwmbran	Yet to be adopted
Canalside SAA2, Cwmbran	Yet to be adopted
Llantarnam SAA3, Cwmbran	Yet to be adopted
Mamhilad SAA4, Pontypool	Yet to be adopted
The British SAA5, Talywain, Pontypool	Yet to be adopted
South Sebastopol SAA6, Cwmbran	March 2004 (To be reviewed)
Llanfrechfa Grange SAA7, Cwmbran	December 2008 (To be reviewed)
County Hall and Police HQ, Llanyravon	Yet to be adopted
Former Police College & Adjacent Land, St. Dials	Yet to be adopted
Trevethin Community School, Penygarn	November 2011
Animal Pound & Adjacent Land, Wainfelin	Yet to be adopted
Pontypool College, Cwmynyscoy	Yet to be adopted

<b>Development Briefs - on all allocated non-strategic LDP site</b>	
Housing Sites	
Former Belle Vue Nursery, St. Dials	Yet to be adopted
Ty'r-ywen Farm, Fairwater	Yet to be adopted
Coal Yard, Station Road, Panteg	Yet to be adopted
Garn-yr-Erw Terrace, Blaenavon	Yet to be adopted
Blaenavon Health Centre, Blaenavon	Yet to be adopted
St Peters School, Blaenavon	Yet to be adopted
Hillside School, Blaenavon	Yet to be adopted
Land off Giles Road, Blaenavon	Yet to be adopted
Old Co-op, 39-43 High Street, Abersychan	Yet to be adopted
Rose Cottage Gypsy & Traveller Site, Cwmynyscoy	Yet to be adopted
Former Race AFC Gypsy & Traveller Site & Replacement Football Pitch, Cwmynyscoy	Yet to be adopted

<b>Development Briefs - on all allocated non-strategic LDP site</b>	
Employment Sites	
Employment Sites - One SPG containing Development Briefs for the following sites:- <ul style="list-style-type: none"> <li>• Ty Coch Way, Cwmbran</li> <li>• Llantarnam Park, Cwmbran</li> <li>• Former Gas Works Site, New Inn</li> <li>• Lower Mill Field (North &amp; South), Pontymoile</li> <li>• Land South of Travel Lodge, Pontymoile</li> <li>• Mamhilad Business Park</li> <li>• Usk Vale, Mamhilad</li> <li>• Varteg Road, Garndiffaith</li> <li>• Gilchrist Thomas Industrial Estate, Blaenavon</li> <li>• Kays and Kears, Blaenavon</li> <li>• Craig Y Felin, Cwmbran</li> <li>• Former Ty Coch Tip, Cwmbran</li> </ul>	Yet to be adopted

**N.B.**

1. The Council uses the Department for Transport 'Manual for Streets 2' (September 2010) with regards to highway design and a complimentary 'All Wales Residential Highways Design Guide' is to be produced by the County Surveyors Society of Wales (CSS Wales) in due course;
2. The Council may produce other SPG or review existing adopted SPG as necessary; and
3. The following extant adopted SPG will be reviewed (and potentially incorporated into the SPG listed above) upon adoption of the Plan to ensure consistency with the new planning policy framework:- Replacement Dwellings in the Countryside; Clarence Corner Development Brief; Blaenavon Conservation Plan; Local Biodiversity Action Plan; Development and its incorporation within the Landscape; The Bakery Site Development Brief; Shop Front Design Guide; Council Land & Open Space Strategy; Temporary Buildings; Gilchrist Thomas Industrial Estate Design Guide; Pentwyn Draft Policy Statement; Historic Landscape Characterisation (Blaenavon) - Gwent Guide; Henllys Policy Statement; South Wales Standing Conference Parking Guidelines and Addendum; TCBC Residential and Industrial Design Guide; Polo Grounds Industrial Estate Design Guide; and Avondale Road Industrial Estate Design Strategy

## Appendix 3 - Lists Of Statutory Designations in Torfaen

Scheduled Ancient Monuments In Torfaen (as at December 2013) (See Constraints Map)						
Cadw Ref No	Scheduled Ancient Monument	National Grid Ref	Cadw Community	Type of Monument	Class of Monument	Period
GM597	Abersychan Railway	SO 274 042	Abersychan	Railway	Transport	Post-Med/ Modern
MM163	Cwmybyrgwm Colliery	SO 252 033	Abersychan	Coal Mine	Industrial	Post-Med/ Modern
MM221	Air Furnace at British Ironworks	SO 257 036	Abersychan	Ironworks	Industrial	Post-Med/ Modern
MM216	British Colliery Pumping Engine House	SO 258 036	Abersychan	Engine House	Industrial	Post-Med/ Modern
MM200	Blaenavon Ironworks	SO 249 092	Blaenavon	Industrial Monument	Industrial	Post-Med/ Modern
MM209	Carn-y-Defaid Round Cairns	SO 270 100	Blaenavon	Round Cairn	Religious/ Ritual/ Funerary	Prehistoric
MM212	Capel Newydd, Blaenavon (site of)	SO 270 077	Blaenavon	Chapel	Religious/ Ritual/ Funerary	Medieval
MM220	Aaron Brute's Level and Iron Bridge	SO 248 088	Blaenavon	Level	Industrial	Post-Med/ Modern
MM222	Brake Engine on Hill Pits Tramroad Incline	SO 242 098	Blaenavon	Industrial Monument	Industrial	Post-Med/ Modern
MM223	Pwll Du Tramroad Tunnel Southern Approach	SO 248 096	Blaenavon	Industrial Monument	Transport	Post-Med/ Modern
MM224	Pwll Du Tramroad Tunnel Northern Approach	SO 245 116	Blaenavon	Industrial Monument	Transport	Post-Med/ Modern
MM227	Iron and coal patching at Pen-fford-goch	SO 257 104	Blaenavon	Industrial Monument	Industrial	Post-Med/ Modern
MM277	Engine Pits	SO 244 089	Blaenavon	Coal Mine	Industrial	Post-Med/ Modern
MM279	Coity Sandstone Quarry and Incline	SO 232 082	Blaenavon	Quarry	Industrial	Post-Med/ Modern
MM280	Dyne Steel Incline	SO 241 110	Blaenavon	Incline	Transport	Post-Med/ Modern
MM293	Old Coal Pits	SO 243 095	Blaenavon	Air Shaft	Industrial	Post-Med/ Modern
MM295	Ironstone Quarries at Carreg Maen Taro	SO 238 112	Blaenavon	Quarry	Industrial	Post-Med/ Modern
MM296	Blaenavon Upper Brick Yard	SO 251 096	Blaenavon	Quarry	Industrial	Post-Med/ Modern
MM297	Coal & Iron Ore Workings West of Abergavenny Rd.	SO 253 103	Blaenavon	Iron Mine	Industrial	Post-Med/ Modern
MM271	Llanderfel Church	ST 263 953	Fairwater	Church	Religious/ Ritual/ Funerary	Medieval
MM045	Cairns West of Craig y Dyffryn	ST 251 927	Henllys	Round Cairn	Religious/ Ritual/ Funerary	Prehistoric
MM309	St Peter's Churchyard Cross, Henllys	ST 267 910	Henllys	Cross	Religious/ Ritual/ Funerary	Medieval
MM136	Churchyard Cross	ST 306 931	Llantarnam	Cross	Religious/ Ritual/ Funerary	Medieval
MM137	Llantarnam Abbey Tithe Barn	ST 312 930	Llantarnam	Tithe Barn	Agriculture & Subsistence	Medieval
MM192	Old Beam Pump & Winding Engine, Glyn Pits	ST 265 998	Pontymoile	Industrial Building	Industrial	Post-Med/ Modern
MM256	Iron Ore Scours at Upper Race, Pontypool	ST 276 986	Pontymoile	Industrial Monument	Industrial	Post-Med/ Modern

### Statutory Listed Buildings In Torfaen (as at December 2013)

Torfaen Ref No	Cadw Ref No	Building or Structure	Address	Cadw Community	Date Listed	Grade
LB/AB/001	14870	Former British Ironworks Office & Foundry Quadrangle	Lodge Road (off)	Abersychan	13/09/1994	II*
LB/AB/002	18591	Chimney	Farm Road	Abersychan	28/07/1997	II
LB/AB/003	18596	Former Westlake's Brewery	Cwmavon Road	Abersychan	28/07/1997	II
LB/AB/004	3151	Garndiffaith Railway Viaduct	Viaduct Road	Abersychan	16/11/1990	II
LB/AB/005	18582	Church of St Thomas	Commercial Road	Abersychan	28/07/1997	II
LB/AB/006	18585	Former Goods Shed of Abersychan and Talywain Station	Church Road (off)	Abersychan	28/07/1997	II
LB/AB/007	18584	Cwmavon House	Cwmavon Road	Abersychan	28/07/1997	II
LB/AB/008	18581	High Street Baptist Church	High Street	Abersychan	28/07/1997	II
LB/AB/009	14869	Former Colliery Engine House at ETM Steel Fabrication	Farm Road	Abersychan	13/09/1994	II
LB/AB/010	14871	The Big Arch	Lodge Road	Abersychan	13/09/1994	II
LB/AB/011	18595	British Colliery Pumping Engine House	Lodge Road (off)	Abersychan	28/07/1997	II
LB/AB/012	18590	6 Forge Row	Cwmavon Road	Abersychan	09/05/1973	II*
LB/AB/013	18588	4 Forge Row	Cwmavon Road	Abersychan	09/05/1973	II*
LB/AB/014	3133	1 Forge Row	Cwmavon Road	Abersychan	09/05/1973	II*
LB/AB/015	18583	1 The Bungalows	Balance Road (off)	Abersychan	28/07/1997	II
LB/AB/016	18586	2 Forge Row	Cwmavon Road	Abersychan	09/05/1973	II*
LB/AB/017	18592	2 The Bungalows	Balance Road (off)	Abersychan	28/07/1997	II
LB/AB/018	18587	3 Forge Row	Cwmavon Road	Abersychan	09/05/1973	II*
LB/AB/019	18579	Rising Sun Bridge	Waterworks Road	Abersychan	28/07/1997	II
LB/AB/020	18593	3 The Bungalows	Balance Road (off)	Abersychan	28/07/1997	II
LB/AB/021	18589	5 Forge Row	Cwmavon Road	Abersychan	09/05/1973	II*
LB/AB/022	18594	4 The Bungalows	Balance Road (off)	Abersychan	28/07/1997	II
LB/AB/023	18580	Lasgarn Cottage	Waterworks Road	Abersychan	28/07/1997	II
LB/AB/024	83195	Waterloo Cottage	Fairfield (off Waterloo Road)	Abersychan	11/04/2004	II
LB/BL/001	15304	Powder House	Garn Road	Blaenavon	09/02/1995	II
LB/BL/002	15279	Post Office	Prince Street	Blaenavon	09/02/1995	II
LB/BL/003	15288	Reception (Fitting Shop)	Big Pit Mining Museum	Blaenavon	09/02/1995	II
LB/BL/004	15298	Pay Office	Blaenavon Ironworks	Blaenavon	09/02/1995	II
LB/BL/005	15289	Fan and Compressor House	Big Pit Mining Museum	Blaenavon	09/02/1995	II
LB/BL/006	15283	Saw Mill	Big Pit Mining Museum	Blaenavon	09/02/1995	II

**Statutory Listed Buildings In Torfaen (as at December 2013)**

<b>Torfaen Ref No</b>	<b>Cadw Ref No</b>	<b>Building or Structure</b>	<b>Address</b>	<b>Cadw Community</b>	<b>Date Listed</b>	<b>Grade</b>
LB/BL/007	15269	Former School Room at Rear of Broad Street	Broad Street	Blaenavon	09/02/1995	II
LB/BL/008	15291	Powder House	Big Pit Mining Museum	Blaenavon	09/02/1995	II
LB/BL/009	15270	Horeb Baptist Church	Church Road	Blaenavon	09/02/1995	II
LB/BL/010	15290	Miners' Baths and Canteen	Big Pit Mining Museum	Blaenavon	09/02/1995	II*
LB/BL/011	15263	15 Broad Street	Broad Street	Blaenavon	09/02/1995	II
LB/BL/012	15264	16 Broad Street	Broad Street	Blaenavon	09/02/1995	II
LB/BL/013	15265	17 Broad Street	Broad Street	Blaenavon	09/02/1995	II
LB/BL/014	15266	18 Broad Street	Broad Street	Blaenavon	09/02/1995	II
LB/BL/015	15274	Five tombs in the churchyard to the south of St Peter's Church	Church Road	Blaenavon	09/02/1995	II
LB/BL/016	15285	Office	Big Pit Mining Museum	Blaenavon	09/02/1995	II
LB/BL/017	15276	Former St Peter's Boys School (now Ramfields Study Centre)	Church Road	Blaenavon	09/02/1995	II
LB/BL/018	15280	Pit Head Building, headframe and Tram Circuit	Big Pit Mining Museum	Blaenavon	09/02/1995	II*
LB/BL/019	15287	Haulage Engine House and Pitman's Cabin	Big Pit Mining Museum	Blaenavon	09/02/1995	II
LB/BL/020	15301	Electricity Power House	C Row	Blaenavon	09/02/1995	II
LB/BL/021	15300	Gilchrist Memorial	Blaenavon Ironworks Car Park	Blaenavon	09/02/1995	II
LB/BL/022	3150	Former St Peters School (original school)	Church Road	Blaenavon	07/04/1989	II*
LB/BL/023	15275	Former St Peter's Infants School	Church Road	Blaenavon	09/02/1995	II
LB/BL/024	15267	19 Broad Street	Broad Street	Blaenavon	09/02/1995	II
LB/BL/025	15303	Coity House (Doncasters Ltd)	Forgeside	Blaenavon	09/02/1995	II
LB/BL/026	15273	St Peter's Church	Church Road	Blaenavon	09/02/1995	II*
LB/BL/027	15295	Calcining Kilns	Blaenavon Ironworks	Blaenavon	09/02/1995	II
LB/BL/028	15271	War Memorial	Church Road	Blaenavon	09/02/1995	II
LB/BL/029	15294	Blast Furnaces	Blaenavon Ironworks	Blaenavon	09/02/1995	I
LB/BL/030	15306	Carreg Maen Taro	Garn-yr-Erw	Blaenavon	09/02/1995	II
LB/BL/031	15296	Cast House and Foundry	Blaenavon Ironworks	Blaenavon	09/02/1995	I
LB/BL/032	15293	Chain Store	Blaenavon Ironworks	Blaenavon	09/02/1995	II
LB/BL/033	15268	Blaenavon Evangelical Church (Moriah)	Broad Street	Blaenavon	09/02/1995	II
LB/BL/034	15262	Bethlehem Congregation Church	Broad Street	Blaenavon	09/02/1995	II
LB/BL/035	15286	Electrical Workshop	Big Pit Mining Museum	Blaenavon	09/02/1995	II
LB/BL/036	15277	Workmen's Hall and Institute	High Street	Blaenavon	09/02/1995	II

**Statutory Listed Buildings In Torfaen (as at December 2013)**

Torfaen Ref No	Cadw Ref No	Building or Structure	Address	Cadw Community	Date Listed	Grade
LB/BL/037	15282	U shaped group inc Welding & Fitting Shop; Blacksmiths & Tea Shop	Big Pit Mining Museum	Blaenavon	09/02/1995	II
LB/BL/038	15302	Zion Baptist Church	Forge Road	Blaenavon	09/02/1995	II
LB/BL/039	15278	Council Offices	Lion Street	Blaenavon	09/02/1995	II
LB/BL/040	15292	Balance Tower	Blaenavon Ironworks	Blaenavon	09/02/1995	I
LB/BL/041	15272	The Beeches Nursing Home (formerly Ty Mawr)	Church Road	Blaenavon	09/02/1995	II
LB/BL/042	15299	Stack Square	Blaenavon Ironworks	Blaenavon	09/02/1995	II
LB/BL/043	15284	Deputies Lodge	Big Pit Mining Museum	Blaenavon	09/02/1995	II
LB/BL/044	15305	Stone Chimney at the former Hill Pits	Hill Pits	Blaenavon	09/02/1995	II
LB/BL/045	15297	Storage Shed and attached Chimney	Blaenavon Ironworks	Blaenavon	09/02/1995	II
LB/BL/046	15281	Winding Engine House	Big Pit Mining Museum	Blaenavon	09/02/1995	II
LB/C/002	20740	Elim United Reformed Church (and School Room)	Commercial Street	Cwmbran Central	23/10/1998	II
LB/C/003	26986	Glan-y-nant Farm	Garth Road	Cwmbran Central	09/10/2002	II
LB/C/004	82034	Lime Kiln on S side of Garth Road	Garth Road	Cwmbran Central	31/10/2003	II
LB/C/005	82035	Aqueduct over Dowlais Brook on Monmouthshire and Brecon Canal	Mon & Brecon Canal	Cwmbran Central	30/09/2003	II
LB/C/006	82036	Lime Kiln on N side of Pentre Bach	Pentre Bach	Cwmbran Central	30/09/2003	II
LB/CC/001	3125	Pontrhydyrun Baptist Chapel	Chapel Lane	Croesyceiliog	01/05/1951	II
LB/CC/002	81749	Encl. railings, walls, gate-piers, memorials at the Conway burial yard	Chapel Lane	Croesyceiliog	30/07/2003	II
LB/CC/003	81750	War Memorial in front of Pontrhydyrun Baptist Chapel	Chapel Lane	Croesyceiliog	30/07/2003	II
LB/F/001	3148	Llanderfel Farmhouse	Penmaes Road	Fairwater	27/01/1987	II
LB/F/002	27059	Ty'r Ywen Farm	Ty Canol Way (off)	Fairwater	01/11/2002	II
LB/F/003	27060	Barn at Ty'r Ywen Farm	Ty Canol Way (off)	Fairwater	01/11/2002	II
LB/H/001	20183	Zoar Baptist Chapel	Castell-y-bwch	Henllys	22/07/1998	II
LB/H/002	2915	Church of St Peter	Old Village at Henllys	Henllys	01/03/1963	II*
LB/H/003	81033	Cwrt Henllys	Old Village at Henllys (off)	Henllys	24/04/2003	II
LB/H/004	81034	Pandy-Mawr and attached barn	Old Village at Henllys (off)	Henllys	24/04/2003	II
LB/H/005	81035	Remains of Churchyard Cross, Church of S. Peter	Old Village at Henllys	Henllys	24/04/2003	II
LB/LM/001	3127	Llantarnam Abbey	Llantarnam Abbey	Llantarnam	06/06/1962	II*

**Statutory Listed Buildings In Torfaen (as at December 2013)**

Torfaen Ref No	Cadw Ref No	Building or Structure	Address	Cadw Community	Date Listed	Grade
LB/LM/002	26082	Brook House and railings	Newport Road	Llantarnam	09/01/2002	II
LB/LM/003	3128	Ruins of barn at Llantarnam Abbey	Llantarnam Abbey	Llantarnam	06/06/1962	II
LB/LM/004	3123	The Greenhouse Public House	Newport Road	Llantarnam	01/05/1951	II
LB/LM/005	3122	Churchyard Cross at Church of St Michael	Newport Road	Llantarnam	01/05/1951	II
LB/LM/006	3121	Church of Saint Michael	Newport Road	Llantarnam	01/05/1951	II*
LB/LM/007	3126	Pentre-Bach & attached outbuildings	Pentre Lane	Llantarnam	06/06/1962	II*
LB/LM/008	3137	Ty-coch Farmhouse	Llantarnam Park Way	Llantarnam	12/05/1980	II
LB/LM/009	81870	Memorial to T. Leadbetter in Churchyard of St. Michaels Church	Newport Road	Llantarnam	30/09/2003	II
LB/LM/010	81867	Forecourt walls and gates at Llantarnam Abbey	Llantarnam Abbey	Llantarnam	06/06/1962	II
LB/LM/011	81868	Garden walls and gates at Llantarnam Abbey	Llantarnam Abbey	Llantarnam	06/06/1962	II
LB/LM/012	81874	Two statues in garden to E of Llantarnam Abbey	Llantarnam Abbey	Llantarnam	30/09/2003	II
LB/LM/013	81872	The cottage and attached walls of walled garden at Llantarnam Abbey	Llantarnam Abbey	Llantarnam	30/09/2003	II
LB/LM/014	81873	The Monks Cell at Llantarnam Abbey	Llantarnam Abbey	Llantarnam	30/09/2003	II
LB/LM/015	81860	Bridge on drive at Llantarnam Abbey	Llantarnam Abbey	Llantarnam	30/09/2003	II
LB/LM/016	81871	Porth Mawr gateway, lodge, walls, railings at Llantarnam Abbey	Llantarnam Abbey	Llantarnam	06/06/1962	II
LB/LM/017	81866	Canal bridge south of Tamplin Lock on Mon & Brecon Canal	Pentre Lane (off)	Llantarnam	30/09/2003	II
LB/LM/018	81861	Canal bridge at Drapers Lock on Mon & Brecon Canal	Pentre Lane (off)	Llantarnam	30/09/2003	II
LB/LM/019	81865	Canal bridge at Tredegar Lock on Mon & Brecon Canal	Pentre Lane (off)	Llantarnam	30/09/2003	II
LB/LM/020	81863	Canal bridge at Shop Lock on Mon & Brecon Canal	Hollybush Way (off)	Llantarnam	30/09/2003	II
LB/LM/021	81862	Canal bridge at Rachel's Lock on Mon & Brecon Canal	Hollybush Way (off)	Llantarnam	30/09/2003	II
LB/LM/022	81864	Canal bridge at Top Lock on Mon & Brecon Canal	Hollybush Way (off)	Llantarnam	30/09/2003	II
LB/LM/023	81859	Aqueduct over Dowlais Brook on Mon & Brecon Canal	Two Locks Road (off)	Llantarnam	30/09/2003	II
LB/LM/024	81869	Lime Kiln N of Pentre Bach	Pentre-Bach	Llantarnam	30/09/2003	II
LB/LN/001	25494	Llanfrechfa Grange	Caerleon Road	Llanyrafon	19/06/2001	II
LB/LN/002	27026	Llanyrafon Mill	Llan-yr-avon Way	Llanyrafon	23/10/2002	II
LB/LN/003	3124	Llanyrafon Farm (inc. attached cottage)	Llanfrechfa Way	Llanyrafon	01/05/1951	II
LB/LN/004	3140	Llan-yr-Afon	Llanfrechfa Way	Llanyrafon	03/04/1952	II*
LB/LN/005	3138	Cwm Aaron and attached barn	Off A4042	Llanyrafon	22/01/1981	II

**Statutory Listed Buildings In Torfaen (as at December 2013)**

<b>Torfaen Ref No</b>	<b>Cadw Ref No</b>	<b>Building or Structure</b>	<b>Address</b>	<b>Cadw Community</b>	<b>Date Listed</b>	<b>Grade</b>
LB/LN/006	3139	Waun-y-Pwll Farmhouse	Off A4042	Llanyrafon	04/03/1952	II
LB/NI/001	3114	Church of St Michael's and All Angels	Usk Road	New Inn	02/07/1962	II*
LB/NI/002	18727	Former Mamhilad School	Mamhilad Road	New Inn	07/08/1997	II
LB/NI/003	18740	Race Farmhouse	Newport Road	New Inn	07/08/1997	II
LB/NI/004	18741	Barn at Race Farm	Newport Road	New Inn	07/08/1997	II
LB/NI/005	18751	Entrance gate and gate piers at Court Farm	Usk Road	New Inn	07/08/1997	II
LB/NI/006	18748	Small Barn at Court Farm	Usk Road	New Inn	07/08/1997	II
LB/NI/007	18750	Barn at Ty-coch Farm	Newport Road (off)	New Inn	07/08/1997	II
LB/NI/008	18739	Barn at Ty-poeth Farm	Usk Road (off)	New Inn	07/08/1997	II
LB/NI/009	18744	Barn at Wern Farm	Usk Road (off)	New Inn	07/08/1997	II
LB/NI/010	18729	Altar Tomb in churchyard of St Michael's and All Angels	Usk Road	New Inn	07/08/1997	II
LB/NI/011	18752	Cowhouse at Court Farm	Usk Road	New Inn	07/08/1997	II
LB/NI/012	18733	Aqueduct over Afon Lwyd (Mon & Brecon Canal)	Fountain Road (off)	New Inn	07/08/1997	II
LB/NI/013	18747	Court Farmhouse	Usk Road	New Inn	07/08/1997	II
LB/NI/014	18734	Bridge 56 (Mon & Brecon Canal)	Usk Road (off)	New Inn	07/08/1997	II
LB/NI/015	18735	Bridge 57 (Mon & Brecon Canal)	Mon & Brecon Canal	New Inn	07/08/1997	II
LB/NI/016	18736	Bridge 59 (Mon & Brecon Canal)	Mon & Brecon Canal	New Inn	07/08/1997	II
LB/NI/017	3115	The Horse and Jockey Public House	Usk Road	New Inn	02/07/1962	II
LB/NI/018	18737	Bridge 60 (Mon & Brecon Canal)	Mon & Brecon Canal	New Inn	07/08/1997	II
LB/NI/019	18728	Ty-mawr Farmhouse	Usk Road (off)	New Inn	07/08/1997	II
LB/NI/020	3116	Church of St Mary	Church Lane	New Inn	02/07/1962	II
LB/NI/021	18746	Church Farmhouse	Church Lane	New Inn	07/08/1997	II
LB/NI/022	18742	Wern Farmhouse	Usk Road (off)	New Inn	07/08/1997	II
LB/NI/023	18725	Govera Farmhouse	Mamhilad Road (off)	New Inn	07/08/1997	II
LB/NI/024	18743	Pigsty at Wern Farm	Usk Road (off)	New Inn	07/08/1997	II
LB/NI/025	18749	Large Barn at Court Farm	Usk Road	New Inn	07/08/1997	II
LB/NI/026	18731	Jones Family Tomb in St Mary's churchyard	Church Lane	New Inn	07/08/1997	II
LB/NI/027	18745	Monachty Farmhouse	Usk Road	New Inn	07/08/1997	II
LB/NI/028	18726	Lower Govera Cottage	Mamhilad Road (off)	New Inn	07/08/1997	II
LB/NI/029	18738	Milepost north of Bridge 53 (Mon & Brecon Canal)	The Highway (off)	New Inn	07/08/1997	II
LB/NI/030	18730	Tomb of Williams Jacob in St Mary's Churchyard	Church Lane	New Inn	07/08/1997	II
LB/NI/031	3147	Pontrhydyrun House	Chapel Lane	New Inn	19/10/1982	II

**Statutory Listed Buildings In Torfaen (as at December 2013)**

Torfaen Ref No	Cadw Ref No	Building or Structure	Address	Cadw Community	Date Listed	Grade
LB/NI/032	85438	Former Nylon Spinners Factory	Mamhilad Pk Ind Est	New Inn	17/10/2005	II*
LB/PA/001	80693	Ty William Ambrose Farm (aka Hanbury Farm)	Beech Road	Panteg	21/11/2002	II
LB/PA/002	81181	Old Railway bridge at Coed-y-Gric	Stafford Road (off)	Panteg	28/08/1997	II
LB/PA/003	81179	Milepost on Monmouthshire & Brecon Canal	Coed-y-Gric Road (off)	Panteg	12/06/2003	II
LB/PA/004	81180	Milepost on Monmouthshire & Brecon Canal	Mon & Brecon Canal	Panteg	12/06/2003	II
LB/PA/005	81178	Canal Bridge no. 47 Monmouthshire & Brecon Canal	Elm Grove (off)	Panteg	12/06/2003	II
LB/PDD/001	23957	Canal Tunnel between Sebastopol & Cwmbran (South Sebastopol)	Five Locks Road (off)	Pontnewydd	30/08/2000	II
LB/PDD/002	23533	Church of the Holy Trinity	Mount Pleasant Road	Pontnewydd	18/07/2000	II
LB/PDD/003	80862	Culvert taking Blaen Bran under Mon & Brecon Canal	Five Locks Road (off)	Pontnewydd	31/01/2003	II
LB/PDD/004	80863	Milepost on Monmouthshire & Brecon Canal	Mon & Brecon Canal	Pontnewydd	31/01/2003	II
LB/PDD/005	80864	Tir-brychiad	Bevan's Lane	Pontnewydd	31/01/2003	II
LB/PDD/006	80861	Barn on S side of Bevan's Lane	Bevan's Lane	Pontnewydd	31/01/2003	II
LB/PH/001	3143	Zion Baptist Chapel (Formerly Ponthir Baptist Chapel)	Station Road	Ponthir	22/01/1981	II
LB/PH/002	3142	All Saints Church	Church Road	Ponthir	22/01/1981	II*
LB/PH/003	3141	Glansirhowy Farmhouse	Church Road (off)	Ponthir	04/03/1952	II
LB/PH/004	3144	Ponthir Public House	Caerleon Road	Ponthir	22/01/1981	II
LB/PH/005	81936	The Vicarage	B4236	Ponthir	22/10/2003	II
LB/PH/006	81935	Churchyard Cross at Church of All Saints	Church Road	Ponthir	22/10/2003	II
LB/PM/001	18846	66 Rockhill Road	Rockhill Road	Pontymoile	28/08/1997	II
LB/PM/002	18847	68 Rockhill Road	Rockhill Road	Pontymoile	28/08/1997	II
LB/PM/003	18831	64 Rockhill Road	Rockhill Road	Pontymoile	28/08/1997	II
LB/PM/004	18849	70 Rockhill Road	Rockhill Road	Pontymoile	28/08/1997	II
LB/PM/005	18829	Upper Trosnant Baptist Church	Bridge Street	Pontymoile	28/08/1997	II
LB/PM/006	18852	4 Commercial Street	Commercial Street	Pontymoile	28/08/1997	II
LB/PM/007	18834	Canal Bridge at Coed-y-Gric	Stafford Road (off)	Pontymoile	28/08/1997	II
LB/PM/008	18824	35b Commercial Street	Commercial Street	Pontymoile	28/08/1997	II
LB/PM/009	18853	6 Commercial Street	Commercial Street	Pontymoile	28/08/1997	II
LB/PM/010	3136	Bridge 53 at Pontymoile Basin (Mon & Brecon Canal)	Fountain Road (off)	Pontymoile	12/03/1980	II
LB/PM/011	18845	Warehouse of R J Bullen	Rockhill Road	Pontymoile	28/08/1997	II
LB/PM/012	18832	Aqueduct over the Afon Lwyd (including weir to the south)	Fountain Road (off)	Pontymoile	28/08/1997	II
LB/PM/013	18833	Tramroad and Leat Tunnels (Mon & Brecon Canal)	Fountain Road (off)	Pontymoile	28/08/1997	II

**Statutory Listed Buildings In Torfaen (as at December 2013)**

Torfaen Ref No	Cadw Ref No	Building or Structure	Address	Cadw Community	Date Listed	Grade
LB/PM/014	3132	Town Hall	Hanbury Road	Pontymoile	09/01/1974	II
LB/PM/015	18841	West Monmouth School	Blaendare Road	Pontymoile	28/08/1997	II
LB/PM/016	18837	1 Vicar's Cottages	Maesderwen Road	Pontymoile	28/08/1997	II
LB/PM/017	18813	Barclays Bank	Commercial Street	Pontymoile	28/08/1997	II
LB/PM/018	3119	St Albans R C School	Park Road (off)	Pontymoile	02/07/1962	II
LB/PM/019	18825	St James' Church	Hanbury Road	Pontymoile	28/08/1997	II
LB/PM/020	18828	St James' Hall	Hanbury Road	Pontymoile	28/08/1997	II
LB/PM/021	18842	Swimming Pool and Gymnasium at West Monmouth School	Blaendare Road	Pontymoile	28/08/1997	II
LB/PM/022	18850	3 Vicar's Cottages	Maesderwen Road	Pontymoile	28/08/1997	II
LB/PM/023	18851	2 Vicar's Cottages	Maesderwen Road	Pontymoile	28/08/1997	II
LB/PM/024	18848	72 Rockhill Road	Rockhill Road	Pontymoile	28/08/1997	II
LB/PM/025	18826	Entrance gateway to St James's Church	Hanbury Road	Pontymoile	28/08/1997	II
LB/PM/026	18844	Pontypool Registry Office	Hanbury Road	Pontymoile	28/08/1997	II
LB/PM/027	18821	2a Commercial Street	Commercial Street	Pontymoile	28/08/1997	II
LB/PM/028	18816	Pontypool Market	Market Street	Pontymoile	28/08/1997	II
LB/PM/029	18830	St Albans R C Church	George Street	Pontymoile	28/08/1997	II
LB/PM/030	18854	St James' Vicarage	Hanbury Road	Pontymoile	28/08/1997	II
LB/PM/031	18839	Maesderwen Lodge (Pontypool Park Estate Office)	Maesderwen Road	Pontymoile	28/08/1997	II
LB/PM/032	18819	National Westminster Bank (No 22)	George Street	Pontymoile	28/08/1997	II
LB/PM/033	18838	Maesderwen and Maesderwen-bach	Maesderwen Road	Pontymoile	28/08/1997	II
LB/PM/034	18812	Glantorfaen House	Commercial Street	Pontymoile	28/08/1997	II
LB/PM/035	16072	Park Cottages (No's 1-3)	Park Road (off)	Pontymoile	04/05/1995	II
LB/PM/036	3145	Park Cottage	St David's Close (off)	Pontymoile	19/05/1981	II
LB/PM/037	18835	Old Railway bridge at Coed-y-Gric	Stafford Road (off)	Pontymoile	28/08/1997	II
LB/PM/038	3117	Old Market House (Second Thoughts)	Commercial Street	Pontymoile	02/07/1962	II
LB/PM/039	18809	Pontypool Public Library	Hanbury Road	Pontymoile	28/08/1997	II
LB/PM/040	18827	Mount Pleasant United Reform Church	Hanbury Road	Pontymoile	28/08/1997	II
LB/PM/041	18817	Manchester House incl. Mayberry Pharmacy & Good Job Club	Crane Street	Pontymoile	28/08/1997	II
LB/PM/042	18814	Midland Bank (No. 2)	Commercial Street	Pontymoile	28/08/1997	II
LB/PM/043	3135	Junction House at Pontymoile Canal Basin	Fountain Road	Pontymoile	12/03/1980	II

**Statutory Listed Buildings In Torfaen (as at December 2013)**

Torfaen Ref No	Cadw Ref No	Building or Structure	Address	Cadw Community	Date Listed	Grade
LB/PM/044	3131	Lloyds Bank Commercial Street	Commercial Street	Pontymoile	09/01/1974	II
LB/PM/045	18811	Double Icehouse in Pontypool Park	Park Road (off)	Pontymoile	28/08/1997	II
LB/PM/046	18810	Memorial Gates, gate piers, screens	Hanbury Road	Pontymoile	28/08/1997	II
LB/PM/047	18836	Middle Farmhouse (No. 64)	Stafford Road	Pontymoile	28/08/1997	II
LB/PM/048	18818	Jubilee Building (Market Arcade)	Crane Street	Pontymoile	28/08/1997	II
LB/PM/049	3120	The Valley Inheritance Museum	Park Road (off)	Pontymoile	02/07/1962	II*
LB/PM/050	3146	The Old Truck House	Rockhill Road	Pontymoile	19/05/1981	II
LB/PM/051	18843	The Mount	Presc Coch Lane	Pontymoile	28/08/1997	II
LB/PM/052	18840	Coach House in Pontypool Park Estate yard	Maesderwen Road	Pontymoile	28/08/1997	II
LB/PM/053	18822	The Greyhound Public House	Commercial Street	Pontymoile	28/08/1997	II
LB/PM/054	18823	The George Public House	Commercial Street	Pontymoile	28/08/1997	II
LB/PM/055	3118	Crane Street Baptist Church	Crane Street	Pontymoile	02/07/1962	II*
LB/PM/056	18820	The Co-operative Bank	Commercial Street	Pontymoile	28/08/1997	II
LB/PT/001	20741	Merchants Hill Baptist Church	A4043	Pen-Tranch	23/10/1998	II
LB/PT/002	81927	Tympath House	Tympath Road	Pen-Tranch	21/10/2003	II
LB/PT/003	81922	Gellipistyll	Tranch Road (off)	Pen-Tranch	21/10/2003	II
LB/PT/004	81923	Outbuilding to SE of Gellipistyll	Tranch Road	Pen-Tranch	21/10/2003	II
LB/PT/005	81925	Railway Viaduct at Cwm Ffrwd-Oer	Nant Ddu	Pen-Tranch	21/10/2003	II
LB/PT/006	81926	Tympath Farm	Tympath Road	Pen-Tranch	21/10/2003	II
LB/PT/007	81924	Pont Newynydd	Mill Road	Pen-Tranch	29/05/1997	II
LB/PT/008	81921	Church of St John the Divine	Penywain Road	Pen-Tranch	21/10/2003	II
LB/T/001	18463	Tomb of Margaret Davies in St Cadoc's churchyard	Penygarn Road	Trevethin	29/05/1997	II
LB/T/002	18453	Tomb of William Edmunds at Tabernacle Baptist Church	Penygarn Road	Trevethin	29/05/1997	II
LB/T/003	18454	Pont Newynydd	Hospital Road	Trevethin	29/05/1997	II
LB/T/004	18461	Tomb of William Maud in St Cadoc's churchyard	Penygarn Road	Trevethin	29/05/1997	II
LB/T/005	18466	Entrance Gates to Pontypool Park	Usk Road	Trevethin	29/05/1997	II*
LB/T/006	18452	Tomb of John Phillips at Tabernacle Baptist Church	Penygarn Road	Trevethin	29/05/1997	II
LB/T/007	18459	Twyn-gwyn Farm	Pontypool Park	Trevethin	29/05/1997	II
LB/T/008	18464	Church Farm	Mount Road (off)	Trevethin	29/05/1997	II
LB/T/009	3111	Ty-gwyn	Hospital Road	Trevethin	02/07/1962	II
LB/T/010	18458	Tanyard Cottage in American Gardens	Pontypool Park	Trevethin	29/05/1997	II

**Statutory Listed Buildings In Torfaen (as at December 2013)**

<b>Torfaen Ref No</b>	<b>Cadw Ref No</b>	<b>Building or Structure</b>	<b>Address</b>	<b>Cadw Community</b>	<b>Date Listed</b>	<b>Grade</b>
LB/T/011	18457	Penlasgarn Farmhouse	Lasgarn Lane	Trevethin	29/05/1997	II
LB/T/012	18456	Beast Shelter at Ty-gwyn	Hospital Road	Trevethin	29/05/1997	II
LB/T/013	18462	Tomb of Lewis Pritchard in St Cadoc's churchyard	Penygarn Road	Trevethin	29/05/1997	II
LB/T/014	18460	Barn at Twyn-gwyn Farm	Pontypool Park	Trevethin	29/05/1997	II
LB/T/015	3112	Shell Grotto	Pontypool Park	Trevethin	02/07/1962	II*
LB/T/016	18465	The Vicarage	Penygarn Road	Trevethin	29/05/1997	II
LB/T/017	3130	Rustic Lodge in American Gardens	Pontypool Park	Trevethin	12/12/1972	II
LB/T/018	3113	Church of St Cadoc	Penygarn Road	Trevethin	02/07/1962	II
LB/T/019	18455	Stable at Ty-gwyn	Hospital Road	Trevethin	29/05/1997	II
LB/T/020	3129	Tabernacle Baptist Church	Penygarn Road	Trevethin	12/12/1972	II
LB/UC/001	3149	Glyn Bran Farmhouse	Mountain Road	Upper Cwmbran	17/11/1987	II
LB/UC/002	3134	Capel-Ilwyd Farmhouse	Mountain Road	Upper Cwmbran	14/09/1977	II
LB/UC/003	80859	Barn at Glyn Bran Farm	Mountain Road	Upper Cwmbran	30/01/2003	II
LB/UC/004	80858	Barn at Capel-Ilwyd	Mountain Road	Upper Cwmbran	30/01/2003	II
LB/UC/005	80860	Outside kitchen at Glyn Bran Farm	Mountain Road	Upper Cwmbran	17/11/1987	II
LB/AB/025	87618	The Dog Stone	Mynydd Varteg	Abersychan	13/12/2010	II

### **Conservation Areas In Torfaen (as at December 2013) (See Constraints Map)**

**Blaenavon Town Centre** - First designated in 1984 and enlarged in 2011, the Conservation Area mainly covers the historic streets of the 19<sup>th</sup> Century town and the Blaenavon Ironworks, set in a relict industrial landscape of acknowledged world importance. It includes 19 Listed Buildings; 9 of which, around the Ironworks, are also a Scheduled Ancient Monument.

**Cwmavon** - The Cwmavon Conservation Area (19.72ha), designated in 1984, is set within the Afon Lwyd valley at the southern end of the Blaenavon Industrial Landscape World Heritage Site; it includes 8 Listed Buildings (including those at Forge Row, Cwmavon House and the former Westlake's Brewery).

**Llantarnam** - Designated in 1984, the Conservation Area is centred on the Llantarnam Abbey grounds (a registered Historic Park and Garden) and Abbey Lane. The Conservation Area is designated because of the historic relationship between the Abbey, Park and secular settlement. It includes 14 listed buildings (including the Greenhouse public house, Brook House, St Michaels Church, Llantarnam Abbey, together with the ruined barn, the monk's cell, and the Porth Mawr gateway, lodge and walls) and 2 Scheduled Ancient Monuments (the Churchyard Cross and Abbey Tithe Barn).

**Monmouthshire & Brecon Canal** - The stretch of the Monmouthshire and Brecon Canal within Torfaen (but excluding that stretch within the Brecon Beacons National Park) was

designated a Conservation area in June 2011. The Newport sections were designated a Conservation Area in January 1998. First opened in 1796 and abandoned in 1962, the canal stretches from Newport in the south to Brecon in the north; with an arm to Crumlin from Newport. The canal had extensive railway and tramroad links to collieries and ironworks and includes several Listed Buildings including bridges, a tunnel, aqueducts, a culvert and mileposts.

**Pontypool Town Centre** - Pontypool Town Centre Conservation Area (9.28ha) was first designated in 1984 and amended in 2010. Pontypool was the first industrialised town in Wales and the town centre reflects the growth of the town during the 19<sup>th</sup> century. It contains 25 Listed Buildings, including Pontypool House and stables (now the St Alban's School and Pontypool Museum), the Library, Crane Street Baptist Chapel and Lion House).

**Upper Cwmbran** - Designated in 1984, the Upper Cwmbran Conservation Area (14.9ha) lies to the west of Cwmbran on the upper slopes of the Mynydd Maen. It represents an excellent and undeveloped example of a small 19<sup>th</sup> century industrial settlement. There are no Listed Buildings or Scheduled Ancient Monuments within the Conservation Area.

### **Sites Of Special Scientific Interest (SSSI's) In Torfaen (as at December 2013) (See Proposals Map)**

**Bloreng SSSI** - A 982ha SSSI which lies to the east of Blaenavon within the Counties of Monmouthshire and Torfaen. There are several special features present at this site including dry heath, wet heath, blanket bog and broadleaved woodland. Associated with these habitats is a wide variety of plants and animals, including locally important populations of breeding birds such as red grouse; bryophytes; ferns, such as limestone fern; and fungi.

**Henllys Bog SSSI** - A 0.8ha SSSI which lies to the south east of Cwmbran. This site is special because of the 2 species it supports; the fragrant orchid and broad-leaved cotton grass. The site also supports marsh helleborine which has a restricted distribution within the County.

**Llandegfedd Reservoir SSSI** - A 230.7ha SSSI which lies to the east of Pontypool within the Counties of Monmouthshire and Torfaen. This large reservoir is important for the large number of wildfowl that visit each year. Most visit during the winter months, to take advantage of the mild winters in Wales, and return to their breeding grounds in eastern and northern Europe in spring. Species present in significant numbers include wigeon, pochard teal and mallard.

**Tyr Hen Forwyn SSSI** - A 4.7ha SSSI which lies to the west of Pontypool. This site is of special interest for its species-rich neutral grassland and for the association of this habitat with others,

including acid grassland, scrub, bracken and well-developed hedgerows; it has a large population of nationally scarce wood bitter-vetch, an uncommon and declining grassland plant.

### **Local Nature Reserves (LNRs) In Torfaen (as at December 2013) (See Proposals Map)**

- 1. Garn Lakes LNR, Blaenavon** - The product of a former open-cast development, Garn Lakes is a large reserve situated on the outskirts of Blaenavon and at the heart of the World Heritage Site. Consisting of two large lakes, grassland, woodland and hedgerows, it is popular for walking, fishing and bird-watching. There are circular walks, benches, interpretation panels and you are never far away from wildlife. It is an excellent site for orchids, butterflies, dragonflies and wintering wildfowl.
- 2. Cwmavon Corridor LNR** - Cwmavon Corridor LNR is situated on the route of the cycleway between Blaenavon to Talywain. Its interest is mainly in its woodland landscape adjacent to the cycleway that supports a characteristic community of woodland birds. Migrants, such as wood warbler, pied flycatcher and redstart, adorn this habitat in spring and summer and are one of the best areas to hear the dawn chorus. Its elevated position also affords commanding views of the upper Afon Llwyd valley.
- 3. Tirpentwys LNR** - This former landfill and colliery site, west of Pontypool, contains striking ancient beech woodland which contrasts with a reclaimed area of grassland, ponds,

quarries and streams. A flat, easily accessible and family friendly reserve boasts a good number of breeding tree pipit. Resident woodland birds such as the nuthatch, along with the great spotted and green woodpeckers, are commonly seen and heard. One species to look out for is the oddly named long-winged conehead. This cricket is now widespread in the rough grassland that is plentiful throughout the reserve.

- 4. Cwmynyscoy Quarry LNR** - On the southern outskirts of Pontypool is Cwmynyscoy Quarry. Its main feature is the impressive limestone quarry face and surrounding calcareous grassland. Popular with local walkers and school children, the reserve is home to bee and pyramidal orchids. On summer days, butterflies that thrive on thin soils and bare ground, such as the dingy skipper and grayling, can be seen. In the evening, you may also be lucky to see one of Britain's largest flying mammals, the noctule bat, flying high above the quarry.
- 5. Churchwood and Springvale Ponds LNR** - Sitting at the heart of Cwmbran close to the popular Greenmeadow Community Farm, this is one Torfaen's most diverse reserves. From remnant ancient woodland, to ponds and grassland, Churchwood and Springvale Ponds is an oasis in an urban area. Kingfishers and dragonflies are notable species on this reserve, while grass vetchling is an unusual grassland plant.
- 6. Henllys LNR** - Situated near Henllys in Cwmbran, this is a very accessible green space of grassland and woodland. Management tasks focus on the ever increasing battle

against scrub encroachment and Himalayan balsam which is necessary to stop it losing butterflies such as the marbled white.

- 7. Llwyn Celyn LNR** - This reserve is the most southerly in Torfaen. It consists of a suite of beautiful wildflower-rich meadows which are home to a vast array of pollinating insects. The site has been designated as an LNR as part of the mitigation for loss of grassland for the Llwyn Celyn Cemetery. The surrounding ancient woodlands create a blanket of bluebells, wood anemones and other wildflowers in springtime.

**N.B.**

**Tree Preservation Orders (TPOs)** - due to their large number and varying sizes, TPOs are not shown on the Constraints Map. However, if you wish to know if a tree(s) are covered by a TPO, please contact the Council's Planning Service at Ty Blaen Torfaen, New Inn.



## Appendix 4 - Lists Of Non-Statutory Designations in Torfaen

### Sites Of Importance For Nature Conservation (SINCS) (as at December 2013) (See Proposals Map)

Please note that there have also been some blanket designations made by the SINC Steering Group (Sub-group of Torfaen Biodiversity Partnership) including all ancient woodlands, quarries, watercourses and commons.

Sites Of Importance For Nature Conservation (SINCS) (as at December 2013) (See Proposals Map)						
NAME	No.	National Grid Ref	Site Area (Ha)	Habitats	Habitat Quality (NVC)	Significant Species
Pandy Mawr Pasture 2, Henllys, Cwmbran	1	ST 262926	2.4	Neutral species-rich grassland, ancient woodland	MG5	Common knapweed, oxeye daisy, birds-foot trefoil, rough hawkbit, Common spotted orchid.
Gelli Gravog Pastures, Thornhill, Upper Cwmbran	2	ST 269965	4.4	Neutral species-rich grassland	MG5	Birds-foot trefoil, black knapweed, oxeye daisy, bluebell, Pignut, tormentil.
Old Penygarn East, Pontypool	3	SO 287017	0.6	Neutral species-rich grassland, ancient woodland	MG5c	Devils bit-scabious, black Knapweed, Yellow Hay Rattle
Ty'r y-wen Farm, Cefn Crib, Pontypool	4	SO 231001 & SO 230000	3.3	SI Neutral, marshy and acidic grassland	MG5, M23 and U4	Crested dogs-tail, sweet vernal grass, yellow rattle, marshy grassland with soft rush and purple moor grass. Acidic grassland of red fescue, common bent and heath bedstraw.
Bank above Nant Y Pandy, Henllys, Cwmbran	5	ST 264926	2.8	Neutral species rich grassland, ancient woodland	MG5c	Soft rush, various sedge sp, greater birds-foot trefoil, devils bit scabious, lousewort
Pandy Mawr Pasture 1, Henllys, Cwmbran	6	ST 260927	3.3	Neutral grassland	MG5	Common knapweed, Birdsfoot Trefoil, Greater Hawkbit, Common spotted orchid
Henllys Link Meadow, Cwmbran	7	ST 269938	1.4	Poor semi improved grassland	MG6 Hay Meadow needs management	Adjacent habitat to Nant y Milwr tributary (SINC)
Coed Meyrick Moel grassland, Coed Eva, Cwmbran	8	ST 271940	0.6	Neutral grassland	MG5 and MG6	Abundant lesser knapweed
Hollybush Meadow, Cwmbran	9	ST 281937	1.4	Dry / Marshy grassland, part of an amenity area. This site is an example of the council managing an amenity area for wildlife.	MG5 / MG6	Flora relatively species rich with black knapweed, lesser stitchwort, meadowsweet, ladies smock, lesser knapweed, birds-foot trefoil, meadow vetchling with patches of rushes.
Rose Cottage, Ponthir, Cwmbran	10	ST 312931	1.1	Neutral / Marshy Grassland	MG5 / MG6	Common knapweed, oxeye daisy, lesser stitchwort, meadowsweet, hemp agrimony
Coed-y-Twyrch Pasture, Henllys, Cwmbran	11	ST 262921	2	Three narrow fields - Damp neutral grassland	MG5	All community constant species present
Pant Glas, Ty Coch, Cwmbran	12	ST 287928	14.6	Neutral / Acid grasslands	MG5 and U4b	Common birds-foot trefoil, heath grass, dyers greenweed

**Sites Of Importance For Nature Conservation (SINCS) (as at December 2013) (See Proposals Map)**

<b>NAME</b>	<b>No.</b>	<b>National Grid Ref</b>	<b>Site Area (Ha)</b>	<b>Habitats</b>	<b>Habitat Quality (NVC)</b>	<b>Significant Species</b>
Pant-glas Marsh, Ty Coch, Cwmbran	13	ST 289924	5.5	Marshy grassland	Needs re-survey (M23)	Soft rush, sharp-flowered rush, purple moorgrass, devils-bit scabious, lousewort, marsh ragwort, breeding lapwing
Hollybush LNR (Llwyn Celyn), Cwmbran	14	ST 284934	20	Suite of Neutral Hay Meadows, Beech Woodland, Species-rich Hedgerows	MG5a, MG5b 3 Neutral grasslands to the east are MG1 and MG5	Yellow rattle, burnet saxifrage, dyers greenweed, common spotted orchid, pink meadow cap, devils-bit scabious, common cow wheat
Pontypool Park, Pontypool	15	SO 293009	5.5	Acid grassland	U4b	Red fescue, wavy hair grass, field woodrush, common bent grass, heath bedstraw, heather, harebell
Coedcae, Little Mountain, Pontypool	16	SO 294024 & SO 292024	10.4	Acidic grassland	U4	Wavy hair grass, Sheeps fescue, Common bent grass, Creeping soft grass, Heath bedstraw
Coedcae Marsh, Trevethin, Pontypool	17	SO 292023	2.9	Marshy grassland	M23a/M25	Sharp-flowered rush, Yorkshire fog, purple moor-grass, lesser knapweed, ragged robin, greater birdsfoot trefoil, meadow thistle, devils bit scabious, lousewort, marsh pennywort, marsh bedstraw, bog pimpnel, heath spotted orchid, southern marsh orchid
Mount View, Blaen-y-Cwm, Pontypool	18	SO 239009	5.6	Acidic grassland (some on colliery spoil)	U4	Common bent grass, sheep's fescue, heath bedstraw, Tormentil
Cefn Crib Top, Blaen-y-cwm, Pontypool	19	SO 241006	0.8	Acid Grassland	U4e	Sheeps fescue, mat-grass, tormentil, Bilberry, Bluebell
Blaen-y-cwm upland pasture, Pontypool	20	SO 245009	93.4	Sheep grazed acid grassland / Marshy grassland	U4	Hen harrier, long-eared owl, curlew, lapwing
Penrhiwfid Fields, Pontypool	21	SO 251012	2.8	Neutral species-rich grassland	MG5 / MG6	Crested dogstail, yellow rattle, tormentil, sweet vernal grass, common cats ear
Tal-ochr Colliery spoil, Cwm Ddu, Pontypool	22	SO 254020	1.9	Old spoil heaps, covered by heath vegetation	H12	Heather (Calluna), wavy hair grass, bilberry, tormentil, eyebright, purging flax, mouse-ear hawkweed,

### Sites Of Importance For Nature Conservation (SINCS) (as at December 2013) (See Proposals Map)

NAME	No.	National Grid Ref	Site Area (Ha)	Habitats	Habitat Quality (NVC)	Significant Species
Pant Glas Slip, The British, Pontypool	23	SO 254029 & SO 252031	13	Quarry, scree, acid grassland - scree colonised by bilberry, beech, birch, ferns, heather (Calluna), Acid grassland with Sheeps fescue, heath bedstraw, tormentil	H12 and U4	Breeding - A list - p/falc, B list - linnet, r/start, s/lark. Passage - B list - P/falc, linnet, s/lark
Pentrepod Tip, Pontypool	24	SO 259022	4.4	Acid grassland / heath mosaic, ancient woodland	U4	Heather, purging flax, common birds-foot trefoil, mouse-ear hawkweed
Pant Glas Marsh, The British, Pontypool	25	SO 259032	1	Marshy grassland / bracken	M23	Purple moorgrass, soft rush, devils bit scabious, lesser spearwort, greater birds-foot trefoil
Lower Race, Pontypool	26	SO 268000	1.7	3 Fields around old farm ruins, acid grassland, neutral grassland, marshy grassland and flushes	U4, MG5, M23 not grazed	Common birdsfoot trefoil, Marsh violet, Soft rush, Purple moorgrass, Sedges, Marsh pimpernel, Ivy-leaved bellflower, <i>Sphagnum</i> mosses, Lesser skullcap
Upper Gillipystyll, The Tranch, Pontypool	27	SO 269009 & SO 269010	1.3	2 grazed fields with Neutral grassland	MG5c	Lesser knapweed, Yellow rattle, Devils bit scabious
Coch North Fields, Pontypool	28	SO 261006, SO 264007 & SO 263007	7.6	Neutral Grassland	MG5, MG6	Abundant Lesser knapweed, Oxeye daisy
Oaktree Farm, Cwm Ffrwd-Oer, Pontypool	29	SO 260018	2	Marshy grassland with neutral grassland	MG23	Purple moorgrass, Devils bit scabious, Sharp-flowered rush
Cwm Ffrwd-oer Pasture, Pontypool	30	SO 263017	0.5	Semi Improved Neutral Grassland grazed by horses	MG5	Abundant lesser knapweed, and frequent common birdsfoot trefoil,
Pentrench, Pontypool	31	SO 265011 & SO 264011	3.3	Acid grassland, Marshy grassland and acidic flush	U4, M23	Ivy-leaved bellflower, marsh pennywort
Tranch Fields, Pontypool	32	SO 260014 & SO 268015	14.5	Marshy and acid grassland	U4	Devils bit scabious, bluebell, lousewort, heath grass, marsh pennywort, common cow wheat
Rhiw Frank Meadows, Pontypool	33	SO 261025	5	2 neutral / acid meadows	MG5	Abundant pignut, devils-bit scabious, heath grass, harebell, purging flax

### Sites Of Importance For Nature Conservation (SINCS) (as at December 2013) (See Proposals Map)

NAME	No.	National Grid Ref	Site Area (Ha)	Habitats	Habitat Quality (NVC)	Significant Species
Rhiw Frank Spoil, Pontypool	34	SO 260029 & SO 262026	8	Recolonising spoil supporting a dry heath / Acid grassland mosaic	H12 mostly, grazed by sheep	Heather, bilberry, wavy hair-grass, sheep's fescue, harebell, pepper saxifrage, devils bit scabious, carline thistle, purging flax
Pontnewynydd Cricket Club, Pontypool	35	SO 265023	1.4	Neutral grassland	MG5	Devils bit scabious, oxeye daisy, common birds-foot trefoil
Pant - glas Meadow, The British, Pontypool	36	SO 260032	2.2	Marshy grassland	M23	Soft rush, purple moorgrass, devils bit scabious, greater birds-foot trefoil, marsh pennywort, ivy-leaved bellflower
Craig y felin / Chapel lane road verge, Cwmbran	37	ST 303969	0.2	Semi-improved neutral grassland	MG5 (needs management)	Common knapweed, primrose, oxeye daisy, common centaury, lesser hawkweed
Coed Pant-yr-Eos, Cwmbran	38	ST 261916	9	Ancient woodland	Ancient woodland site retaining some species listed in SINC criteria.	Field maple, wood anemone, hard fern, pignut, yellow pimpernel, wood mellick, dogs mercury, wood sorrel, yew, wood speedwell, bluebell
Pantyreos Brook, Cwmbran	39	ST 265023	1.4	Freshwater, associated wet woodland	Tributary of the Usk, unmodified smaller watercourse, bankside communities (wooded banks)	Records of otter, white-clawed crayfish, kingfisher, brown trout, European eel and bullhead
Severn View Meadows, Garndiffaith, Pontypool	40	ST 260049	1	Heavily grazed meadow	MG5 and associated acid grassland with cow-wheat	Yellow oat, frequent lesser knapweed, common birds-foot trefoil, oxeye daisy
Whitehall Marsh, Pontypool	41	ST 279982	3.2	Marshy grassland, ancient woodland	MG25	Purple moor-grass, rushes, <i>Sphagnum</i> species., marsh pennywort, Common cotton grass
Coed Gobynos Flushes, Upper Race, Pontypool	42	SO 270998	0.6	Acidic flushes with soft rush	M23	<i>Sphagnum</i> species, sedges, ivy-leaved bellflower, purple moor-grass
Tranch Heath, The Tranch, Pontypool	43	SO 271010	6	Dry Heath with bracken, ancient woodland	Developing H12 and U20	Bilberry and heather
Mount Pleasant, Cwmynyscoy, Pontypool	44	ST 280994	5	2 Hay fields containing neutral grassland	MG5a	Yellow oat grass, lesser knapweed, Common birds-foot trefoil
Cwmynyscoy, Pontypool	45	ST 285997	11	Large area of neutral grassland grazed by cattle	U4 and MG5c	Common birdsfoot trefoil, tormentil, quaking grass, heath grass, sedges

### Sites Of Importance For Nature Conservation (SINCS) (as at December 2013) (See Proposals Map)

NAME	No.	National Grid Ref	Site Area (Ha)	Habitats	Habitat Quality (NVC)	Significant Species
New Farm Pasture, Griffithstown, Pontypool	46	ST 286994	2	Acid grassland grazed by sheep	U4	Bents, fescues, heath bedstraw, heath grass, tormentil, harebell
Griffithstown Fields, Pontypool	47	ST 287997 & ST 288994	12	Species-rich Neutral grassland and scrub, ancient woodland	MG5	Quaking grass, Devils bit scabious, Glaucous sedge, Bog pimpernel
Cwmynyscoy Hill, Pontypool	48	ST 288998	8.3	Acid grassland, heathland, scrub woodland, bracken	U4 and U20	Bents, fescues, heath bedstraw, heath grass, tormentil, harebell
Big Pit, Blaenavon	49	SO 236089	16	Acid grassland / marshy grassland / Coity pond	U2, U4 and M25	Grayling Butterfly, wavy hair grass, sheeps fescue, common bent grass, mouse-ear hawkweed, mat grass, heather, bilberry, Cladonia species, Mosses Marshy grassland contains purple moorgrass, Marsh violet, greater birds-foot trefoil, and tormentil Pond plants include; flote grass, Greater reedmace, Broad-leaved pondweed, Tufted hair grass
Garn y Erw Meadow, Blaenavon	50	SO 239096	1.4	Neutral grassland	MG5	Crested dogstail, lesser knapweed, yellow rattle, lady's bedstraw
Cwm Sychan, Pontypool	51	SO 243041	8.5	Marshy grassland, ancient woodland	M23	Soft rush, water forget me not, lesser spearwort, lady's smock, <i>Sphagnum</i> species.
Cwm Blaengaeafog, Garndiffaith, Pontypool	52	SO 249046	15	Marshy grassland and acidic flushes, ancient woodlands	M23	<i>Sphagnum</i> species, Soft Rush, Marsh violet, sedges, Marsh pennywort, Marsh St Johns Wort, Bog asphodel, Bog pimpernel, Sundew, Bog pondweed
Blaengaeafog Rifle Range, Garndiffaith, Pontypool	53	SO 245052	46	Heath / acid grassland Mosaic, Ancient Woodland	H12 and U2	Old fields colonised by bilberry, heather, crowberry, wavy hair-grass, mat grass
Blaen Ffrwd, Twyn Du, Pontypool	54	SO 243060	5.4	Dry heath	H12	Heather, bilberry, crowberry, wavy hair-grass, cross-leaved heath, soft rush, <i>Sphagnum</i> species, common cotton grass, bog asphodel

**Sites Of Importance For Nature Conservation (SINCS) (as at December 2013) (See Proposals Map)**

<b>NAME</b>	<b>No.</b>	<b>National Grid Ref</b>	<b>Site Area (Ha)</b>	<b>Habitats</b>	<b>Habitat Quality (NVC)</b>	<b>Significant Species</b>
Forgeside Fields, Blaenavon	55	SO 243083 & SO 241082	20	Large area of level and gently sloping ground with acidic pasture, marshy grassland, and flushes, wet heath	U4 and M23	Soft rush, purple moorgrass, <i>Sphagnum</i> species, sharp-flowered rush, sedges, sundew, bitter vetch. Heath spp. Inc: roundleaved sundew, round leaved crowfoot, marsh violet, lesser skull cap, wood horsetail, ivy leaved bell flower. Snipe recorded at this site
Llanyravon Manor, Cwmbran	56	ST 303945	2	Ancient hedgerows, orchard, open standing water Species-rich hay meadow, ancient hedgerows and old buildings located in flood plain, adjacent to the Afon Llwyd river which has been designated as a SINC. Llanyravon Manor is one of those sites adjacent to the Afon Llwyd which should be managed as part of the river floodplain	MG5	Nice mosaic of habitats providing ideal foraging area for lesser horseshoe bats which roost in the Manor itself

**Sites Of Importance For Nature Conservation (SINCS) (as at December 2013) (See Proposals Map)**

NAME	No.	National Grid Ref	Site Area (Ha)	Habitats	Habitat Quality (NVC)	Significant Species
Llantarnam Grasslands, Cwmbran	57	ST 306937	2	Neutral grassland, rush pasture, species-rich hedgerow, scrub	Neutral grassland (similar to MG5) surrounded by species-rich hedge. Occasionally it is grazed with patches of scrub progressing into broad-leaved woodland.  Mosaic - marshy grassland, scrub, woodland and species-rich MG6 grassland	Semi-improved flora with knapweed, common sorrel, oxeye daisy, birds-foot trefoil, patches of creeping thistle, soft rush
Llantarnam Grasslands, Adjacent to The Alders, Cwmbran	58	ST307939	2	Neutral grassland (some similar to MG5), rush pasture, species-rich hedgerow, scrub	Relatively species-rich grassland with patches of scrub surrounded by broadleaved woodland. Site directly next to Afon Llwyd river corridor.	Otter, bats, amphibian, freshwater fish, kingfisher and reptiles  Semi-improved flora with common knapweed, common sorrel, oxeye daisy, birds-foot trefoil. Patches of creeping thistle, soft rush and hard rush.
Cwm Heron Wood, Croesyceiliog, Cwmbran	59	ST 315960	18.2	Ancient Woodland - mostly unmodified.	<i>NVC to be determined</i>	Opposite-leaved golden saxifrage, yellow pimpernel, wood sorrel, wood meadow grass, sessile oak, wych elm, wood speedwell, quelder rose
Ty Llwyd Wood, Llanfrechfa, Cwmbran	60	ST 314946	7.7	Ancient Woodland	<i>NVC to be determined</i>	Opposite-leaved golden saxifrage, yellow pimpernel, wood meadow grass, sessile oak, wood speedwell.
Coed Llwyd Wood, Croesyceiliog, Cwmbran	61	ST 315964	1.2	Ancient Woodland	<i>NVC to be determined</i>	

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NAME	No.	National Grid Ref	Site Area (Ha)	Habitats	Habitat Quality (NVC)	Significant Species
Craig Gwent Wood, Pontypool	62	ST 254998	76	Ancient Woodland	Most replanted with conifers but a narrow strip of B/L woodland remains	
Nant Y Gollen Tributary, Pontypool	63			Running water - tributary of Afon Llwyd		White-clawed crayfish, brown trout, Otter
South Sebastopol Grasslands (Fields 2,3,4,5,6 and 14) and Streams, Cwmbran	64	ST 295973	11.2 ha (Fields 2,3,4 and 5), 2.6 ha (Field 6), 1.6 Ha (Field 14)	Lowland grassland, wetland, hedgerow, watercourse, running water, Ancient Woodland	Fields 2,3,4 and 5 are species rich MG5 neutral grassland with agrimony, fairy flax, black knapweed and meadow vetchling. Field 6 is a hay meadow surrounded by broad leaved woodland with a marshy area to the east. The grassland is relatively species rich	Bats, birds, badgers, reptiles, white-clawed crayfish and invertebrates.
Cwm-Bwrch Wood, Pontypool	65	ST 323984	11.4	Ancient Woodland	NVC to be determined	SINC selection criteria species inc. field maple, yellow pimpernel, dog's mercury, wych elm and wood speedwell.
Coed Llwyd Wood, Cwmbran	66	ST315964	0.5	Ancient Woodland	No information currently available	
Craig y Felin Field, Cwmbran	67	ST 300983	3.5	Species-rich neutral grassland / marshy grassland	MG5 / MG6 Grazed meadow	Crested dogs tail, per. rye grass, rough meadow grass, black knapweed, creeping buttercup, white clover, red clover, common mouse ear, sweet vernal grass, ribwort plantain, curled dock, selfheal, creeping cinquefoil. Soft rush in marshy area.

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NAME	No.	National Grid Ref	Site Area (Ha)	Habitats	Habitat Quality (NVC)	Significant Species
Varteg, Ffrwd y Blaen Melyn, Varteg Reservoir, Varteg Pasture North, Mynydd Varteg lower slope, Pontypool – Combination Site	68	SO 247060, SO 263069, SO 264066, SO 264066	462	Large and diverse area with a mosaic of acid grassland, bracken, marshy grassland and acidic flushes, Dry and wet heath to the north and ancient Woodland	M23, U4, H12.	Scarce blue damselfly. Purple moor grass, bilberry, cross leaved heath, <i>Sphagnum</i> moss, bog asphodel, soft rush, sharp flowered rush. moonwort, round-leaved sundew, southern marsh orchid, green ribbed sedge Re-vegetated colliery spoil tip with heather, bilberry, gorse. Species rich grassland - common milkwort, common cudweed, fairy flax. Seasonal wet areas with heath spotted orchid, hard rush. HAPE-1-8 - Marshy grassland species including soft rush
Garn Yr Erw Field, Blaenavon	69	SO 242097	2	2 small fields of acid grassland, neutral grassland and wet ground	MG5 and M25	Purple moor-grass, mat grass, tormentil. neutral / calcareous species include quaking grass, lesser knapweed, eyebright, birdsfoot trefoil, heath rush, lesser spearwort, on wet ground
Ducky Pond, Blaenavon	70	SO 246096	1	Pond, willow scrub, with associated marshy grassland	M23	Soft rush, common cotton grass, heath-spotted orchid, <i>Sphagnum</i> mosses
Pwll Ddu, Blaenavon	71	SO 242109	34	Wet Heath	M25a	Purple moor-grass with cross-leaved heath, Calluna heather and heath rush
Pwll Du 2, Blaenavon	72	SO 246109	58	Extensive Colliery Spoil	U4 Acid grassland	Grassland fungi – earth-tongues and waxcaps, sheeps fescue, Cladonia sp, mat grass, heather
Pant-glas Quarry, Pontypool	73	SO 251037	4.8	Exposed rock	Colonised by acidic grassland and dry acidic heath	Heather, bilberry, mat grass, limestone fern
Pant-glas Pond, Pontypool	74	SO 254033	2.4	Old pond with rushes and shagnum mosses	Associated marshy grassland M23	Water mint, marsh pennywort, and greater birdsfoot trefoil

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NAME	No.	National Grid Ref	Site Area (Ha)	Habitats	Habitat Quality (NVC)	Significant Species
County Hall, Cwmbran	75	ST 308954	12.1	SI / UI neutral g/land, AW, SR hedgerow, scrub, deadwood, ancient woodland	G/land poor-semi improved to good semi-improved. AW and species-rich hedgerow, species rich roadside verge (TREBAP) Good diversity of habitats	Nationally important grassland fungi community, breeding birds, autumn ladies tresses, bats
Land at Edgehill, Llanfrechfa, Cwmbran	76	ST 310940	2	Neutral unimproved grassland	MG5	Yellow hay-rattle, common knapweed, common centaury, pignut, birds-foot trefoil
Pen Y Lan Wood, Cwmavon, Pontypool	77	SO 269052	30.7	Ancient Woodland	<i>NVC to be determined</i>	Contains woodland species from the SINC selection guidelines, field maple <i>Acer campestre</i> , Wood anemone <i>Anemone nemorosa</i> , hard fern <i>Blechnum spicant</i> , pignut <i>Conopodium majus</i> , wavy hair grass <i>Deschampsia flexuosa</i> , dog's mercury <i>Mercurialis perennis</i> ,
Pen y Lan Heath/ Garndiffaith Rugby Club, Pontypool	78	SO 266049	7.5	Dry heath, acidic g/land, marshy g/land, open standing water, brownfield site	Mosaic habitats	Reptiles, Amphibians, dragonflies and damselflies  Heathland regeneration, including; red fescue, common bent, tormentil, purple moor-grass, heath grass, devils bit scabious, heath bedstraw, heather. Pond contains flote grass, soft rush, lesser spearwort, marsh speedwell

### Sites Of Importance For Nature Conservation (SINCS) (as at December 2013) (See Proposals Map)

NAME	No.	National Grid Ref	Site Area (Ha)	Habitats	Habitat Quality (NVC)	Significant Species
Coed Meyrick Moel, Cwmbran	79	SO 272939	8.8	Ancient woodland	<i>NVC to be determined</i>	This ancient woodland site has remained unmodified and contains some woodland species listed in the SINC criteria. These species were recorded in 1977; dogs mercury <i>Mercurialis perennis</i> , alder buckthorn, hard fern, yellow pimpernel, wood mellick
Mynydd Garn Chlochdy, Pontypool	80	SO 278066	377	Wet heath / acid grassland, acidic Flush, ancient woodland	Mosaic habitats	Grasshopper warbler breeding sites, containing soft rush, occasional purple moor-grass and locally frequent heather, cross-leaved heath, crowberry and hare's tail cotton grass, <i>Sphagnum</i> mosses, bilberry.
Brooklands Farm - South Llantarnam, Cwmbran	81	ST 305918	9	SI neutral grassland, Stream, mature trees, scrub		High potential for protected species, good connectivity towards Newport
Usk Vale, Mamhilad, Nr Pontypool	82	SO 312021	7.4	SI neutral grassland, marshy grassland, scrub, broad-leaved woodland, Berthin Brook culvert, open standing water (seasonal)	MG6	Southern Marsh Orchids
The British, Pontypool	83	SO 256037 & SO253042	118.5	High value mosaic habitat, including ancient woodland, UI neutral grassland	MG5c, MG6, MG9, U2a, U4, H10, H12, M23, M24b, M25,	MG5 neutral grassland including: crested dog's tail, sweet vernal grass, yellow rattle, black knapweed, pignut, birds-foot trefoil. Castle wood - re-veg spoil tips, gorse, hawthorn, small patch of woodland
Graig Ddu/Gelli-Deg Wood, Pontypool	84	SO 255014 & SO 252001	81	Ancient woodland	<i>NVC to be determined</i>	Ancient woodland site on relatively high ground. It is broadleaved with oak and beech dominating. The canopy density is very sparse in places.

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<b>NAME</b>	<b>No.</b>	<b>National Grid Ref</b>	<b>Site Area (Ha)</b>	<b>Habitats</b>	<b>Habitat Quality (NVC)</b>	<b>Significant Species</b>
Cwm Ddu Woods, Blaenserchan, Pontypool	85	SO 239026	16.5	Ancient woodland, dwarf shrub heath, hedgerows, colliery spoil, stream, small ponds, disused buildings	<i>NVC to be determined</i>	A List - yellowhammer, red grouse, long-eared owl. B list - bullfinch, reed bunting, crossbill, spotting flycatcher, kestrel, linnet, redstart, skylark, starling, stonechat, song thrush, green woodpecker. Passage – red grouse, long-eared owl, hen harrier, bullfinch, reed bunting, kestrel
Tyr-Beili Wood, The British, Pontypool	86	SO 252046	5	Ancient woodland	<i>NVC to be determined</i>	Ty'r beili Wood is an ancient woodland site which has remained as broadleaved woodland. The canopy consists mainly of sessile oak and downy birch with a few beech. Large hazel and hawthorn making up part of the canopy.
Coed Brytovey (Ceod Tynewydd), Little Mill, Pontypool	87	SO 317022	42	Ancient woodland	<i>NVC to be determined</i>	Ancient woodland site which retains a few woodland species listed in the SINC criteria. The site is partly in Torfaen and partly in Monmouthshire and has been mostly replanted. Species recorded in 1977 included; broad leaved helliborine, yellow pimpe
Coed Pistyll Gwyn, Pentrepiod, Pontypool	88	SO 260021	8.4	Ancient woodland	<i>NVC to be determined</i>	Ancient woodland site with a canopy of mainly beech and oak. Woodland species from the SINC criteria recorded in 1977 included; wood anemone, hard fern, pendulous sedge, opposite-leaved golden saxifrage, yellow pimpernel, bluebell, wood sorrel
Tranch Wood, Pontypool	89	SO 268012	3.3	Ancient woodland	<i>NVC to be determined</i>	Ancient woodland site which has been replanted over approximately half of its area. Species recorded in 1977 included some woodland species from the SINC criteria; hard fern, pendulous sedge, yellow pimpernel and sessile oak.

### Sites Of Importance For Nature Conservation (SINCS) (as at December 2013) (See Proposals Map)

NAME	No.	National Grid Ref	Site Area (Ha)	Habitats	Habitat Quality (NVC)	Significant Species
Craig Capel Newydd/ Blaenavon Community Woodland, Blaenavon	90	SO 271076	46	Ancient woodland, Coniferous Woodland Disused Quarry	Ancient woodland site, adjoining Furlong wood which has been replanted over most of its area.	'A list species' - Long eared owl, merlin. 'B list' species crossbill, goshawk, kestrel, stock dove.
Furlong Wood, Cwmavon, Pontypool	91	SO 272068	35	Ancient woodland, Calcareous grassland	<i>NVC to be determined</i>	Ancient woodland site adjoining Graig Capel Newydd or Blaenavon Community Woodland, which has been largely replanted with coniferous species for the majority of its area. Large area of mature beech and conifers surround disused quarry. On top of quarry
Abersychan Quarry, Pontypool	92	SO 272033	1.6	Old limestone quarry with areas of species-rich calcareous grassland and ancient woodland	Calcareous grassland	Grassland species including; common centaury, fairy flax, yellow wort, quaking grass and broadleaved helleborine found in woodland above
Lasgarn Wood, Cwm Lasgarn, Freehold Wood, Company's Wood, Pontypool	93	SO 278041	123	Ancient woodland, re- vegetated colliery spoil tips and species-rich calcareous grassland, Some re-planting with conifers	<i>NVC to be determined</i>	Field maple, wood anemone, pendulous sedge, opposite-leaved golden saxifrage, pignut, wavy hair grass, sweet woodruff, yellow pimpernel, dog's mercury, wood meadow grass, wood sorrel, sanicle, sessile oak, wych elm, wood speedwell, guelder rose.
Waun Afon Bog, Blaenavon	94	SO 221102	119	Upland blanket bog / raised bog	<i>NVC to be determined</i>	Large area of blanket bog with rich flora. Very tussocky and deep marshy areas Grasshopper warbler breeding site with patches of cotton grass and southern marsh orchids. Birds such as: short eared owl, hen harrier, merlin. <i>Sphagnum</i> mosses
Llantarnam Road / Court Road, Cwmbran	95	ST 297946	2.3	SI Neutral Grassland, Stream, Mature trees	Rank MG5, more like MG6	Bee orchid, primrose, common knapweed. Several species of butterfly

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NAME	No.	National Grid Ref	Site Area (Ha)	Habitats	Habitat Quality (NVC)	Significant Species
Ty Canol Combination SINC - Inc Tyr Y Wen Farm, Penmaes Road Meadow and Land West of Penmaes Road	96	ST 262947	86	SI Neutral Grassland, Mature Trees, Hedgerows	Some MG5, Flushes	Great crested newt, dormouse, bats
Tynewydd Roadside Verge, Henllys Lane, Cwmbran	97	ST 248945		Neutral grassland roadside verge	<i>NVC to be determined</i>	Corky fruited water dropwort (rare -only place in Gwent)
Craig-y-felin Wood, New Inn, Pontypool	98	ST 301980	12	Ancient woodland	<i>NVC to be determined</i>	Ancient woodland site partially replanted. In 1977 contained wood meadow grass, aspen, figwort, wych elm.
Coed Y Gwaelod, New Inn, Pontypool	99	SO 307978	7.4	Ancient woodland	<i>NVC to be determined</i>	Including opposite-leaved saxifrage, broad leaved helleborine, yellow pimpernel, common cow-wheat, wood sorrel, wood meadow grass, wych elm, wood speedwell
Craig Y Felin Wood, Chapel Lane, New Inn, Pontypool	100	ST 300983	2.1	Planted Ancient Woodland sites (PAWS Site) Broad-leaved woodland and areas of mixed plantations, ancient woodland	<i>NVC to be determined</i>	Ground flora in terms of ancient woodland indicators Ancient woodland site partially replanted. In 1977 contained wood meadow grass, aspen, figwort, wych elm.
Coed Tre-Herbert, Croesyceiliog, Cwmbran	101	ST 308968	3.1	Ancient Woodland	<i>NVC to be determined</i>	No information at present
Henllys Village Fields, Cwmbran	102	ST 268940	2	Unimproved neutral species-rich grassland, two fields grazed by ponies	MG5	Species include; common cats-ear, black knapweed, ribwort plantain, yellow rattle, sweet vernal grass, red fescue, birds-foot trefoil, crested dogs tail, meadow vetchling,. Six spotted burnet moth (larger field)
St Dials Meadows/Police Training College, Cwmbran	103	ST 287949	21	A suite of neutral grassland fields, old hedgerows, ancient woodlands	Meadows vary from MG5 to MG6 neutral grassland.	Yellow rattle, greater birdsfoot trefoil, bats, many species of birds and grass snake
Ty Coch Tip, Cwmbran	104	ST 293931	15.6	Semi-improved grassland, marshy grassland, ancient woodland, open-standing water (seasonal), wet woodland, adjacent streams	Mosaic	Otter, grass snake, bee orchid, common toad, common frog, good assemblage of dragonflies and damselflies, song thrush, linnet, green woodpecker, bull finch, kingfisher, barn owl

Sites Of Importance For Nature Conservation (SINCS) (as at December 2013) (See Proposals Map)						
NAME	No.	National Grid Ref	Site Area (Ha)	Habitats	Habitat Quality (NVC)	Significant Species
Coed y Canddo, New Inn, Pontypool	105	SO 303002	6.5	Ancient Woodland	<i>NVC to be determined</i>	Field maple, pendulous sedge, giant fescue, crab apple, dog's mercury, wood sorrel, wych elm, wood speedwell, guelder rose
Race Farm, Upper Race, Pontypool	106	ST 278997	2.1	Semi improved acid/neutral/calcareous mosaic, Nant Dar tributary SINC, Scrub woodland, wet woodland, species-rich hedgerows	Some MG5	Needs re-survey
Tal-ochor Meadow, Cwm-Ffrwd-Oer, Pontypool	107	SO 258019	10.1	Semi improved grassland	MG1	Greater burnet, bluebells, cock's-foot, false oat-grass
Coed Gwaun-y-fferiad grasslands, Upper Cwmbran	108	ST 268972	4.9	Species-rich acid grassland, marshy grassland, stream, open standing water Species-rich acid grassland and well vegetated water channels supplied from stream with sloping heath and gorse.	U4, M23 Site qualifies under neutral grassland section with more than 8 species from table 2 of the criteria. The woodland and several of the less species rich fields are included and qualify under the mosaic habitats section	Ivy leaved bellflower, trailing st johns wort, heath speedwell, common cudweed. Qualifies as area of species rich acid grassland. Common cudweed is scarce in Gwent, ivy leaved bellflower scarce in Gwent and also globally threatened.
Church Wood and Springvale Ponds Local Nature Reserve, Cwmbran	109	ST 283960	15.7	Ancient semi-natural woodlands, species-rich neutral grassland, ponds and ditches, scrub and hedgerow	Woodland H1 - field maple, wood anemone, bluebell, pendulous sedge, remote sedge, pignut, dogs mercury, yellow archangel, hazel coppice, mature ash and oak. Neutral grassland H4 - includes an area of MG5	Breeding birds with LBAP species bullfinch, kingfisher and song thrush breeding. Potential bat roosts. Reptiles include: slow worm and common lizard. Vascular plants include bee orchid, southern marsh orchid, common-spotted orchid. Invertebrates include; marbled white butterfly, cinnabar moth, six-spotted burnet.

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NAME	No.	National Grid Ref	Site Area (Ha)	Habitats	Habitat Quality (NVC)	Significant Species
Butchers Wood, Panteg, Pontypool	110	ST 298987	0.9	Ancient woodland	<i>NVC to be determined</i>	AWS retaining a few species from the SINC criteria in 1977. Species were yellow pimpernelle, dogs mercury, wood sorrel, guelder rose
Greenmeadow Wood, Henllys, Cwmbran	111	ST 265925	5.8	Ancient woodland	<i>NVC to be determined</i>	AWS - not modified to any great extent and retains some woodland species listed in the SINC criteria (1977). Species inc. field maple, wood anemone, hard fern, pignut, giant fescue, yellow pimpernelle, crab apple, dog's mercury, wood sorrel, primrose
Cold Barn Farm, Trevethin, Pontypool	112	SO 273028	5	Grassland rich in species in places, overgrown hedgerows, some fields overgrazed.	Lowland neutral grassland - MG5	Species include knapweed, eyebright, St Johns wort, field scabious, meadow vetchling, rough hawkbit, birds foot trefoil, lesser stichwort, tufted vetch, yellow rattle, oxeye daisy
Tabernacle Church yard and adjacent field, Old Penygarn, Pontypool	113	SO 285015	2.4	Neutral grasslands Unmanaged graveyard with scrub.	Some MG5	Diverse flora inc. bistort, ladies mantle, black knapweed, common spotted orchid. Horse grazed paddock to the east with species rich flora inc. great burnet, betony and devils bit scabious
Newhouse Farm, Panteg, Pontypool	114	ST 312988	1.5	Semi-improved neutral grassland	Relatively species rich with knapweed, birds-foot trefoil and meadow vetchling, but sward dominated by grasses. Previous management was a hay cut	yarrow, common knapweed, common mouse ear, creeping thistle, common cats ear, meadow vetchling, birds foot trefoil, hemlock water dropwort, creeping cinquefoil, meadow buttercup, common sorrel, dandelion, red clover, white clover, tufted vetch, soft
Trevethin Field, Pontypool	115	SO 283018	3.7	Neutral grassland, broad-leaved woodland	Species-rich neutral grassland MG5	Ladys mantle, knapweed, rough hawkbit, birds foot trefoil, burnet saxifrage, lesser stichwort, devils bit scabious, betony, cinquefoil, heath bedstraw, heath speedwell.

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<b>NAME</b>	<b>No.</b>	<b>National Grid Ref</b>	<b>Site Area (Ha)</b>	<b>Habitats</b>	<b>Habitat Quality (NVC)</b>	<b>Significant Species</b>
Trevethin Fields	116	SO 285015	0.9	Lowland neutral grassland	Species-rich neutral grassland MG5	Ladys mantle, harebell, knapweed, birds foot trefoil, tormentil, lesser stichwort, devils bit scabious, betony
Henllys Meadow - Sycamore Court, Henllys, Cwmbran	117	ST 268938	1.4	Neutral species rich grassland	MG5 - Hay meadow	perennial rye grass, yorkshire fog, rough meadow grass, common bent, creeping buttercup, black knapweed, yellow rattle, sweet vernal grass, birds foot trefoil, cocksfoot, white clover, cressed dogs tail, red clover, tufted vetch, ox-eye daisy.
Varteg Meadows, Varteg, Pontypool	118	SO 265056 & SO 266056	4.8	Neutral species-rich grassland	Two hay meadows semi-improved MG5 neutral grassland	Crested dogs-tail, common bent, red fescue, sweet vernal grass, meadow foxtail, yellow oat grass, yellow rattle, greater burnet, meadow vetchling.
Tirpentwys Local Nature Reserve, Pontypool	119	SO 247999	31	Acid grassland on colliery spoil, ponds and watercourses, rush pasture, Ancient Woodland	U4 - former colliery tip supporting acid-grassland sp., heather and gorse. Acid g/land species-rich	9 vascular plant indicator species; heather, pignut, sheeps fescue, heath bedstraw, mat grass, mouse ear, hawkweed, tormentil Invertebrates inc. 'A list' odonata - small red damselfly, keeled skimmer. 'A list' bird sp. lapwing, 'B list' breeding bullfinch, linnet, song thrush. Likely bat roosts in mature trees and rock faces.
Pont-y-felin rush pasture, New Inn, Pontypool	120	SO 302984	3.4	Rush pasture, woodland	MG6	Adjacent to Afon Llwyd. Species poor flora overall, but richer along edges. Common knapweed, meadow vetchling, birds foot trefoil, creeping cinquefoil. Likely good habitat for birds

### Sites Of Importance For Nature Conservation (SINCS) (as at December 2013) (See Proposals Map)

NAME	No.	National Grid Ref	Site Area (Ha)	Habitats	Habitat Quality (NVC)	Significant Species
Henllys Open Space Local Nature Reserve, Henllys, Cwmbran	121	ST 273935	7.1	Ancient semi-natural w/land, marshy g/land, streams and ditches, scrub and hedgerows	Marshy grassland H7 - Mosaic habitats	LBAP species - short winged conehead. SINC 'B list' bullfinch, linnet and song thrush  12 indicator vascular plant species inc. sneezewort, cuckoo flower, glaucous sedge, oval sedge, pendulous sedge, marsh horsetail, marsh bedstraw, floating sweet grass, compact rush, gbf trefoil, lesser spearwort, marsh ragwort, marsh woundwort.
Branches Fork Meadows, Pontnewynydd, Pontypool	122	SO 268015	1	Heathland, Wetland, acid grassland, ancient woodland	N-facing slope - 2 grassland areas and scrub. Wet lower part with several seasonal streams intersecting the grassland.	Birds, invertebrates, badgers, small mammals, amphibians, reptiles, fungi, mosses and liverworts  Area of purple moor grass, S. Marsh orchids, devils bit scabious, marsh violets and marsh bedstraw
Twyn Ffynhonnau Goerion, Coity Mountain, Blaenavon	123	SO 233083	15.4	Disused quarry, spoil heaps	U4	Breeding birds of conservation significance 'A list' Peregrine Falcon, 'B list' linnet, skylark
Coedcae Pastures, Blaenavon	124	SO 263087	2.6	Wet and dry heath, acidic grassland, marshy grassland	Horse grazed fields U4, M23	Purple moor-grass, bilberry, heather, cross leaved heath, sheeps fescue, common bent, wavy hair grass, heath bedstraw, heath rush, soft rush, marsh bedstraw
Cycleway from Blaenavon to Garndiffaith	125	SO 256080 to SO 267058	37	Ancient woodland, woodland edge grassland, gorse scrub	Woodland H1 - ancient woodland inc. oak, beech and bluebells. Scrub H3 - gorse. Other features H22 - woodland gorse scrub corridor	Invertebrates inc. 'B list' golden ringed dragonfly, glow worms. 'B list' birds inc bullfinch, spotted flycatcher, linnet, song thrush.
Wain-y-Clare Wood, Mamhilad, Pontypool	126	SO 305023	3.1	Ancient woodland	<i>NVC to be determined</i>	Field maple, wood anemone, opposite leaved saxifrage, giant fescue, crab apple, dogs mercury, wood sorrel, wych elm, wood speedwell.

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<b>NAME</b>	<b>No.</b>	<b>National Grid Ref</b>	<b>Site Area (Ha)</b>	<b>Habitats</b>	<b>Habitat Quality (NVC)</b>	<b>Significant Species</b>
Gofmy Wood (Lower Wern Wood), Mamhilad, Pontypool	127	SO 306017	6.2	Ancient Woodland	<i>NVC to be determined</i>	Field maple, wood anemone, pignut, giant fescue, wood meadow grass, wood speedwell (1977 records)
Llantarnam Abbey Wetland 2, Cwmbran	128	ST 308929	1.8	Marshy g/land, neutral g/land, stream and pond, wet woodland	Mosaic habitat	Mosaic habitat inc. wet w/land, stream, pond, marshy g/land, banked species-rich g/land and scrub. Neutral g/land species inc. rough hawkbit, knapweed, bugle. Wetter areas inc. ragged robin, common reed, soft rush, ladies smock. Otter, WC crayfish, beautiful demoiselle, bats, incidental records for water vole.
Llantarnam Abbey Wetland 1, Cwmbran	129	ST 307929	4	Marshy g/land, neutral g/land, stream and pond, wet w/land, ancient woodland	Mosaic habitats inc. marshy g/land and fen/wetland	Neutral g/land species-poor inc. birds foot trefoil, self heal, oxeye daisy. Wetter areas inc. ragged robin, soft rush, hemlock water dropwort. Otter, wc crayfish, beautiful demoiselle, bats, incidental records for water vole.
Cefn Crib Bog, Pontypool	130	SO 236000	4	Marshy grassland	M23	13 indicator species inc. bog asphodel, lesser skull cap, ivy leaved bellflower.
Ponthir Sewage Work	131	ST 333924	6.8	Lowland g/land, woodland, open standing water, wetland Mosaic site	Scrub and young trees backing on to Afon Llwyd - goat willow, alder, h. chestnut. Species rich g/land inc. common spotted orchid. Damp areas in places.	Otters, bats, cabbage white, common blue b/flies, dragonflies, damselflies, spiders, g/hoppers, crickets,. Birds inc. owls, snipe, blackcap, linnnet, goldeneye, sandpiper, green w/pecker, goshawk, goosander, kingfisher
Waun Wen & Cwmybyrgwm, The British, Pontypool	132	SO 243038	380	Dry heath / acid grassland mosaic	Unmodified dry heath. Has affinity with NVC category H18, H12 with U20 acidic grassland.	Huge upland area

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Upper Coedcae Pastures, Blaenavon	133	SO 260092	3.4	Dry heath / acidic grassland	Mosaic	Species inc. sheeps fescue, common bent, heath bedstraw, bilberry, wavy hair grass, heather
Garn-yr-Erw, Blaenavon	134	SO 239105	113.4	Upland moorland, fens, bogs, pools, heathland, coal spoil	Mosaic	Great crested newts, grasshopper warbler / lapwing breeding site. Large depressions with stands of cotton grass. Many birds present inc. meadow pipit, raven, skylark, wheatear and young, snipe and golden ringed dragonfly, black spleenwort
Tirpentwys Cut, Pontypool	135	SO 239012	52.4	Mosaic habitats, Bog habitats and flushes, Standing open water, Post-ind quarry, rock exposures	Coniferous plantation which supports important species	Breeding List A - Peregrine falcon (breeds every few years, but present pre-breeding each year), goshawk, hobby, merlin, long-eared owl. Breeding List B – reed bunting, common crossbill, cuckoo, kestrel, linnet, tree pipit, raven, redpoll, redstart
Llanfrechfa Grange, Cwmbran	136	ST 310945	18.6	Ancient mown grassland, Parkland trees, scrub, species-rich hedgerows	The site is mown extensively and the clippings are taken away. This management contributes to the low fertility of the underlying soil, providing ideal conditions for a wide range of grassland fungi. Woodland fungi is also rich Most of the habitats on site are ideal for a range of fungi species	Hygrocybe chlorophana, H psittacina, H pratensis, H Virginia, H nigrescens, H conica, H coccinea, H intermedia, Trichoglossum hirsutum, Cordiceps militaris, Clavulinopsis helvola, Cl corniculata, Clavulina rugosa, Clavaria vermicularis, Clavaria sp.

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NAME	No.	National Grid Ref	Site Area (Ha)	Habitats	Habitat Quality (NVC)	Significant Species
Coed-y-Graig Fawr, Thornhill, Cwmbran	137	ST 276960	17	Ancient woodland	<i>NVC to be determined</i>	Ped. oak, ash, hawthorn, hazel, privet, snowdrop, lesser celandine, herb robert, honeysuckle, pignut, yellow pimpernelle, wood sorrel, ground ivy.
Coed-y-Moch, Henllys, Cwmbran	138	ST 255932	3.4	Ancient woodland	<i>NVC to be determined</i>	AW replanted over part of its area - 1977 - field maple, pignut, y. pimpernel, crab apple, wood sorrel, wych elm
Coed Parciau, Tranch, Pontypool	139	SO 259008	7.4	Ancient woodland	<i>NVC to be determined</i>	AW almost completely replanted - only small fringe of b/leaved remains - no species info
Graig-ddu, Blaenavon	140	SO 246055	4	Ancient woodland	<i>NVC to be determined</i>	AW site on high ground. Oak and beech dominate. No species info
Greenmeadow Wood, Cwmbran	141	ST 273956	7.2	Ancient woodland	<i>NVC to be determined</i>	Unmodified AW site - no species info available
Limekiln Wood, Henllys, Cwmbran	142	ST 285930	6.5	Ancient woodland	<i>NVC to be determined</i>	AWS - field maple, wood anemone, pignut, wavy hair grass, alder, dogs mercury, wood meadow grass, primrose, wych elm, wood speedwell, quelder rose
Cwmynyscoy Quarry Local Nature Reserve, Pontypool	143	ST 284997	14.2	Neutral grassland/calcareous grassland, scrub, rock exposure, scree	MG5/M23	Quaking grass, yellow oat grass, greater hawksbit, common milkwort, carline thistle, purging flax, restharrow, round-leaved wintergreen, pyramidal orchid, bee orchid, heath-spotted orchid, common-spotted orchid, southern marsh orchid Healthy reptile populations of common lizard and slow worm
Penyrheol Meadows, Pontypool	144	ST 282992	2.8	UI Neutral / Calcareous grassland, species rich hedgerows, next to Penyrheol common and Cwmynyscoy Quarry LNR	MG5	Yellow rattle, common knapweed, common centaury, bird's-foot trefoil 10 grassland fungi species - Hygrocybe puccinea, H. langei, H. Chlorophana, H. pratensis, H. virginia, H. psittacina, H. calyptriformis, H. nigrescens, H. conica, H. coccinea. Foraging barn owls and bats

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Park Farm Wood, Henllys, Cwmbran	145	ST 273910	1.4	Ancient woodland	<i>NVC to be determined</i>	AWS - field maple, yellow pimpernel, dogs mercury, wood speedwell, quelder rose
Sluvad Wood, Panteg, Pontypool	146	ST 325993	1.7	Ancient woodland	<i>NVC to be determined</i>	AWS - field maple, yellow pimpernel, dogs mercury, wood speedwell, quelder rose
Tranch Wood, Cwmbran	147	SO 270949	9	Ancient woodland	<i>NVC to be determined</i>	Partially replanted. SINC species inc. pignut, spindle, giant fescue, yellow pimpernel, wood sorrel, dogs mercury, quelder rose, wych elm - recorded 1977
Ty Poeth Wood, Mamhilad, Pontypool	148	SO 296013	7	Ancient woodland	<i>NVC to be determined</i>	no species info
Upper Govera Wood, Mamhilad	149	SO 297025	5.8	Ancient woodland	<i>NVC to be determined</i>	Dormice recorded in 1999
Wilderness Wood, Llantarnam, Cwmbran	150	ST 309922	2.6	Ancient woodland	<i>NVC to be determined</i>	AW site (1977 survey - Opp leaved golden saxifrage, yellow pimpernel, wood saxifrage, wood meadow grass, sessile oak, wood speedwell
Wern Wood, Mamhilad, Pontypool	151	SO 299018	2.2	Ancient woodland	<i>NVC to be determined</i>	no species info
Mynydd Garn Wen, Abersychan, Pontypool	152	SO 287041	28	Acid Grassland	U4	Heather, pignut, sheeps fescue, heath bedstraw, mat grass, mouse ear, hawkweed, tormentil
Pontypool Park Bowling Green, Pontypool	153	SO 284008	0.3	Ancient mown grassland		Good range of waxcaps including >10 Pink Meadow Caps
Tamplin Lock Marsh, Llantarnam, Cwmbran	154	ST 294919	7.5	Marshy Grassland	MG6	Purple loosestrife, woundwort, Tormentil, greater birds-foot trefoil, sneezewort, brooklime, water mint, water pepper, gypsywort, meadowsweet, ragged robin, common knapweed, lesser stitchwort, Rumex sp, meadow foxtail, Cider Mill has Barn Owl
Trawsmawr Meadows, Llantarnam, Cwmbran	155	ST 288916	5.6	Species-rich neutral grassland, Species-rich hedgerows and tributary	MG5	Yellow rattle, common knapweed and an old record for Deptford pink.

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Springfield Meadow, Henllys, Cwmbran	156	ST 275932	1.5	Species-rich neutral grassland	MG5	Common knapweed, common centuary, meadow thistle, pignut, eyebright, meadow vetchling, rough hawkbit, oxeye daisy, fairy flax, common bird's-foot trefoil, tormentil, bulbous buttercup, devil-bit scabious, lesser stitchwort, red clover, cowslip, yellow rattle
Green Court Meadows, Henllys, Cwmbran	157	ST 276930	45	Unimproved neutral / calcareous grassland There are also natural springs emerging from the hill side into tributaries of Malpas Brook. There are also species-rich hedgerows and patches of marshy grassland	MG5 – Over grazed	Common knapweed, common centuary, meadow thistle, pignut, eyebright, meadow vetchling, rough hawkbit, mouse-eared hawkweed, oxeye daisy, fairy flax, common bird's-foot trefoil, tormentil, meadow buttercup, devil-bit scabious, lesser stitchwort, red clover, yellow rattle
World Heritage Centre Lesser Horseshoe Bat Roost and foraging area, Blaenavon	158	SO 250087	3.1	Lesser horseshoe bat roost and foraging areas. Good connectivity to the main river through grassland, scrub and hedgerows in adjacent grave yard.	Roost recently been surveyed (2013)  Under-managed, but good habitat diversity around the roost	<10 lesser horseshoes, with brown long-eared and common / soprano pipistrelle roosts
Pontnewynydd Junior and Infants Bat Roost, Pontnewynydd	159	SO 271026	10	Lesser horseshoe bat maternity roost	Good surrounding habitat diversity - grassland, woodland, quarries and good connectivity to foraging areas and main river	<10 Lesser horseshoes + other species
Pearl House / Hypervalue Combination Bat Roost, Pontypool	160	SO 282008	0.2	Lesser horseshoe Bat maternity / hibernation roost	Good in terms of access, flight lines, foraging habitat	>60 Lesser horseshoe bats

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NAME	No.	National Grid Ref	Site Area (Ha)	Habitats	Habitat Quality (NVC)	Significant Species
Tramway Tunnel, Pontypool	161	SO 282007	0.3	Multiple bat roost	Good surrounding habitat diversity - grassland, woodland, quarries and good connectivity to foraging areas and main river	Lesser horseshoe, brown long-eared, daubenton's, noctule, common and soprano pipistrelle
Llantarnam Abbey Bat Roost, Cwmbran	162	ST 315928	66	Lesser horseshoe bat roost within bell tower, known otter breeding sites, multiple bat roost,	Very good - Site exists within the fork or confluence of the Dowlais Brook (main river) and Afon Llwyd (main river), Ancient Woodland and species-rich hedgerow are present	>50 Lesser horseshoe bats
Bewdley Reptile Site, Abersychan	163	SO 266037	1.2	Acid grassland, neutral grassland, heathland and marshy grassland and bare ground	Good habitat mosaic	Large population of reptiles including slow worms and common lizards
Cefn y Crib, Pontypool	164	SO 236999	Whole of Common	Acid / Calcareous Grassland, Ancient Woodland	U4 species-rich	12 Species of sedge (Trevor Evans - Vice County Recorder) Grassland fungi including earthtongues and waxcaps
Pant yr Rheos Reservoir, Henllys, Cwmbran	165	ST 256916	4.2	Freshwater reservoir surrounded by species-rich neutral / calcareous / marshy grassland	MG5 / MG6	Common knapweed, oxeye daisy, common centaury, southern-marsh, common spotted, bee orchids, tormentil, creeping cinquefoil
Waun Wen and Cwmbbyrgwm, Pontypool	166	SO 237026	18.4	A series of unimproved neutral / acid species-rich meadows on South facing banks	MG5 / U4	Heather, pignut, sheep's fescue, heath bedstraw, mat grass, mouse ear hawkweed, tormentil, common knapweed, common centuary, oxeye daisy

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Pontypool & Blaenavon Railway & Doncaster Pond, Blaenavon	167	SO 237092	103	Acid grassland / heath mosaic, wet flushes, bare ground, colliery spoil, streams, ponds and ditches, Ancient Woodland	Excellent quality habitat mosaic including – U4, M23	Bats, small pearl-bordered fritillary, moonwort, small cudweed, grayling, pyramidal orchids, wax cap fungi
Coity Pond, Blaenavon	168	SO 231091	68	Large ponds, wet flushes, acid grassland / heath mosaic, bare ground colliery spoil	Excellent quality habitat mosaic	Otter, bats, reptiles, moonwort, small pearl bordered fritillary, Silurian moth, limestone fern
Pontypool Blaenavon Railway Site 2, Blaenavon	169	SO260076	52	Acid / neutral grassland, heath mosaic, ponds, flushes, bridges, scrub, bare ground, colliery spoil, ancient woodland, dismantled railway	Excellent quality habitat mosaic including U4 and M23 communities	Heather, pignut, sheep's fescue, heath bedstraw, mat grass, mouse ear hawkweed, tormentil, Common knapweed, common centuary, oxeye daisy
Addition to Garn Yr Erw SINC, Bleanavon	170	SO 236102	40	Acid grassland, purple moorgrass, ponds, flushes, bare ground, colliery spoil	U4 & M23	Strong-hold for small pearl-bordered fritillary butterflies. Other species records include great crested newt, common toad and common lizard
West Garn Yr Erw, Blaenavon	171	SO 228109	70	Re-vegetating Colliery Spoil, Network of ponds	<i>NVC to be determined</i>	Great Crested Newts Breeding, Grasshopper Warbler Breeding Site
Coed Golynos Mixed Woodland, Pontypool	172	ST 262994	116	Mixed Woodland / PAWS	<i>NVC to be determined</i>	Some ancient woodland indicators still exist including bluebell, wood anemone, dog's mercury
Garn Teg School Pond, Pontypool	173	SO 266046	0.2	Open standing water, marshy grassland	Excellent Habitat Diversity	Good flora and fauna
Steepfield, Pontypool	174	SO 263040	1	SI Neutral Grassland / Some Heathland / Bare ground / Marshy grassland	Good Habitat Diversity	Healthy slow worm population
Llanover Road, Blaenavon	175	SO 265084	51	Heathland edge, unimproved acid grassland / rush pasture, purple moorgrass, ponds, ditches, streams	U4 & M23	Grasshopper warbler breeding site, anecdotal records of water vole and great crested newt

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Mine water treatment area, Blaenavon	176	SO 246089	8.3	Reedbed, stream corridor, species-rich calcareous grassland, Scrub, Mixed woodland	MG5	Grasshopper warbler breeding site, breeding reed warbler, otter, and small heath, grayling and dingy skipper butterflies
A4042 bank meadow, Pontypool	177	ST 303980	1.4	Unimproved neutral grassland road verge	MG5	High invertebrate interest including Essex skipper, Orchids: pyramidal, bee, common-spotted, southern marsh Other plants include, common knapweed, oxeye daisy common centaury, bird's-foot trefoil, tufted vetch, sweet violet
Coed Gwaun-y-Ffeiriad, Upper Cwmbran	178	ST 269974	38	Planted Ancient Woodland Site (PAWS), Ancient Woodlands	NVC to be determined	Some ancient woodland indicators still exist including bluebell, wood anemone, dog's mercury
Newhouse Farm, Pontypool	179	SO 312988	1.5	Semi-improved neutral grassland with associated pond	MG5	Relatively species rich with knapweed, birds-foot trefoil and meadow vetchling, but sward dominated by grasses. Previous management was a hay cut Other species include: yarrow, common knapweed, common mouse ear, creeping thistle, common cats ear, meadow vetchling, hemlock water dropwort, creeping cinquefoil, meadow buttercup, common sorrel, dandelion sp, red clover, white clover, tufted vetch, soft rush
Trevethin Fields, Pontypool	180	SO 282018	3.2	Unimproved Neutral Grassland, ancient woodland	Overgrazed MG5	Lady's mantle, knapweed, rough hawkbit, birds foot trefoil, burnet saxifrage, lesser stichwort, devils bit scabious, betony, cinquefoil, heath bedstraw, heath speedwell.

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NAME	No.	National Grid Ref	Site Area (Ha)	Habitats	Habitat Quality (NVC)	Significant Species
Henllys Meadow - Sycamore Court, Cwmbran	181	ST 268938	0.6	Rough neutral grassland	MG5	perennial rye grass, Yorkshire fog, rough meadow grass, common bent, creeping buttercup, black knapweed, yellow rattle, sweet vernal grass, birds foot trefoil, cocksfoot, white clover, crested dogs tail, red clover, tufted vetch, ox-eye daisy
Henllys Industrial Balancing Ponds, Cwmbran	182	ST 260949	0.7	Seasonal ponds with associated acid / marshy grassland and wet flushes	U4	Great Crested Newts
Butcher's Wood, Pontypool	183	ST 298987	3.1	Wet ancient woodland	<i>NVC to be determined</i>	AWS retaining a few species from the SINC criteria in 1977. Species were yellow pimpernelle, dogs mercury, wood sorrel, guelder rose
Llantarnam Wetland, Cwmbran	184	ST 308933	3.6	Wetland / floodplain	Species rich	grass snake, slow worm, badger
Trevethin Chapel Bat Roost, Pontypool	185	SO 283014		Important bat roost for multiple species – orientated with one end of the chapel within woodland and the other end exposed, to give good temperature gradient for bat roost	Vandalism and fire risk is a problem	Several species of bats including Lesser Horseshoe
Pontypool Park, Pontypool	186	SO 288009	60	Habitat mosaic - Neutral grassland, ancient woodland, plantation woodland, ponds, streams, ancient woodland	Some areas of MG5, some areas of marshy grassland	Pink meadow cap, toothwort, white-clawed crayfish, several species of bats, veteran / mature trees, otter, kingfisher, reptiles (grass snake, common lizard, slow worm), amphibians (common toad, frogs and newts).
Llantarnam Ponds, Cwmbran	187	ST 302929	3.3	Ponds, wet woodland, ancient woodland neutral grassland	Managed well but Japanese knotweed & Himalayan balsam needs better management	White-clawed crayfish, otter, kingfisher, bluebell, ramsons, goosander, cormorant, swans

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Coedcae School Meadow, Blaenavon	188	SO 254091	1.8	Neutral species-rich grassland	MG5	Red fescue, cocksfoot, sweet vernal grass, lesser stich-wort, pignut, black knapweed, heath bedstraw, greater burnet
Govera planted ancient woodland site, Pontypool	189	SO 297026	7.7	Planted ancient woodland	<i>NVC to be determined</i>	AWS retaining a few species from the SINC criteria in 1977. Species were yellow pimpernelle, dogs mercury, wood sorrel, quelder rose
Penyrheol Reservoir, Pontypool	190	ST 276991	6	Ex - reservoir partly filled in with a mixture of acid grassland, marshy grassland, scrub	U4, M23	A range of grassland fungi including, Pink meadow cap and other waxcaps, as well as earthtongues.
Penyrheol Marshes, Pontypool	191	ST 270987	13.3	A series of water features (ponds and streams) with associated marshy grassland	U4, M32	Good grassland fungi assemblage, including pink meadow cap, dragonflies & damselflies, amphibians
Forgeside Meadow, Blaenavon	192	SO 247082	11	Mosaic habitat	Various - MG5 with pockets of scrub	Grasshopper Warbler Breeding Area
Garn Lakes Local Nature Reserve, Blaenavon	193	SO 234097	50	Lakes and streams, marshy grassland Two man made lakes - one conservation; one for angling. Conservation pond has been naturalised with marginal vegetation for amphibians and wildfowl and both lakes support 3 species of amphibians.	Large area of M23 soft/sharp flowered rush-marsh bedstraw Small area of MG5 grassland with yellow rattle	Otters (foraging), lapwing (possibly breeding), grey partridge. Breeding skylark, bullfinch, linnet and song thrush.
Butcher's Grassland, Pontypool	194	ST 297985	3.1	Neutral Grassland, ancient woodland	MG5 (over grazed)	Common knapweed, common centuary, tormentil, creeping cinquefoil, bird's-foot trefoil
TCBC All Water Courses (Blanket designation based on the catchment connectivity of watercourses)	195	TORFAEN - Scattered		Inland Water	<i>NVC to be determined</i>	Otter, bat species, brown trout, salmon, bullhead, European eel, flounder, river lamprey, brook lamprey, sea trout, stone-loach, sand martin,

### Sites Of Importance For Nature Conservation (SINCS) (as at December 2013) (See Proposals Map)

NAME	No.	National Grid Ref	Site Area (Ha)	Habitats	Habitat Quality (NVC)	Significant Species
Pontyfelin Verge and ditch, Pontypool	196	ST 302986	1	Marshy grassland / neutral grassland / scrub	MG5 / MG6	Species-rich with marshy species Ditch system around old rechem site provides good connectivity for otters
Hafodyrynys Road Verge, Pontypool	197	SO 268003		Neutral grassland, ancient woodland	MG5 High Habitat Diversity	Common knapweed, common centuary, tormentil, creeping cinquefoil, bird's-foot trefoil, oxeye daisy, meadow - vetchling, red clover, white clover
Dowlais Brook and surrounding buffer habitat, Cwmbran	198	Linear feature		Running water	<i>NVC to be determined</i>	Records of white-clawed crayfish, otter, brown trout, kingfisher and possibly water vole
Greenmeadow Community Farm, Cwmbran	199	ST 287953	16	Neutral Grassland	Affinity to MG5	Intensively grazed by inappropriate animals. Species inc. meadow buttercup, white clover, creeping buttercup, common mouse ear, red clover, yellow rattle, sweet vernal grass, crested dogs tail, common sorrel, ribwort plantain, lesser trefoil, tufted vetch
Cold Barn Farm, Pontypool	200	SO 273028	14	Lowland neutral grassland	MG5	Grassland rich in species in places, overgrown hedgerows, some fields overgrazed. Species inc. knapweed, eyebright, st johns wort, field scabious, meadow vetchling, rough hawkbit, birds foot trefoil, lesser stitchwort, tufted vetch, yellow rattle, oxeye daisy
Ancient Semi Natural Woodland	201	TORFAEN - Scattered		Ancient woodland	<i>NVC to be determined</i>	To be determined
Blaensychan Valley, Pontypool	202	SO 249021		Post Industrial site including; Ancient Woodland, re-vegetated colliery spoil, bare ground, neutral and calcareous grassland	Mosaic	Invertebrates include small pearl-bordered fritillaries and dark green fritillaries, reptiles, flora including moonwort, odonata.

**Sites Of Importance For Nature Conservation (SINCS) (as at December 2013) (See Proposals Map)**

<b>NAME</b>	<b>No.</b>	<b>National Grid Ref</b>	<b>Site Area (Ha)</b>	<b>Habitats</b>	<b>Habitat Quality (NVC)</b>	<b>Significant Species</b>
Coity and Mynydd James mountains	203	SO 229085		Common Land	<i>NVC to be determined</i>	Mosaic of upland habitat types including: acid grassland, dwarf shrub heath, wet and dry heath, mire communities. Key species, red grouse, wintering short eared owl upland breeding birds, reptiles, etc.
Gwastad Common	204	SO 233061		Common Land	<i>NVC to be determined</i>	Mosaic of upland habitat types including: acid grassland, dwarf shrub heath, wet and dry heath, mire communities. Key species, red grouse, wintering short eared owl, upland breeding birds, reptiles, etc.
Mynydd Llanhilleth Common	205	SO240019		Common Land	<i>NVC to be determined</i>	Mosaic of upland habitat types including: acid grassland, dwarf shrub heath, wet and dry heath, mire communities. Key species, red grouse, wintering short eared owl upland breeding birds, olive earthtongue, reptiles, etc.
The Bloreng Common	206	SO264097		Common Land	<i>NVC to be determined</i>	Mosaic of upland habitat types including: acid grassland, dwarf shrub heath, wet and dry heath, mire communities. Key species, red grouse, upland breeding birds including schedule 1 species. Cowberry, RDB bryophytes, adder, stags horn clubmoss, etc. other reptiles
The Bloreng Common	207	SO265084		Common Land	<i>NVC to be determined</i>	Mosaic of upland habitat types including: acid grassland, dwarf shrub heath, wet and dry heath, mire communities. Key species, red grouse, upland breeding birds including schedule 1 species. Cowberry, RDB bryophytes, adder, stags horn clubmoss, etc. reptiles
Mynydd Maen and Mynydd Llwyd Common	208	ST259964		Common Land	<i>NVC to be determined</i>	Mosaic of upland habitat types including: acid grassland, dwarf shrub heath, wet and dry heath, mire communities. Key species upland breeding birds, etc. reptiles.

**Sites Of Importance For Nature Conservation (SINCS) (as at December 2013) (See Proposals Map)**

<b>NAME</b>	<b>No.</b>	<b>National Grid Ref</b>	<b>Site Area (Ha)</b>	<b>Habitats</b>	<b>Habitat Quality (NVC)</b>	<b>Significant Species</b>
Edlogan Common	209	ST270980		Common Land	<i>NVC to be determined</i>	Mosaic of upland habitat types including: acid grassland, dwarf shrub heath, wet and dry heath, mire communities. Key species, red grouse, wintering short eared owl, upland breeding birds, etc. reptiles.
Magna Porta Common	210	ST265964		Common Land	<i>NVC to be determined</i>	Mosaic of upland habitat types including: acid grassland, dwarf shrub heath, wet and dry heath, mire communities. Key species, red grouse, wintering short eared owl, upland breeding birds, etc. reptiles
Mynydd Henllys Common	211	ST250936		Common Land	<i>NVC to be determined</i>	Mosaic of upland habitat types including: acid grassland, dwarf shrub heath, wet and dry heath, mire communities. Key species, red grouse, wintering short eared owl, upland breeding birds, etc. reptiles.
Llanelly Hill and Blaen Dyar, West of Waunllapria	212	SO230110		Common Land	<i>NVC to be determined</i>	Mosaic of upland habitat types including: acid grassland, dwarf shrub heath, wet and dry heath, mire communities. Key species, red grouse, wintering short eared owl, upland breeding birds, etc. reptiles.
Disused Quarries (Blanket designation based on the collective importance of quarries)	213	TORFAEN - Scattered		Disused Quarries	<i>NVC to be determined</i>	Rock and scree communities. Key species schedule 1 breeding birds, orchids and other plants, rare butterflies and moths. Reptiles.

<b>Regionally Important Geological Sites (RIGS) In Torfaen (as at December 2013) (See Proposals Map)</b>					
<b>Site Name</b>	<b>RIGS No.</b>	<b>Grid Ref.</b>	<b>RIGS Category</b>	<b>Earth Science Category</b>	<b>Site Nature</b>
Big Pit National Coal Museum, Blaenavon	584	SO 2390 0870	Scientific, Educational	Stratigraphical, Petrological, Industrial, Historical	Museum / disused coal mine
Blaen Pig & Canada Tips	778	SO 2370 1160	Historical, Scientific	Stratigraphical, Engineering Geology, Sedimentological, Industrial, Historical	Spoil tips, cliffs and industrial remains
Craig Cynfyn Quarry	609	SO 2716 0302	Scientific	Stratigraphical, Sedimentological	Disused quarry
Cwmyrnyscoy Quarries East	629	ST 2832 9938	Scientific, Educational	Stratigraphical, Sedimentological, Industrial	Disused quarry / crop working
Cwmyrnyscoy Quarries West	610	ST 2820 9950	Scientific, Educational	Stratigraphical, Sedimentological	Part disused quarry / local nature reserve
Llanhilleth (Tirpentwys)	589	SO 2340 0140	Scientific	Stratigraphical, Sedimentological	Disused quarry
Pontnewynydd Risings	577	SO 2745 0190	Scientific	Karst	Spring

## **Blaenavon Industrial Landscape World Heritage Site (BILWHS) (as at December 2013) (See Constraints Map)**

The Blaenavon Industrial Landscape was inscribed as a 'cultural' World Heritage Site of 'Outstanding Universal Value' by UNESCO in December 2000. Blaenavon is recognised as a landscape that gives context to the many monuments, buildings and features within it and tells of the new industrial society created through the production of iron and coal, during the early formative years of the Industrial Revolution. The Blaenavon WHS Partnership has approved a Management Plan for the World Heritage Site for the period 2011 to 2016; and the Council adopted a BILWHS Design Guide SPG in April 2011.

## **Blaenavon Landscape Of Outstanding Historic Importance (as at December 2013) (See Constraints Map)**

Cadw, in partnership with the Countryside Council for Wales (now National Resources Wales) and the International Council on Monuments and Sites (ICOMOS UK), have compiled a Register of Landscapes of Historic Interest in Wales. The Blaenavon Landscape of Outstanding remains one of the best preserved, relict industrial landscapes in Wales, containing a vast concentration and diversity of historical and archaeological features. The whole area is covered by early, coal opencasts and it survives as probably the only sizeable, abandoned, multiple

period, opencast mineral working in South Wales. Associated with the industrial exploitation of the area are the remains of the transport network, ranging from small tramroads through to major monuments such as the tunnel and the dyne steel inclined plane at Pwll Du. Blaenavon contains two nationally important sites preserved as examples of the area's rich industrial legacy: the Blaenavon Ironworks and the Big Pit Mining Museum, both important historical and technological components in the industrial and social landscape of Blaenavon. The town of Blaenavon is one of the best surviving examples in South Wales of a valley head industrial community, retaining many characteristic features from the 19th century such as terraced housing, shops, churches, chapels and the Workman's Hall and Institute.

## **Historic Parks And Gardens In Torfaen (as at December 2013) (See Constraints Map)**

Cadw / ICOMOS have compiled a Register of Parks and Gardens of Special Historic Interest in Wales; which includes the following sites in Torfaen: -

**Llantarnam Abbey** - The layout of the 32ha mid-19th-century park at Llantarnam Abbey is almost intact. The structure and some of the layout and planting of formal and informal gardens survive around the house. The walled kitchen garden incorporates an orchard. Llantarnam Abbey is a practising religious house.

**Pontypool Park (inc. the American Gardens)** - Pontypool Park is a 62ha early-19th-century landscape park with modern additions for leisure and recreation. There is a well-preserved 19th-century shell hermitage, and unusual twin icehouses of the same period. The northern section of the park is occupied by a large mid-19th-century arboretum known as the American Gardens, which consist of mature conifers, newly introduced from America and elsewhere at the time of planting, distributed throughout an area of deciduous woodland. Conifer specimens include Monkey Puzzles and Wellingtonia. The park was first laid out around 1703. The site went out of private use at the end of the 20th century, and is now a public open space.

### **Important Urban Open Spaces (IUOS) in Torfaen (See Proposals Map)**

Whilst shown on the Proposal Map, IUOSs are currently listed in the Open Space & Recreation Assessment Report, October 2009. However, they will be fully listed in the Open Space SPG, yet to be adopted.

### **Special Landscape Areas (SLAS) In Torfaen (See Proposals Map)**

Special Landscape Areas are listed in Policy C2 and a detailed description of the identification process and allocations is

contained in the Designation of SLA Study May 2011. Full details will be made available in the LANDMAP / Special Landscape Areas SPG, yet to be adopted.

- C2/1 - Llandegfedd Reservoir
- C2/2 - South Eastern Lowlands
- C2/3 - Southern Lowlands
- C2/4 - South West Uplands
- C2/5 - Blaenavon Heritage Landscape
- C2/6 - Eastern Uplands
- C2/7 - Afon Llwyd Valley
- C2/8 - Western Uplands

### **Green Wedges in Torfaen (See Proposals Map)**

Listed in Appendix 5.

## Appendix 5 - Descriptions of Green Wedges

### The following Green Wedges are now allocated in the Adopted Torfaen LDP:

#### C1/1 - Cwmbran and Newport

This area of Green Wedge has been identified in order to prevent the coalescence of the settlements of Cwmbran within the south of County Borough and Newport outside and to the south of the County Borough.

Cwmbran is identified within the LDP as a Sub-Regional Centre for retail (acting as the principal centre for retail within the County Borough) and is further identified as a key settlement within the Wales Spatial Plan. Cwmbran must be successful in its own right, functioning as a service and employment hub for surrounding smaller settlements, providing shopping, employment, arts, cultural and leisure facilities to local people living within the area and beyond.

Allocating this Green Wedge within the LDP allows the maintaining of an area of open countryside between the settlements of Cwmbran and Newport; in particular providing a distinct area of open space from the suburbs of Hollybush and Llantarnam in Southern Cwmbran to the suburbs of Bettws and Malpas in Northern Newport. The allocation of this area of Green Wedge within the LDP further allows for the maintaining of an area of open countryside from the suburbs of Llantarnam and Llanyravon in Eastern Cwmbran to the settlement of Llanfrechfa to the east of Cwmbran. This Green Wedge also provides an area of open space between the distinctive settlements areas of Llanfrechfa and Ponthir further to the east. The allocation of this

Green Wedge also could serve as an ecological corridor allowing the movement of species west to east throughout the County Borough.

Failure to identify this Green Wedge within the LDP could act as a precedent which could lead to development within this area. This could potentially result in the joining up (i.e. coalescence) of the settlement areas of Cwmbran, Llanfrechfa and Ponthir with the settlement of Newport outside and to the south of the County Borough. Such coalescence could potentially result in the diluting of the important key settlement role that Cwmbran plays as a centre for shopping, employment and other facilities that functions in its own right, whilst also taking away from the distinctiveness and sense of local community currently enjoyed within the smaller urban settlements of Llanfrechfa and Ponthir. Development within this area could further prevent the movement of species west to east throughout the County Borough.

#### C1/2 - Ponthir and Caerleon

This area of Green Wedge has been identified in order to prevent the coalescence of the settlements of Ponthir in Torfaen (the majority of which is located within the south east of the County Borough) and Caerleon outside and to the south east of the County Borough.

Allocating this area of Green Wedge within the LDP allows for the maintaining of the distinctive settlement areas of Ponthir and Caerleon, by providing an area of distinct open space between

the two settlement areas. The allocation of this Green Wedge could also serve as an ecological corridor allowing the movement of species south of the County Borough.

Failure to identify this Green Wedge within the LDP could act as a precedent which could lead to development within this area. This could potentially result in the joining up (i.e. coalescence) of the settlement areas of Ponthir and Caerleon outside of the County Borough. Such coalescence could take away from the distinctiveness and sense of local community currently enjoyed within Ponthir. Development within this area could further prevent the movement of species south of the County Borough.

### **C1/3 - Mamhilad and New Inn, Pontypool**

This area of Green Wedge has been identified in order to prevent the coalescence of the settlement of Pontypool and the planned sustainable urban village at Mamhilad.

Pontypool is identified within the LDP as a major District Centre for retail and is identified in the Wales Spatial Plan as a key settlement which must be successful in its own right that functions as a service and employment hub for surrounding smaller settlements, providing retail, leisure and other facilities to local people and people living within the surrounding area. Pontypool Town Centre is further identified as a major regeneration area within the LDP, with investment earmarked as part of the Heritage Lottery Fund's (HLF's) Townscape Heritage Initiative (THI) which will enable improvements to the Town Centre's built heritage.

The LDP plans for a sustainable urban village at Mamhilad serving the housing needs of the wider Pontypool area, incorporating housing, employment uses, a neighbourhood centre, education provision and open space and recreation facilities in order to act as a self sufficient settlement area.

Allocating this Green Wedge within the LDP allows the maintaining of an area of open countryside between the settlement of Pontypool and the planned urban village at Mamhilad; in particular providing a distinct area of open space from the suburb of New Inn in Eastern Pontypool to the planned southern section of the Mamhilad Urban Village. The allocation of this Green Wedge could further serve as an ecological corridor allowing the movement of species west to east throughout the County Borough.

Failure to identify this Green Wedge within the LDP could act as a precedent which could lead to development within this area. This could potentially result in the joining up (i.e. coalescence) of the settlement area of Pontypool with the planned sustainable urban village at Mamhilad. Such coalescence could potentially result in the diluting of the planned role and function of Mamhilad as a sustainable urban village, which will act as a self-sufficient local community providing local services and facilities to people who chose to live there. Further, such coalescence could be seen to lead to the unnecessary urban sprawl of Pontypool, taking away from the regeneration opportunities currently being promoted within the existing settlement boundary. Development within this area could further prevent the movement of species west to east throughout the County Borough.

## Appendix 6 - Housing Sites Table

Housing Sub Market Area (HMSA)						
North Torfaen		Pontypool			Cwmbran	
<b>Housing Need Identified:</b>						
<b>550</b>		<b>1,875</b>			<b>2,275</b>	
<b>Dwellings identified to meet the required need:</b>						
Dwellings built on large sites (10+ dwellings) January 2006 - April 2012	Fairfield, Talywain (remaining)	17	Avesta Steelworks - North, Pontypool	150	Avondale Road, Cwmbran	86
	West of Church Road, Abersychan	27	Pine Gardens, Pontypool	12	John Fielding House, Cwmbran	33
	New Road Farm, Blaenavon	12	Penywain Lane (West), Pontypool	8	Hepworth Ceramics, Cwmbran	58
	Pentwyn School	11	Former Clarence Hotel, Pontypool	14	George Lansbury, Cwmbran	35
	Albert Road, Talywain	10	Former TA centre, Pontypool	20	Blenheim Square, Cwmbran	51
	Former Pentwyn Brickworks, Pontypool	35	Edward Street, Pontypool	44	Woodland Street, Cwmbran	12
	Garndiffaith Rugby Club, Pontypool	34	Avesta Steelworks - North, Pontypool - Phase 3	23	Adjacent Burtons Biscuits, Llantarnam Road, Cwmbran	24
			Avesta Steelworks - South, Pontypool - Phase 2	84	Burtons Biscuits Playing Fields, Llantarnam Road, Cwmbran	119
			St Albans R.C. School, Pontypool	12		
<b>146</b>		<b>367</b>			<b>418</b>	
Dwellings built on small sites (less than 10 dwellings) January 2006 - April 2012	Small site completions Jan 06 - Apr 07	9	Small site completions Jan 06 - Apr 07	27	Small site completions Jan 06 - Apr 07	12
	Small site completions Apr 07 - Apr 08	19	Small site completions Apr 07 - Apr 08	25	Small site completions Apr 07 - Apr 08	14
	Small site completions Apr 08 - Apr 09	12	Small site completions Apr 08 - Apr 09	12	Small site completions Apr 08 - Apr 09	13
	Small site completions Apr 09 - Apr 10	4	Small site completions Apr 09 - Apr 10	14	Small site completions Apr 09 - Apr 10	9
	Small site completions Apr 10 - Apr 11	15	Small site completions Apr 10 - Apr 11	23	Small site completions Apr 10 - Apr 11	3
	Small site completions Apr 11 - Apr 12	4	Small site completions Apr 11 - Apr 12	3	Small site completions Apr 11 - Apr 12	6
	<b>63</b>		<b>104</b>			<b>57</b>

Permitted large sites to March 19 <sup>th</sup> 2013 (including sites approved subject to S106 which are not LDP allocations)	Commercial Road, Talywain	32	Pine Gardens, Pontypool (remaining)	7	Burtons Biscuits Playing Fields, Llantarnam Road, Cwmbran (remaining)	11
	New Road Farm, Blaenavon (remaining)	100	Pontypool Hospital	23		
	Pentwyn School (remaining)	8	Penywain Lane West (remaining)	21		
	St Francis of Assisi Church, Abersychan	16	Land at Foundry Cottages, Griffithstown	21	Henllys Village Centre	17
	Land adj Post Office, Varteg	53	Avesta Steelworks - South, Pontypool - Phase 2 (remaining)	129	Brookfield School, Cwmbran	110
					Hollybush School, Cwmbran	74
			The Former Dancers Club, Forge Lane, Pontypool	20	Commodore Hotel, Llanyravon (S106)	20
			Land at Orchard Farm Estate, Trevethin	11		
			Newport Road, New Inn, Pontypool	67		
			Coal Yard, Station Road, Griffithstown	8		
			The Walk , New Inn	10		
			Hanbury Hotel, Griffithstown (S106)	17		
		<b>209</b>		<b>334</b>		<b>232</b>
	LDP allocations on large sites	Giles Road (Upper Coedcae), Blaenavon	25	South Sebastopol Strategic Action Area (25% to be delivered over the LDP Period in the Pontypool HMSA)	173	South Sebastopol Strategic Action Area (75% to be delivered over the LDP Period in the Cwmbran HMSA)
Old Co-op, 39-43 High Street, Abersychan		24	Mamhilad Strategic Action Area (over the LDP Period)	690	Llanfrechfa Grange Strategic Action Area	300
Garn-yr-erw Terrace, Blaenavon		26	Trevethin School	115	Canalside Strategic Action Area	100
St. Peters School, Blaenavon		18	Animal Pound & adj land, Tranch	135	Police College, Cwmbran	350
Blaenavon Health Centre		17	Pontypool College	140	Llantarnam Strategic Action Area	450
Hillside School, Blaenavon		64	Coal Yard, Station Road, Griffithstown (remaining)	7	County Hall and Police HQ	220
			Rose Cottage Gypsy & Traveller Site, Cwmyrnyscoy	10	Belle View Nursery, Two Locks	16
			Former Race AFC Gypsy & Traveller Site, Cwmyrnyscoy	30	Ty'r-ywen Farm, Henllys	25
		<b>174</b>		<b>1,300</b>		<b>1,978</b>

Small sites remaining 2012 - 2021	This figure was calculated as the proportion of the small sites delivered 2006-2012 for the North Torfaen HMSA out of the small sites delivered 2006-2012 for the entire County Borough (63/224), multiplied by the estimated 279 small sites figure remaining.	This figure was calculated as the proportion of the small sites delivered 2006-2012 for the Pontypool HMSA out of the small sites delivered 2006-2012 for the entire County Borough (104/224), multiplied by the estimated 279 small sites figure remaining.	This figure was calculated as the proportion of the small sites delivered 2006-2012 for the Cwmbran HMSAs out of the small sites delivered 2006-2012 for the entire County Borough (57/224), multiplied by the estimated 279 small sites figure remaining.
	<b>78</b>	<b>130</b>	<b>71</b>
Windfall large sites remaining 2013 - 2021	This figure was calculated as the proportion of large sites built 2006-12 plus permitted sites to March 2013 for the North Torfaen HMSA (146+209=355) out of the large sites built 2006-2012 plus permitted sites to March 2013 for the entire County Borough (355/1,706). This proportion was then multiplied by the 189 windfall figure remaining, (289 Deposit LDP allowance less 100 'permitted' dwellings 2010-2013) to give the number of windfalls remaining for this HMSA.	This figure was calculated as the proportion of large sites built 2006-12 plus permitted sites to March 2013 for the Pontypool HMSA (367+334=701) out of the large sites built 2006-2012 plus permitted sites to March 2013 for the entire County Borough (701/1,706). This proportion was then multiplied by the 189 windfall figure remaining, (289 Deposit LDP allowance less 100 'permitted' dwellings 2010-2013) to give the number of windfalls remaining for this HMSA.	This figure was calculated as the proportion of large sites built 2006-12 plus permitted sites to March 2013 for the Cwmbran HMSAs (418+232=650) out of the large sites built 2006-2012 plus permitted sites to March 2013 for the entire County Borough (650/1,706). This proportion was then multiplied by the 189 windfall figure remaining, (289 Deposit LDP allowance less 100 'permitted' dwellings 2010-2013) to give the number of windfalls remaining for these HMSAs.
	<b>39</b>	<b>78</b>	<b>72</b>
<b>Total identified (excluding demolitions)</b>	Equates to sum of the above (i.e. 146+63+209+174+78+39).	Equates to sum of the above (i.e. 367+104+334+1,300+130+78).	Equates to sum of the above (i.e. 418+57+232+1,978+71+72).
	<b>709</b>	<b>2,313</b>	<b>2,828</b>
<b>Over allocation when compared to housing need figure</b>	Equates to total dwellings identified minus housing need for this HMSA (i.e. 709-550). The over allocation percentage is calculated as the number of dwellings allocated over and above the identified need, as a proportion of the total housing need identified (i.e. 159 as a proportion of the 550 housing need).	Equates to total dwellings identified minus housing need for this HMSA (i.e. 2,323-1,875). The over allocation percentage is calculated as the number of dwellings allocated over and above the identified need, as a proportion of the total housing need identified (i.e. 438 as a proportion of the 1,875 housing need).	Equates to total dwellings identified minus housing need for these HMSAs (i.e. 2,828-2,275). The over allocation percentage is calculated as the number of dwellings allocated over and above the identified need, as a proportion of the total housing need identified (i.e. 553 as a proportion of the 2,275 housing need).
	<b>159 dwellings (or 29% over allocation)</b>	<b>438 dwellings (or 23% over allocation)</b>	<b>553 dwellings (or 24% over allocation)</b>

Dwellings demolished Jan 2006 - 15 <sup>th</sup> March 2013	<b>10</b>	<b>6</b>	<b>37</b>
Demolitions remaining 2013 - 2021 (calculated pro rata for housing sub market areas out of estimated 57 remaining in total)	This figure was calculated as the proportion of dwellings demolished 2006- 2013 for the North Torfaen HMSA out of the total number of dwellings demolished 2006-2012 for the entire County Borough (10/53). This proportion was then multiplied by the 57 demolitions remaining over the LDP Period (as taken from 53 demolitions having taken place over 7.25 years, therefore divided by 7.25 years to give an estimated total for 1 year, then multiplied by 8 year LDP period remaining) to give the number of demolitions remaining for this HMSA.	This figure was calculated as the proportion of dwellings demolished 2006- 2013 for the Pontypool HMSA out of the total number of dwellings demolished 2006-2012 for the entire County Borough (6/53). This proportion was then multiplied by the 57 demolitions remaining over the LDP Period (as taken from 53 demolitions having taken place over 7.25 years, therefore divided by 7.25 years to give an estimated total for 1 year, then multiplied by 8 year LDP period remaining) to give the number of demolitions remaining for this HMSA.	This figure was calculated as the proportion of dwellings demolished 2006- 2013 for the Cwmbran HMSAs out of the total number of dwellings demolished 2006-2012 for the entire County Borough (37/53). This proportion was then multiplied by the 57 demolitions remaining over the LDP Period (as taken from 53 demolitions having taken place over 7.25 years, therefore divided by 7.25 years to give an estimated total for 1 year, then multiplied by 8 year LDP period remaining) to give the number of demolitions remaining for these HMSAs.
	<b>11</b>	<b>6</b>	<b>40</b>
<b>Total identified (when including demolitions)</b>	Equates to sum of the above minus demolitions (i.e. 146+63+209+174+78+39-10-11). The over allocation percentage is calculated as the number of dwellings allocated over and above the identified need, as a proportion of the total housing need identified (i.e. 138 as a proportion of the 550 housing need).	Equates to sum of the above minus demolitions (i.e. 367+104+334+1,300+130+81-6-6). The over allocation percentage is calculated as the number of dwellings allocated over and above the identified need, as a proportion of the total housing need identified (i.e. 426 as a proportion of the 1,875 housing need).	Equates to sum of the above minus demolitions (i.e. 418+57+232+1,978+71+72-37-40). The over allocation percentage is calculated as the number of dwellings allocated over and above the identified need, as a proportion of the total housing need identified (i.e. 379 as a proportion of the 2,275 housing need).
	<b>688</b>	<b>2,301</b>	<b>2,751</b>
Over allocation (including demolitions) when compared to housing need figure	<b>138 dwellings (or 25% over allocation)</b>	<b>426 dwellings (or 23% over allocation)</b>	<b>476 dwellings (or 21% over allocation)</b>

## Appendix 7 - Employment Allocations Table

Name of Employment Site	Use Class	Site Area (Ha)
<b>Employment Allocations in the Cwmbran Area</b>		
Ty Coch Way, Two Locks	B1, B2 & B8	1.4ha
Llantarnam Park A	B1	0.7ha
Llantarnam Park B	B1	0.4ha
Llantarnam Park C	B1	1.4ha
Llantarnam Strategic Action Area	B1, B2 & B8	8.0ha
Llanfrechfa Grange Strategic Action Area	B1	4.8ha
<b>Total Employment Allocations Identified for the Cwmbran Area</b>		<b>16.7ha</b>
<b>Employment Allocations in the Pontypool Area</b>		
Former Gas Works Site, Panteg Way, New Inn	B1, B2 & B8	2.1ha
Lower Mill Field (North), Pontymoile	B1	1.2ha
Lower Mill Field (South), Pontymoile	B1	0.5ha
Land South of Travel Lodge, Pontymoile	B1	2.1ha
Mamhilad Business Park	B1, B2 & B8	3.0ha
Usk Vale, Mamhilad	B1, B2 & B8	6.7ha
<b>Total Employment Allocations Identified for the Pontypool Area</b>		<b>15.6ha</b>
<b>Employment Allocations in the North Torfaen Area</b>		
Varteg Road, Garndiffaith, Pontypool	B1, B2 & B8	0.8ha
Gilchrist Thomas Industrial Estate, Blaenavon	B1, B2 & B8	1.2ha
Kays and Kears, Blaenavon	B1, B2 & B8	6.0ha
<b>Total Employment Allocations Identified for the North Torfaen Area</b>		<b>8.0ha</b>
<b>TOTAL IDENTIFIED FOR THE COUNTY BOROUGH</b>		<b>40.3ha</b>
<b>Regional Employment Allocations Identified</b>		
Craig Y Felin, Cwmbran	Unrestricted	21.0ha
Former Ty Coch Tip, Cwmbran	Unrestricted	14.0ha
<b>Total Regional Employment Allocations Identified</b>		<b>35.0ha</b>
<b>TOTAL IDENTIFIED FOR THE COUNTY BOROUGH (INCLUDING REGIONAL ALLOCATIONS)</b>		<b>75.3ha</b>



## Appendix 8 - Annual Monitoring Framework (AMF)

### Introduction

There is a statutory requirement to monitor the effectiveness of the Local Development Plan (LDP) to implement its policies and the authority is required to submit an Annual Monitoring Report (AMR) to the Welsh Government (WG) in October of each year. The purpose of the AMR is to provide an opportunity to review the progress in implementing the policies and to enable the Council to identify and make modifications to the LDP where appropriate. The first AMR will be submitted by 31st October 2015. A full review of the plan will be undertaken 4 years after implementation in 2017. The AMR will also include the results of the parallel sustainability monitoring of the plan undertaken as part of the SA/SEA.

In order to monitor the effectiveness of the LDP in achieving the implementation of the Strategy and Policy outcomes, the LDP needs to be considered against a number of monitoring issues / tests. These issues / tests are set out in this document and they are referred to as the 'Monitoring Framework'. The Monitoring Framework takes into account the statutory requirements to be included in the Framework and a number of local issues/tests specific to the policies and strategy of the Torfaen LDP. Indicators have been developed to monitor the implementation of LDP Objectives and delivery of key strategic sites.

### Purpose of Monitoring

The purpose of the AMR is to monitor the effectiveness of the Strategy and Policy Framework in the LDP and to consider whether amendments

to these are required. The principle function of the whole monitoring process is to identify if and when a revision to the LDP should take place. Monitoring the performance of the LDP can assist the authority to:-

- Identify where certain policies are not being successful in delivering their intended objective;
- Identify gaps in the evidence base, perhaps through a change in the economy, which need to be addressed and reflected in the LDP;
- Identify areas of success; and
- State the intended actions that TCBC will take in rectifying any issues to ensure successful implementation of the policy/delivery of a site or any revision that needs to take place.

### Core Indicators

LDP Regulation 37 prescribes two core indicators which must be included in the Annual Monitoring Report:-

1. The housing land supply taken from the current Housing Land Availability Study; and
2. The number of net additional affordable and general market dwellings built in the LPA's area

The LDP Manual identifies other indicators which should be included in the Monitoring Framework. The Council has then identified locally specific indicators relevant to measuring the implementation of the Torfaen LDP alongside these.

### Developing the Monitoring Framework

The Monitoring Framework sets out the mechanism by which the implementation of the LDP Policies and the LDP Strategy will be

assessed. However, the LDP Manual advises against assessing every LDP Policy as this would be onerous and cumbersome and would result in a long-winded assessment process. Consideration should be given to what exactly needs to be monitored and what should not be monitored. In monitoring the effectiveness of the LDP it makes sense to monitor what the LDP is seeking to achieve i.e. the LDP Objectives. It is from the Objectives that the LDP Strategy and Policies have been derived. The LDP identifies the Policies, which support each of the 18 LDP Objectives; this information is also contained in the Monitoring Proforma for each LDP Objective as part of this Monitoring Framework.

The 7 Strategic Action Areas (SAA's) (excluding the British SAA) identified in the LDP as land use allocations make up the majority of the provision of residential units, employment land and community facilities to be allocated in the LDP and therefore, the successful implementation of the 7 SAA's will provide the greatest impact in the LDP Strategy. They will provide a reasonable gauge on how the other LDP Policies are performing and whether there are any policies not being implemented e.g. provision of residential dwellings and employment land.

The Monitoring Framework sets out the indicators against which the LDP will be monitored. As outlined above it is intended to monitor the LDP Objectives and the 7 SSA Policies. Targets may relate to the achievement of certain levels of development by specified time frames and may be set annually or at an interim point in the plan period. The

target for the whole plan is to achieve implementation of the plan strategy. Other elements of the Monitoring Framework are outlined below:-

- **Monitoring Aim** - Sets out the position as it would be at the end of the LDP Period if the Objective/Policy is implemented as intended (i.e. achieving the anticipated outcome).
- **Policy Target** - Specific policy aim that the indicators will assist in assessing performance.
- **Monitoring Target 2017** - Sets the desired position at 2017 to enable progress to be monitored which is the 4 year period after implementation when a formal review of the plan is required.
- **Indicators** - These are the detailed monitoring criteria to measure the performance of a particular Policy/Objective.
- **Annual / Interim Monitoring Target** - Sets out the position at a specified date which indicates policies are performing effectively.
- **Data Sources** - This identifies the dataset that will enable the indicator to be monitored.
- **Bodies Responsible** - These are the bodies which will provide the required data Source Data.

### Trigger Points

The indicators and targets in the Monitoring Framework give 'Assessment Triggers' to indicate if one part of the plan is not achieving the desired outcomes. If these triggers are activated then the AMR will consider the necessary action which is required as a result. There are a number of outcomes which could be implemented by the Council in this event; these will depend on the extent to which the target appears not

to have been met and the status of development sites which are key to the delivery of the strategy. Contextual indicators will also be used in the AMR to evaluate if it is actually the plan which is not achieving the targets or if there are external factors (such as the economy) which are outside the control of planning.

The following options are available to the Council in association with each of the indicators and associated triggers. The AMR will assess the severity of the situation associated with each indicator and recommend an appropriate response. It should be noted that if an Objective or a Policy reaches 1 or more of its Trigger Levels, it should not be assumed

<b>Indicator colour coding</b>	
	<p><b>Continue Monitoring</b></p> <p>The indicators suggest the LDP policies are being implemented effectively and no further action required</p>
	<p><b>Officer Training Required</b></p> <p>Where indicators associated with planning applications suggest the LDP Policies are not being as effective as they should so further research and investigation and officer training is required.</p>
	<p><b>Production of Supplementary Planning Guidance/Development Briefs</b></p> <p>Whilst the Council will be preparing SPG and Development Briefs throughout the plan period, indicators may suggest policies are not being implemented properly and there is a need for further SPG guidance as to how policies should be interpreted. Further, lack of progress on delivery of sites may require the production of Briefs/Frameworks to be prepared for key sites to assist implementation. The Council will work with landowners on bringing these forward.</p>
	<p><b>Policy Research</b></p> <p>Where the indicators suggest the LDP policies are not being effective as they should, further research and investigation, including the use of contextual indicators and comparisons with other local authorities and national statistics where appropriate will be required before a decision to formally review the policy is made</p>
	<p><b>Policy Review</b></p> <p>Where indicators suggest a policy is failing to implement the strategy of the plan and a formal review of the policy is required. Further research and investigation, including comparisons with other local authorities and national statistics where appropriate will be required before a decision to formally review the policy is made.</p>
	<p><b>Plan/Strategy Review</b></p> <p>Where indicators suggest that the LDP Strategy is failing and a formal review of the plan is required. The decision to review the plan will not be taken lightly, and this trigger will not apply to the majority of LDP Objective/Policy areas. This decision will not be taken lightly and is considered to be exceptional.</p>

that the Objective / Policy is failing to be implemented. There may be extraneous circumstances that are causing the poor performance in respect of the Trigger Level that the LDP has no control over, or the Objective/Policy may be failing in part due to the over achievement of others. Where it is found that the Monitoring Framework results are affected by factors outside the control of the LDP, amending the LDP will have no effect and will not ensure the implementation of the Objective/Policy as required by the Regulations. The trigger levels provide an opportunity to investigate the performance of a policy in achieving a desired objective.

The Monitoring indicators are linked to specific LDP Objectives and LDP Policies. Interim target dates listed in the table relate to the 1<sup>st</sup> April of that particular year. Data will be collected at an April 1<sup>st</sup> base date for incorporation into the AMR to be submitted in October of the year.

### Site Monitoring

As part of the AMR an update on the delivery status of all allocated housing/employment sites and other allocations will be submitted. This will highlight what activity has taken place in any given year including preparation of studies/pre app discussions/planning permissions etc. If sites are not being progressed as anticipated, this will be interpreted as a trigger and appropriate action will be taken by the Council as needed.

### Plan Review

The results of the monitoring process will feed into the ongoing review of the LDP. A major review of the LDP must be undertaken every 4 years following first and subsequent adoption dates.

A review could take the form of: -

- A replacement of the LDP i.e. a complete new LDP where the existing LDP is found to be substantially out of date and the scale of the necessary alterations are fundamental; or
- Alterations in the form of a partial rolling forward of the LDP, where some forecasts and assumptions have changed, where some of the Objectives/Policies need to be changed or where some additional Objectives/Polices need to be added to deal with areas of significant change or conservation or with some unforeseen events.

It is important to note that a review of the LDP in advance of the formal 4 year review will only take place in exceptional circumstances. The Council will make a judgement on the need for a full or partial review based on the consideration of the Trigger Levels and the issues below:-

- A significant change in external conditions;
- A significant change in National Policy or Legislation;
- A significant change in local context e.g. closure of a significant employment site that undermines the local economy or the cumulative effect of a series of closures;
- A significant change in development pressures or needs and investment strategies of major public and private investors; and
- Significant concerns from the findings of the AMR in terms of Objective / Policy effectiveness, site delivery, progress rates and any problems with implementation.

LDP Objective 1	To ensure the provision of an appropriate quality & range of employment sites and retail opportunities to support high and stable levels of employment in Torfaen and deliver a competitive, modern and sustainable economic and thriving town centres			
Monitoring Aim	Ensure delivery of allocated employment sites and protection of existing employment sites Enable delivery of convenience and comparison floorspace requirements for Cwmbran and Pontypool Improve vitality and viability of the town centres over the plan period			
	Supporting Policy: S6, S8, S9	Supporting Strategic Action Area Policy: SAA1-SAA7	Supporting Borough Wide Policy:	Supporting Topic Based Policy: EET1-EET6, RLT1-RLT11, CF2
Policy Target	Monitoring Target 2017	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
1. 40.3ha of allocated employment land developed over the plan period (use class B1,B2,B8)	10ha of allocated employment land delivered by 2017	<i>Annual area (h.a) of allocated employment land developed for B1, B2, B8 uses</i>	2.8ha of employment allocations developed per annum for employment purposes	Less than 1ha of employment allocations per annum for employment purposes since 2013
2. Development of identified retail floorspace requirements in Cwmbran and Pontypool up to 2021 to be delivered in town centre	Planning permission for retail development to meet comparison floorspace requirements in Cwmbran Town Centre (Approx 4800-8400sqm) Planning permission for retail development to meet convenience floorspace requirements for Pontypool (Approx 1120-1500sqm net)	<i>Amount of major new retail and leisure development permitted in the three defined town centres</i>	Any major Retail and Leisure permissions are granted within existing town centres	1 significant development permitted outside of a defined town centre
3. Protection of existing employment land	Protection of existing employment land	<i>Area (ha) of employment land lost to alternative uses</i>	No loss of existing employment land	1 application granted permission on existing employment land for alternative uses

4. Protection of primary retail core in defined Primary frontages from conversion to other uses	No loss of A1 units in defined 100% Primary frontages in Pontypool No exceedence of non A1 uses above prescribed 1/3 limit in the Cwmbran and Pontypool Town Centre Primary Frontage	<i>Number of applications approved per annum for non A1 uses in defined 100% primary frontages in Pontypool</i> <i>Number of applications approved per annum for non A1 uses over and above prescribed 1/3 limit in defined 100% primary frontages in Cwmbran and Pontypool</i>	No loss of A1 units in defined 100% Primary frontages No exceedence of non A1 uses above prescribed 1/3 limit in the Cwmbran and Pontypool Town Centre Primary Frontage	1 application granted permission up to 2017 1 application granted permission up to 2017
5. Protection of secondary frontages in Pontypool and Cwmbran Town Centres	No exceedence of non a1 uses above prescribed 50% limit in Secondary Frontages of Cwmbran and Pontypool	<i>Number of applications approved per annum for non A1 uses over and above prescribed 50% limit in defined secondary frontages</i>	No exceedence of non a1 uses above prescribed 50% limit in Secondary Frontages of Cwmbran and Pontypool	1 application granted permission up to 2017
6. Protection of existing town, district or local centres	No permissions granted	<i>Amount of retail floorspace (above 235sqm gross) developed outside established town, district or local centres</i>	No permissions granted	1 application granted permission per annum
7. Reduce vacancy rates across the three town centres over the plan period to improve vitality and viability of the centres	Reduce vacancy rates across the three retail centres by 2017	<i>Annual vacancy rates of Cwmbran, Pontypool and Blaenavon Centres</i>	Reduction in vacancy rates across the three retail centres	Increase in current vacancy levels by 2017 from a 2014 base date
<b>Bodies Responsible:</b> Torfaen County Borough Council		<b>Data Sources:</b> TCBC Planning Applications TCBC Employment Land and Retail Studies TCBC Annual Retail Surveys		

LDP Objective 2	To promote health and well being through the provision of development including community facilities, leisure and outdoor recreational opportunities, accessible to all			
Monitoring Aim	Enable delivery of community facilities Protection of areas of important urban open space to encourage recreation and health improvement			
	Supporting Policy: S4-S9	Supporting Strategic Action Area Policy: SAA1-SAA7	Supporting Borough Wide Policy:	Supporting Topic Based Policy: H5, EET4-EET6, RLT4, RLT8, T3, CF1-CF6, C3
Policy Target	Monitoring Target 2017	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
8. New development contributing to retention/enhancement or provision of community facilities	Provision made in 100% of applicable developments per annum by 2017 in line with Adopted 106 SPG  No applications approved contrary to protective aim of Policy CF3	<i>% of applicable developments providing community facilities, leisure and outdoor recreation facilities</i>  <i>Number of applications approved contrary to protective aim of Policy CF3</i>	Provision made in 100% of applicable developments per annum in line with Adopted 106 SPG  No applications approved contrary to protective aim of Policy CF3	Provision made in 60% of applicable developments per annum  1 application approved contrary to protective aim of Policy CF3
9. Protection of designated Important Urban Open Spaces	Designated IUOS remain undeveloped	<i>Amount of land of identified Important Urban Open Space lost to development</i>	0ha lost per annum	1 application approved resulting in negative impact on IUOS or 0.5ha lost per annum
<b>Bodies Responsible:</b> Torfaen County Borough Council		<b>Data Sources:</b> TCBC Planning Applications TCBC S106 Database		

LDP Objective 3	To ensure that the location of development does not result in unacceptable risk from flooding, subsidence or health hazards			
Monitoring Aim	Promote the precautionary approach to development in respect of floodrisk			
	Supporting Policy: S2, S3, S8	Supporting Strategic Action Area Policy:	Supporting Borough Wide Policy: BW1	Supporting Topic Based Policy:
Policy Target	Monitoring Target 2017	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
10. No highly vulnerable development will take place within the C1 and C2 flood zones	No planning permissions granted for highly vulnerable development within C1 and C2 floodplain areas	<p><i>Amount of development (by TAN15 para 5.1 development category) permitted in C1 and C2 floodplain areas not meeting all TAN15 tests (para 6.2 i-v)</i></p> <p><i>*This indicator to be broken down to outline extensions to dwellings, and applications for individual dwellings and multiple dwellings*</i></p>	No permissions granted for highly vulnerable development within C1 and C2 floodplain areas	<p><u>N/A</u> No applications for Highly Vulnerable development to be permitted in C2 floodplain</p> <p><u>N/A</u> 100% of applications permitted in C1&amp;C2 floodplains to meet all the TAN15 tests (para 6.2)</p>
<b>Bodies Responsible:</b> Torfaen County Borough Council Natural Resources Wales		<b>Data Sources:</b> TCBC Planning Applications		

LDP Objective 4	To ensure the highest quality of design in all developments and delivering safe, healthy and attractive environments			
Monitoring Aim	Creation of sustainable communities promoting quality design in new development			
	Supporting Policy: S3, S4, S8	Supporting Strategic Action Area Policy:	Supporting Borough Wide Policy: BW1	Supporting Topic Based Policy: C4, C5, HE2
Policy Target	Monitoring Target 2017	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
11. Facilitate good design in new development	SPG adopted in line with timescales in Appendix 2 of the LDP	<i>Adoption of design guidance as outlined in SPG Programme</i>	Adoption in accordance with the timetable in LDP Appendix 2	A 2 year delay in adoption of SPG in line with the timetable
<b>Bodies Responsible:</b> Torfaen County Borough Council		<b>Data Sources:</b> TCBC SPG Programme		
LDP Objective 5	To provide opportunities for the establishment of a network of quality educational facilities which serve local communities and are accessible for all sections of the current and future population			
Monitoring Aim	Enable delivery of improved and additional education facilities across the County Borough up to 2021 and secure improvements through S106 as part of new development schemes			
	Supporting Policy: S8	Supporting Strategic Action Area Policy: SAA4	Supporting Borough Wide Policy:	Supporting Topic Based Policy: EET4, CF2, CF3
Policy Target	Monitoring Target 2017	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
12. Delivery of allocation CF2 Panteg Primary School	Implementation of Panteg Primary School	<i>Provision of new primary school at Panteg</i>	Status of delivery of primary school	Non implementation by 2017
<b>Bodies Responsible:</b> Torfaen County Borough Council		<b>Data Sources:</b> TCBC Planning Applications – S106 Monitoring Database TCBC Education Department		

LDP Objective 6	To protect, manage and enhance sustainable tourist attractions and facilities in Torfaen for the benefit of tourists and the community			
Monitoring Aim	Facilitate improvements to the tourism assets of Torfaen through the planning system and protect resources from damaging development			
	Supporting Policy: S6, S8	Supporting Strategic Action Area Policy: SAA2	Supporting Borough Wide Policy:	Supporting Topic Based Policy: EET6, T2, T3, HE2
Policy Target	Monitoring Target 2017	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
13. Improvement in quality and provision of tourist facilities	Improvement in quality and provision since adoption of the LDP  Increase in visitors to Torfaen	<i>Number of new development schemes delivered for tourist related facilities</i>  <i>Annual number of visitors to TCBC</i>	Planning consents for new or improved tourism facilities  Year on year increase of visitors to Torfaen	No schemes by 2017  Decrease in visitors to the County Borough compared to previous year
14. Protection of existing tourist facilities	No loss of tourist facilities to other uses	<i>Loss of tourist facilities (Policy EET6) to other uses</i>	No loss of tourist facilities to other uses	Loss of 2 or more tourist facilities over plan period
<b>Bodies Responsible:</b> Torfaen County Borough Council		<b>Data Sources:</b> TCBC Planning Applications TCBC Economic Development - STEAM Data		

LDP Objective 7	To conserve and enhance the distinctive cultural and historic resources of the County Borough			
Monitoring Aim	Promote conservation and enhancement of cultural and historic resources and protect them from inappropriate development Promote continued protection of Blaenavon World Heritage Site from inappropriate development and design			
	Supporting Policy: S4, S7, S8	Supporting Strategic Action Area Policy: SAA2, SAA4, SAA7	Supporting Borough Wide Policy: BW1	Supporting Topic Based Policy: EET6, C2, HE1, HE2
Policy Target	Monitoring Target 2017	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
15. Conservation and Enhancement of the Blaenavon World Heritage Site	No applications approved contrary to advice from CADW or ICOMOS	<i>Development permitted with adverse impacts on the setting or character of Blaenavon World Heritage Site</i>	No applications approved contrary to advice from CADW or ICOMOS	1 development permitted contrary to advice from ICOMOS/CADW regarding potentially negative effects upon the setting and character of the BILWHS
16. Development Proposals do not adversely impact upon buildings and areas of built or historical interest and their setting	No planning consents are issued where there is an outstanding objection from the Councils Conservation Officer, CADW or GGAT.	<i>Occasions when development permitted would have an adverse impact on a Listed Building, Conservation Area, Site of Archaeological Significance, or Historic Park and Garden</i>	No planning consents are issued where there is an outstanding objection from the Councils Conservation Officer, CADW or GGAT.  Production of Heritage SPG by 2017 Production of Buildings of Local Importance SPG by 2017	1 or more planning consents issued
17. Development Proposals do not adversely impact upon buildings and areas of built or historical interest and their setting	Complete Conservation Area Assessments by 2017 and review every 5 years	<i>Number of Conservation Areas with up to date assessments</i>	Complete Conservation Area Assessments by 2017 and review every 5 years	Complete Conservation Area Assessments by 2017 and review every 5 years not completed
<b>Bodies Responsible:</b> Torfaen County Borough Council ICOMOS/CADW		<b>Data Sources:</b> TCBC Conservation Area Appraisals TCBC Planning Applications		

LDP Objective 8 & 11	To ensure that all new development reflects best practise in sustainable design and location, construction and operation AND To minimise climate change impacts through reduced emissions of greenhouse gases in both new and existing development, and to adapt to climate change through considerations of its effects in the design and location of new development			
Monitoring Aim	New development promotes sustainable design and location principles including the need to minimise travel by car			
	Supporting Policy: S2, S3, S8	Supporting Strategic Action Area Policy:	Supporting Borough Wide Policy: BW1	Supporting Topic Based Policy:
Policy Target	Monitoring Target 2017	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
18. To increase the amount (in MW) of energy produced in the Torfaen from renewable sources	Annual increase in the permitted capacity of renewable electricity and heat projects within Torfaen since 2013	<i>Permitted capacity (MW) of renewable electricity and heat projects</i>	Annual increase in the permitted capacity of renewable electricity and heat projects within Torfaen through the plan period	No annual increase in the permitted capacity of renewable electricity and heat projects within the County Borough over a 3yr period.
19. Major planning applications assess potential for onsite Renewable/Low Carbon Energy technologies	100% of all strategic sites and action areas are accompanied by a Renewable/Low Carbon Energy Assessment	<i>Number of strategic sites and strategic action areas which are accompanied by a Renewable/Low Carbon Energy Assessment</i>	100% of all strategic sites and action areas are accompanied by a Renewable/Low Carbon Energy Assessment	75% of all strategic sites and strategic action areas accompanied by a Renewable /Low Carbon Energy Assessment
20. Promote a sustainable approach to the location of Major Windfall development	All new windfall developments permitted per annum.	<i>Number of Major Windfall schemes permitted per annum within 400m of facilities (shop, bus) and 1000m of school</i>	All new windfall developments permitted per annum	Less than 80% of all new windfall developments permitted per annum
<b>Bodies Responsible:</b> Torfaen County Borough Council Development Industry		<b>Data Sources:</b> TCBC Planning Applications		

LDP Objective 9	To allocate mineral sites if required and safeguard appropriate mineral resources from sterilization			
Monitoring Aim	To safeguard important mineral resources from sterilisation Maintain a minimum 10 year landbank of permitted aggregate resources			
	Supporting Policy:	Supporting Strategic Action Area Policy: SAA5	Supporting Borough Wide Policy:	Supporting Topic Based Policy: M1, M2, M3, M4
Policy Target	Monitoring Target 2017	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
21. Maintain a minimum 10 year aggregate landbank throughout the plan period	Planning permission for Tir Pentwys granted  Maintain a minimum 10 year supply of aggregate resources	<i>Aggregate Landbank for Torfaen</i>	Maintain a minimum 10 year supply of aggregate resources	Less than a 10 year land supply of RTS aggregate resources  Planning permission for Tir Pentwys not granted by 2016
22. No permanent, sterilising development will be permitted within a mineral buffer zone or minerals safeguarding area	No permanent, sterilising development will be permitted within a mineral buffer zone or minerals safeguarding area	<i>Number of planning permissions for permanent, sterilising development within a mineral site buffer zone or minerals safeguarding area</i>	No permanent, sterilising development will be permitted within a mineral buffer zone or minerals safeguarding area	1 permanent sterilising development permitted within a mineral buffer zone or a minerals safeguarding area
<b>Bodies Responsible:</b> Torfaen County Borough Council South Wales Regional Aggregates Working Party (SWRAWP)		<b>Data Sources:</b> TCBC Planning Applications, Regional Technical Statement, SWRAWP Annual Survey		

LDP Objective 10	To protect, manage and enhance biodiversity and ecological networks across Torfaen			
Monitoring Aim	To protect and enhance the strategic biodiversity network across Torfaen including key ecological corridors			
	Supporting Policy: S3, S7, S8	Supporting Strategic Action Area Policy:	Supporting Borough Wide Policy: BW1	Supporting Topic Based Policy: BG1
Policy Target	Monitoring Target 2017	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
23. Promoting incorporation of green infrastructure in new development	Annual net increase	<i>Number of major developments incorporating habitat creation or green infrastructure within their schemes or providing off site improvements through S106 mechanisms</i>	Annual net increase	No net increase over a 2 year period
24. Ensure protection of European designated Sites	No developments permitted	<i>Number of planning applications granted which have an adverse effect on the integrity of a Natura 2000 site</i>	No developments permitted	1 development permitted contrary to the advice of NRW
25. No development will take place which adversely affects the integrity of a designated site for nature conservation	No developments permitted	<i>Number of developments permitted with the potential to adversely affect the features of a protected site for nature conservation</i>	No developments permitted approved contrary to the advice of NRW or the Councils Ecologists  2014 Production of Biodiversity SPG	1 or more permissions granted contrary to the advice of NRW or the Councils Countryside section
26. No development will take place which results in detriment to the favourable conservation status of EU protected species or significant harm to species protected by other statute	No developments permitted	<i>Number of developments permitted which results in detriment to the favourable conservation status of EU protected species or significant harm to species protected by other statute</i>	No developments permitted approved contrary to the advice of NRW or the Councils Ecologists	1 or more permissions granted contrary to the advice of NRW or the Councils Countryside section
<b>Bodies Responsible:</b> Torfaen County Borough Council Natural Resources Wales		<b>Data Sources:</b> TCBC Planning Applications		

LDP Objective 12	To protect and enhance the valued landscape character of Torfaen, including important open space and sense of rurality between settlements			
Monitoring Aim	Protect and enhance the valued landscape character and important open space of the County Borough to 2021			
	Supporting Policy: S1, S2, S7	Supporting Strategic Action Area Policy:	Supporting Borough Wide Policy: BW1	Supporting Topic Based Policy: CF4, CF5, C1, C2, C4, C5, HE1, HE2
Policy Target	Monitoring Target 2017	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
27. No development will take place which adversely affect a Special Landscape Area	No planning permissions approved contrary to the advice of NRW or the Councils Landscape Officer	<i>Number of developments permitted with the potential to affect a Special Landscape Area</i>	No planning permissions approved contrary to the advice of NRW or the Councils Landscape Officer	1 or more permissions granted contrary to the advice of NRW or the Councils Landscape officer
28. No inappropriate development in Green Wedges contributing to the coalescence of settlements	No Planning permissions approved for inappropriate development within the green wedge designations which contribute to the coalescence of settlements	<i>Planning permissions approved for inappropriate development within the green wedge designations which contribute to the coalescence of settlements</i>	No Planning permissions approved for inappropriate development within the green wedge designations which contribute to the coalescence of settlements	1 or more permissions granted for inappropriate development within the green wedge designations which contribute to the coalescence of settlements
<b>Bodies Responsible:</b> Torfaen County Borough Council Natural Resources Wales		<b>Data Sources:</b> TCBC Planning Applications		

LDP Objective 13	To protect Greenfield land by enabling and promoting the most efficient use of appropriate brownfield sites for redevelopment across Torfaen			
Monitoring Aim	Promote the efficient use of urban land and maximise the use of brownfield land within settlement limits			
	Supporting Policy: S1, S2	Supporting Strategic Action Area Policy: SAA1, SAA2, SAA4, SAA5, SAA7	Supporting Borough Wide Policy:	Supporting Topic Based Policy: H1, H2, H3, H6, H7, EET1 - EET3, RLT2, T1, W1, CF1, CF2, C1, C4, C5
Policy Target	Monitoring Target 2017	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
29. By 2021 60% of the permitted development is on previously developed land	60% or above of new development permitted on PDL up to 2017	<i>Amount of new development (ha) permitted on PDL (brownfield development and conversions) expressed as a % of all development per annum</i>	60% of new development on PDL per annum	Less than 60% per 3 year period
30. Minimise loss of further greenfield development that is not allocated in the plan	No significant net loss	<i>Amount of Greenfield and open space lost to development (ha) which is not allocated in the development plan</i>	No significant net loss	Greater than 4 ha since 2013  1 development resulting in significant loss for 3 consecutive years
<b>Bodies Responsible:</b> Torfaen County Borough Council		<b>Data Sources:</b> TCBC Planning Applications		

LDP Objective 14	To ensure all development contributes to improving water quality, protecting water supply and maximising the efficiency of water consumption			
Monitoring Aim	To ensure that new development promotes the protection of water quality and quantity and improves water quality where practicable			
	Supporting Policy: S3, S7	Supporting Strategic Action Area Policy:	Supporting Borough Wide Policy: BW1	Supporting Topic Based Policy:
Policy Target	Monitoring Target 2017	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
31. The use of SUDS are considered in all new development	Annual Increase  80% of all planning consents approved to have SUDS in their design	<i>% of relevant planning permissions incorporating Sustainable Drainage Schemes</i>	Annual Increase  80% of all planning consents approved to have SUDS in their design	No increase over a 3 year period  Less than 80% of all planning consents with SUDS included in their design
32. No development will adversely impact on water quality or quantity	No planning applications approved contrary to the advice of Natural Resources Wales/Dwr Cymru Welsh Water on water supply or water quality	Number of planning applications permitted contrary to the advice of Natural Resources Wales/Dwr Cymru Welsh Water on water supply or water quality	No planning applications approved contrary to the advice of Natural Resources Wales/Dwr Cymru Welsh Water on water supply or water quality	1 planning permission approved contrary to the advice of Natural Resources Wales/Dwr Cymru Welsh Water on water supply or water quality
<b>Bodies Responsible:</b> Torfaen County Borough Council Natural Resources Wales		<b>Data Sources:</b> TCBC Planning Applications		

LDP Objective 15	To identify and conserve important soil and geological resources including Regionally Important Geological Sites (RIGS) and maintain their quality			
Monitoring Aim	To conserve important Agricultural land of Grades 1,2,3a and designated Regionally Important Geological Sites within Torfaen			
	Supporting Policy: S7	Supporting Strategic Action Area Policy:	Supporting Borough Wide Policy: BW1	Supporting Topic Based Policy: BG1
Policy Target	Monitoring Target 2017	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
33. Protect RIGS from development	No developments permitted that have a negative effect on RIGS	Number of new developments that have a negative impact on RIGS	No developments permitted that have a negative effect on RIGS	1 development permitted contrary to the advice of the Councils Ecologists.
34. Protect important Agricultural land from development	No developments permitted resulting in significant loss of Agricultural Land Grades 1,2,3a	Area of Agricultural Land of Grades 1,2,3a lost to development	No developments permitted resulting in significant loss of Agricultural Land Grades 1,2,3a	1 development granted resulting in significant loss contrary to the advice of NRW or the Councils Landscape officer
<b>Bodies Responsible:</b> Torfaen County Borough Council Natural Resources Wales		<b>Data Sources:</b> TCBC Planning Applications		

LDP Objective 16	To ensure the allocation of an appropriate quantity and variety of housing sites to deliver high quality choice in sustainable locations, well served by essential facilities and accessible by a range of transport modes			
Monitoring Aim	Maintain a 5 year land supply Delivery of 4,700 units in accordance with the development strategy to be comprised of 550 dwellings in North Torfaen, 1,875 dwellings in Pontypool and 2,275 in Cwmbran Delivery of 1,132 affordable dwellings between 2006-2021 Delivery of 20-42 new Gypsy & Traveller pitches			
	Supporting Policy: S5	Supporting Strategic Action Area Policy: SAA2-SAA7	Supporting Borough Wide Policy:	Supporting Topic Based Policy:H1-H9
Policy Target	Monitoring Target 2017	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
35. Maintain a 5 year supply of housing land for development throughout the plan period	Maintain a 5 year land supply of housing land for development throughout the plan period	*C The housing land supply taken from the current Joint Housing Land Availability Study (TAN1)	Maintain a 5 year land supply of housing land for development throughout the plan period	Less than a 5 year supply of housing land
36. Deliver 4700 new dwellings by 2021	Delivery of 2,921 dwellings in Torfaen by 2017:  North Torfaen - 351 dwellings Pontypool - 1,168 dwellings Cwmbran - 1,402 dwellings	*C Number of net additional affordable and general market dwellings built in Torfaen per annum  Dwellings delivered by strategy area	Delivery of 2,476 dwellings in Torfaen by 2016 Delivery of 4,700 dwellings by 2021 Track completions data in line with forecasted requirements Delivery of 297 units in North Torfaen by 2016 Delivery of 990 units in Pontypool by 2016 Delivery of 1,188 units in Cwmbran by 2016	10% reduction in delivery of units = 2,228 dwellings by 2016  10% reduction in delivery of units by 2016: North Torfaen - 267 dwellings Pontypool - 891 dwellings Cwmbran - 1,069 dwellings
37. Promoting the efficient use of land	100% of sites delivering a minimum net density of 30dph	Average density of housing development permitted on allocated development plan sites	100% of sites delivering a minimum net density of 30dph	Less than 90% of sites achieving a minimum net density of 30dph

38. Develop Housing allocations at or above the estimated number of units specified	Residential allocations developed at or above the estimated number of units in the Housing Policies	Number of units permitted on Housing allocations at or above the estimated number of units specified	Residential allocations developed at or above the estimated number of units in the Housing Policies	Residential allocations developed below the estimated number of units specified
39. Provision of 1132 affordable dwellings between 2006-2021 through the planning system as secured by condition or S106	By 2017 provide 704 affordable dwellings through the planning system  (24.1% of the total number of dwellings delivered to be affordable)	Annual Affordable Housing Completions   Change in Viability (WG Policy such as Sprinklers/Part L) (Annual Hometrack Data)	By 2016 provide 597 affordable dwellings through the planning system   Change in Affordable Housing testing variables by +/- 5% (Build Costs/Construction Costs/House Prices/Implementation of CIL)	10% reduction in delivery - 537 affordable dwellings by 2016  (Dependant on delivery of dwelling target)  Dwelling completions forecast to fall below specified requirement  N/A
40. Provision of at least 20 new Gypsy and Traveller Pitches between 2011-2021 and 2 transit pitches	By 2017 12 Gypsy & Traveller pitches delivered	Number of Gypsy & Traveller Pitches delivered  Vacancy Rates on pitches	By 2016 10 Gypsy & Traveller pitches delivered  By 2021 20 pitches delivered and 2 transit pitches  After 2017 there will be vacancies available that will supply any identified demand	Less than 10 Gypsy & Traveller pitches delivered by 2015   No vacancies on pitches

41. Provision of 2 Gypsy & Traveller Sites at Rose Cottage and the Former Race AFC Pitch	Occupation of the sites by 2017	Occupation of the allocated sites	Occupation of the sites by 2017	Non occupation of the allocated Gypsy and Traveller Sites by 2017 due to it not being available for development  Replacement site identified for Gypsy and Traveller occupation
Bodies Responsible: Torfaen County Borough Council		Data Sources: TCBC Planning Applications, Joint Housing Land Availability, Gypsy Traveller Count		

\*C = Core Indicator

LDP Objective 17	To develop integrated and efficient transport infrastructure, public transport and communication networks which are accessible and attractive to all, and encourage a reduction in private car use			
Monitoring Aim	Implementation of identified transport improvements as outlined in Policy T1			
	Supporting Policy: S2,S4	Supporting Strategic Action Area Policy: SAA1-SAA7	Supporting Borough Wide Policy: BW1	Supporting Topic Based Policy:T1-T3
Policy Target	Monitoring Target 2017	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
42. Promoting use of sustainable transport infrastructure	Delivery by 2017	<i>Delivery of Pontypool Park and Ride/Share facility</i>	Track planning status Delivery by 2017	Non commencement by 2017
43. Delivering transport infrastructure	Delivery by 2017 if required by TIA	<i>Delivery of Llanfrechfa Grange Link Rd as part of SAA7</i>	Track planning status Delivery by 2017	Non commencement by 2017 if required by TIA
44. Promoting delivery of sustainable transport infrastructure	Delivery of all schemes by 2021	<i>Delivery of walking and cycle routes as part of T3</i>	Track delivery status	No trigger
<b>Bodies Responsible:</b> Torfaen County Borough Council		<b>Data Sources:</b> TCBC Planning Applications, TCBC Highways Schemes Delivery Data		

LDP Objective 18	To ensure people and organisations reduce, reuse and recycle waste and to foster this through the provision of regional and local waste management facilities			
Monitoring Aim	Improve the provision of waste management facilities through permitting a 0.4ha Civic Amenity site in the County Borough in accordance with the requirements of the SE Wales Regional Waste Plan 1st Review			
	Supporting Policy: S6	Supporting Strategic Action Area Policy:	Supporting Borough Wide Policy:	Supporting Topic Based Policy: W1
Policy Target	Monitoring Target 2017	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
45. Promoting delivery of waste management facilities and encouraging reduction, recycling and reuse of waste.	Delivery of 0.4ha Civic Amenity Site by 2015	<i>Amount of open air waste management permissions in (ha) expressed against the total maximum requirement of 0.4ha as identified in the Regional Waste Plan</i>	Delivery of 0.4ha Civic Amenity Site by 2015	Non delivery of 0.4ha Civic Amenity Site by 2016
<b>Bodies Responsible:</b> Torfaen County Borough Council SE Wales Regional Waste Plan Group		<b>Data Sources:</b> TCBC Planning Applications, TCBC Waste Management Department		

SAA's	Strategic Action Areas
Monitoring Aim	<p>SAA1 - The construction of approximately 2.7 Ha for B1 uses and a hotel, approximately 5.6 Ha for B2 uses, a 6,860m<sup>2</sup> gross foodstore, leisure uses and public open space.</p> <p>SAA2 - The construction of approximately 100 dwellings as part of a longer term mixed use regeneration scheme</p> <p>SAA3 - The construction of 450 dwellings, 8 hectares of employment land, a neighbourhood centre and informal recreation provision aided by strategic highway improvements</p> <p>SAA4 - The construction of approximately 1,700 dwellings (690 dwellings to be delivered during the Plan Period), employment uses, re-use of the Grade II* Listed Building, neighbourhood centre, primary school, open space and recreation facilities as part of a mixed use scheme to create a sustainable urban village within a landscaped setting.</p> <p>SAA5 - The reclamation and remediation of this site to prepare the site for future regeneration after the plan period</p> <p>SAA6 - The construction of 1,200 dwellings (approximately 690 to be delivered during the Plan Period), and ancillary uses focussed around a village core. This shall include education provision, community facilities, neighbourhood centre, playing pitch provision and public open space</p> <p>SAA7- The construction of a Specialist and Critical Care Centre Hospital, approximately 300 dwellings, 4.8 hectares of employment land, community facilities, playing pitch provision, children's play areas and public open space aided by strategic highway infrastructure improvements if required by TIA</p>

Policy Target	Monitoring Target 2017	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
46. Delivery of SAA1 Eastern Strip	Planning permission granted and delivery of B1 Hotel and public open space and commencement of leisure uses	<p><i>Development Framework prepared and adopted for the development of the Eastern Strip SAA</i></p> <p><i>Planning permission granted for SAA1</i></p> <p><i>Delivery of key infrastructure to facilitate delivery</i></p> <p><i>Delivery of land use elements</i></p>	<p>Adopted Development Framework by 2015</p> <p>Full permission for B1/Hotel by 2015</p> <p>Highway Improvements to Roundabouts in line with TIA and planning conditions</p> <p>Delivery of B1 Hotel and public open space by 2017</p> <p>Track delivery of Leisure uses</p>	<p>No development Framework by 2015</p> <p>No permission for B1/Hotel by 2015</p> <p>Non delivery of B1 hotel/Hotel and public open space by 2017</p>

Policy Target	Monitoring Target 2017	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
47. Delivery of SAA2 Canalside	Planning permission granted and commencement of residential development by 2017	<p><i>Development Framework prepared and adopted for the development of the Canalside SAA</i></p> <p><i>Planning permission granted for SAA2</i></p> <p><i>Delivery of key infrastructure to facilitate delivery</i></p> <p><i>Delivery of land use elements</i></p>	<p>Adopted Development Framework by 2015</p> <p>Outline permission by 2015 Detailed phased permission by 2016</p> <p>Highway Improvements in line with TIA and planning conditions</p> <p>Commencement of residential development by 2017</p>	<p>No Adopted Development Framework by 2015</p> <p>No outline permission by 2015</p> <p>No detailed phased permission by 2016</p> <p>Non commencement of residential development by 2017 Less than 20 dwellings developed by 2018</p>
48. Delivery of SAA3 Llantarnam	Planning permission granted and delivery of 240 dwellings , 3ha of employment land and highway infrastructure improvements by 2017	<p><i>Development Framework prepared and adopted for the development of the Llantarnam SAA</i></p>		

Policy Target	Monitoring Target 2017	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
49. Delivery of SAA4 Mamhilad	Planning permission granted and delivery of 280 dwellings by 2017, main access through route, provision of appropriate recreation facilities commencement of employment provision	<p><i>Development Framework prepared and adopted for the Mamhilad SAA</i></p> <p><i>Planning permission granted for SAA4</i></p> <p><i>Delivery of key infrastructure to facilitate delivery</i></p> <p><i>Delivery of land use elements</i></p>	<p>Adopted Development Framework by 2014</p> <p>Outline permission for whole site by 2014</p> <p>Detailed phased permission by 2015</p> <p>Delivery of key access through route by 2015 in line with TIA and planning conditions</p> <p>Delivery of 60 units per year and 150 by 2016</p> <p>Commencement of employment land by 2017</p> <p>Commencement of delivery of play areas/recreation by 2016</p> <p>Commencement of neighbourhood centre by 2019</p>	<p>No Adopted Development Framework by 2014</p> <p>No outline permission by 2014</p> <p>No detailed phased permission by 2015</p> <p>Delivery of less than 60 per year and 150 by 2016</p> <p>Non delivery of 2ha of employment land by 2017</p> <p>Non commencement of play areas by 2016</p> <p>Non commencement of neighbourhood centre by 2019</p>

Policy Target	Monitoring Target 2017	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
50. Delivery of SAA5 The British	Commencement of reclamation scheme	<i>Progress on land reclamation scheme</i>	Track planning and delivery status	N/A
51. Delivery of SAA6 South Sebastopol	Planning permission granted and delivery of 300 units by 2017, provision of appropriate recreation and open space provision and commencement of village centre	<p>Planning permission granted for SAA6</p> <p>Delivery of key infrastructure to facilitate delivery</p> <p>Delivery of land use elements</p>	<p>Planning Permission for whole site by Autumn 2013</p> <p>Detailed phased permissions by 2017</p> <p>Highway Improvements (Cwmbran Drive and New Inn Roundabout) in line with TIA and Planning Conditions</p> <p>Delivery 225 units by 2016</p> <p>Delivery of appropriate recreation and open space provision as part of the approved S106</p> <p>Commencement of neighbourhood centre by 2017</p>	<p>No outline permission by Autumn 2013</p> <p>No detailed phased permission by 2017</p> <p>Delivery of less than and 225 units by 2016</p> <p>Non delivery of appropriate recreation and open space provision as part of the approved S106</p> <p>Non commencement of neighbourhood by 2017</p>

Policy Target	Monitoring Target 2017	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
52. Delivery of SAA7 Llanfrechfa Grange	Planning permission granted and delivery of 50 units and 1.5ha of employment land by 2017	<p>Planning permission granted for SAA7</p> <p>Delivery of key infrastructure to facilitate delivery</p> <p>Delivery of land use elements</p>	<p>Planning permission for residential and employment by 2015</p> <p>Commencement of Link Road in accordance with findings of TIA and planning condition</p> <p>Delivery of SCCC Hospital by 2018</p> <p>Delivery of 60 units by 2017</p> <p>Delivery of 1.5ha of employment by 2018</p> <p>Delivery of appropriate recreation and open space provision as part of the approved S106 by 2018</p>	<p>No permission for housing/employment by 2015</p> <p>Non delivery of SCCC hospital by 2018</p> <p>Delivery of less than 60 units by 2017</p> <p>Non delivery of 1.5ha of employment land by 2018</p> <p>No delivery of recreation/ play areas by 2018</p>
Responsible: Torfaen County Borough Council Development Industry		Data Sources: TCBC Planning Applications		

## Appendix 9 - Sustainability Appraisal Monitoring Programme

SA Objective	Predicted Long Term Effect of the LDP	Indicators to be used	Target	Source	Suggested Frequency of Review	Included in LDP Monitoring Framework?
1.To enable high and stable local employment levels in Torfaen. 2.To achieve economic growth to contribute to business competitiveness <i>Effects on encouraging economic growth and enabling high and stable levels of local employment in Torfaen</i>	Positive	% of people of working age who are economically active	To increase the % of people of working age who are economically active	ONS - Annual Population Survey /NOMIS	Annual	No
		Annual area (ha) of allocated employment land developed for B1, B2 and B8 uses	2.8ha of employment allocations developed per annum for employment purposes	TCBC Planning Applications	Annual	Yes
		Annual area (ha) of employment land lost to other uses per annum	No loss of existing employment land	TCBC Planning Applications	Annual	Yes
		% of people working in area of residence (Commuting Statistics)	Increase	WG Statistics	Annual	No
		No of Business VAT registrations	Increase annually	NOMIS	Annual	No
		Annual Pay by residence (Average Earnings)	Increase	Annual Survey of Earnings - <a href="http://www.statistics.gov.uk">www.statistics.gov.uk</a>	Annual	No
		Annual Retail Vacancy Rates of Cwmbran, Pontypool and Blaenavon Centres	Reduction in vacancy rates across the three retail centres	TCBC Planning Applications	Annual	Yes
3.To promote and enhance sustainable tourism in Torfaen <i>Effects on promoting and enhancing sustainable tourism in Torfaen</i>	Positive	Number of new development schemes delivered for tourist related facilities	Planning consents for new or improved tourism facilities	TCBC Tourism Data/TCBC Planning Applications	Annual	Yes
		Number of people employed in the tourism industry	Increase	TCBC Tourism Data	Annual	No
		Total number of visitors to attractions in Torfaen	Increase	TCBC Tourism Data	Annual	No
		Total Tourism spend per annum	Increase	TCBC Tourism Data	Annual	No

SA Objective	Predicted Long Term Effect of the LDP	Indicators to be used	Target	Source	Suggested Frequency of Review	Included in LDP Monitoring Framework?
4. To protect, manage and enhance Blaenavon Industrial Landscape World Heritage Site as a cultural and tourism destination <i>Effects on protecting, managing and enhancing Blaenavon Industrial Landscape World Heritage Site as a cultural and tourism destination</i>	Positive	Number of development projects that include the restoration of features that contribute to the integrity of the BILWHS	Increase	TCBC Blaenavon Regen Team Data	Annual	No
		Development permitted with adverse impacts on the setting or character of Blaenavon World Heritage Site	No applications approved contrary to advice from CADW or ICOMOS	TCBC Planning Applications	Annual	Yes
		Implementation of the actions from the Forgotten Landscapes Action Plan1	Increase	TCBC - Blaenavon Regeneration Team Data	Annual	No
		Visitor numbers to: Blaenavon Ironworks Big Pit Mining Museum Pontypool and Blaenavon Railway Town of Blaenavon Blaenavon Landscape The Monmouthshire and Brecon Canal	Increase	TCBC - Blaenavon Team	Annual	No
		Occasions when development permitted would have an adverse impact on a Listed Building, Conservation Area, site of archaeological significance or Historic Park and Gardens	No planning consents are issued where there is an outstanding objection from the Councils Conservation Officer, CADW or GGAT.	TCBC Planning Applications	Annual	Yes

SA Objective	Predicted Long Term Effect of the LDP	Indicators to be used	Target	Source	Suggested Frequency of Review	Included in LDP Monitoring Framework?
5. To protect, manage and enhance biodiversity <i>Effects on protecting, managing and enhancing biodiversity and maintaining and improving water quality</i>	Positive and Negative	Area of Local Nature Reserve (LNR)	Increase the area of LNR to at least 1ha/1000 population	TCBC Countryside Team	Annual	No
		Area of SSSI lost to development	Nil	TCBC Planning Applications / Countryside Team	Annual	No
		Number of major developments incorporating habitat creation or green infrastructure within their schemes or providing off site biodiversity mitigation through S106 mechanisms	Annual net Increase	TCBC Planning Applications / Countryside Team	Annual	Yes
		Number of planning applications granted which have an adverse effect on a Natura 2000 Site	No developments permitted contrary to the advice of NRW or the Councils Ecologists	TCBC Planning Applications	Annual	Yes
		% change of selected Torfaen LBAP species	Increase the distribution and population of LBAP species by 10%	TCBC Countryside Team	Annual	No
		Sites of Special Scientific Interest in favourable condition	By 2015, 95 per cent of Welsh SSSIs should be in favourable condition	TCBC Countryside Team	Annual	No
		No of developments permitted which results in detriment to the favourable conservation status of EU Protected species or significant harm to species protected by other statute.	No developments permitted contrary to the advice of NRW or the Councils Ecologists	TCBC Planning Applications	Annual	Yes

SA Objective	Predicted Long Term Effect of the LDP	Indicators to be used	Target	Source	Suggested Frequency of Review	Included in LDP Monitoring Framework?
6. To protect and manage geodiversity <i>Effects on protecting and managing geodiversity</i>	Positive	No. of contaminated land sites remediated through new development	Increase	TCBC Contaminated Land Surveys / TCBC Planning Apps	Annual	No
		Amount of greenfield and open space lost to development (ha) which is not allocated in the development plan	No significant net loss	TCBC Planning Applications	Annual	Yes
		Number of new developments that have a negative impact on RIGS	No developments permitted that have a negative effect on RIGS	TCBC Planning Applications	Annual	Yes
		Area of Agricultural Land of Grades 1, 2 or 3a lost to development	No developments permitted resulting in significant loss of Agricultural Land Grades 1, 2 & 3a	TCBC Planning Applications	Annual	Yes
7. To reduce air pollution and improve air quality <i>Effects on reducing air pollution and improving air quality</i>	Positive and Negative	Estimated background air pollution data	To be better than national air quality standards <sup>2</sup> for pollutants	TCBC Air Quality Monitoring	Annual	No
		No of exceedences of the 100ug/m <sup>3</sup> 8 hr mean objective	No more than 10 exceedences of the 100ug/m <sup>3</sup> 8 hr mean	TCBC Air Quality Monitoring	Annual	No
		Number of Air Quality Management Areas designated in the County Borough	No additional AQMAs declared	TCBC Environmental Health Data	Annual	No

SA Objective	Predicted Long Term Effect of the LDP	Indicators to be used	Target	Source	Suggested Frequency of Review	Included in LDP Monitoring Framework?
8. To minimize noise and light pollution <i>Effects on minimising noise and light pollution</i>	Positive and Negative	No. of residential permissions granted in TAN11 category D locations	Nil	TCBC Planning Applications	Annual	No
		Proportion of development that leads to unacceptable levels of light pollution	Nil	TCBC Planning Applications	Annual	No
		Proportion of development that leads to unacceptable levels of noise pollution	Nil	TCBC Planning Applications	Annual	No
9. To minimize the risk of flooding and increase flood resilience <i>Effects on minimising the risk of and from flooding</i>	Positive and Negative	Amount of development (by TAN15 development category) permitted in C1 and C2 floodplain areas not meeting all TAN15 tests	No permissions for highly vulnerable development within C1 and C2 floodplain areas	TCBC Planning Applications	Annual	Yes
		% relevant planning permissions incorporating Sustainable Urban Drainage Systems	Annual Increase 80% of all planning consents approved to have SUDS in their design	TCBC Planning Applications	Annual	Yes
		Number of new properties at risk of flooding	Decrease	Environment Agency Data	Annual	No

SA Objective	Predicted Long Term Effect of the LDP	Indicators to be used	Target	Source	Suggested Frequency of Review	Included in LDP Monitoring Framework?
10. To conserve and enhance historic resources and their settings <i>Effects on conserving and enhancing historic resources and their settings</i>	Positive and Negative	Occasions when development permitted would have an adverse impact on a Listed Building, Conservation Area, site of archaeological significance or Historic Park and Gardens	No planning consents are issued where there is an outstanding objection from the Council's Conservation Officer, CADW or GGAT.	TCBC Planning Applications	Annual	Yes
		Number of listed buildings, archaeological sites or buildings of local importance enhanced through development	Increase	TCBC Planning Applications	Annual	No
		Number of Listed Buildings and historic sites	Maintain	TCBC Conservation	Annual	No
		Number of Conservation Areas with up to date assessments	Complete Conservation Areas with up to date assessments by 2017 and review every 5 years	TCBC Regeneration Section	Annual	Yes

SA Objective	Predicted Long Term Effect of the LDP	Indicators to be used	Target	Source	Suggested Frequency of Review	Included in LDP Monitoring Framework?
11. To protect and enhance the valued landscape character of Torfaen <i>Effects on preserving and enhancing the valued landscape character of Torfaen</i>	Positive and Negative	Planning permissions approved for inappropriate development within the green wedge designations which contribute to the coalescence of settlements	No planning permissions approved for inappropriate development within the green wedge designations which contribute to the coalescence of settlements	TCBC Planning Applications	Annual	Yes
		Proportion of major developments that include landscaping and planting schemes	100 %	TCBC Planning Applications	Annual	No
		Amount of land (ha) of identified Important Urban Open Space lost to development	0ha lost per annum	TCBC Planning Applications/ Forward Planning Survey	Annual	Yes

SA Objective	Predicted Long Term Effect of the LDP	Indicators to be used	Target	Source	Suggested Frequency of Review	Included in LDP Monitoring Framework?
12. To make most efficient use of land and buildings <i>Effects on making the most efficient use of land and buildings</i>	Positive and Negative	Area of Derelict/Contaminated Land	To reduce the amount of derelict land	TCBC Environmental Health	Annual	No
		Amount of new development (ha) permitted on PDL (brownfield and conversions) expressed as a % of all development permitted per annum	60% or higher	TCBC Planning Applications / HLA Monitoring	Annual	Yes
		Average density of housing development permitted on allocated sites	100% of sites delivering a minimum net density of 30dph	TCBC Planning Applications / HLA Monitoring	Annual	Yes
		Amount of Greenfield and open space (lost to development (ha) which is not allocated in the Development Plan	No significant net loss	TCBC Planning Applications	Annual	Yes
		Number of empty properties brought back into reuse	Increase	TCBC Environmental Health / Housing	Annual	No
13. To achieve a modal shift to more sustainable transport modes <i>Effects on achieving a modal shift to more sustainable transport modes</i>	Positive and Negative	Number of major windfall schemes permitted per annum within 400m of facilities (shop, bus stop) and 1,000m of a school	All new windfall developments permitted per annum	TCBC Planning Applications	Annual	Yes
		Number of developments incorporating green travel plans	Increase	TCBC Planning Applications	Annual	No
		% of population travelling to work by sustainable modes	Increase	TCBC Transport	Annual	No
		% of people using public transport	Increase	TCBC Transport	Annual	No
		Delivery of walking and cycling routes as part of LDP Policy T3	Increase	TCBC Planning Applications	Annual	Yes

SA Objective	Predicted Long Term Effect of the LDP	Indicators to be used	Target	Source	Suggested Frequency of Review	Included in LDP Monitoring Framework?
14. To promote sustainable building design <i>Effects on promoting sustainable building design</i>	Positive	Number of strategic sites and strategic action areas which are accompanied by a Renewable / Low Carbon Energy Assessment	100% of all strategic sites and action areas are accompanied by a Renewable / Low Carbon Energy Assessment	TCBC Planning Applications	Annual	Yes
		% of relevant planning permissions incorporating Sustainable Urban Drainage Schemes	Annual Increase 80% of all planning consents approved to have SUDS in their design	TCBC Planning Applications	Annual	Yes
15. To reduce waste generation and disposal to landfill and maximize reuse and recycling <i>Effects on reducing waste generation and disposal to landfill and maximise reuse and recycling</i>	Positive and Negative	Municipal Waste Arising's	Increase	TCBC Waste Data	Annual	Yes
		% of municipal and household waste reused recycled and composted	70% by 2025 (source: WG4)	TCBC Waste Data	Annual	No
		Amount of open air waste management permissions in (ha) expressed against the total maximum requirement of 0.4ha as identified in the Regional Waste Plan	Delivery of 0.4ha Civic Amenity Site by 2015	TCBC Planning Applications	Annual	Yes
		% non-hazardous waste from construction recycled, recovered or reused	90% by 2025 (source: WG5)	TCBC Waste Data	Annual	No

SA Objective	Predicted Long Term Effect of the LDP	Indicators to be used	Target	Source	Suggested Frequency of Review	Included in LDP Monitoring Framework?
16. To maintain and improve water quality <i>Effects on contributing to maintaining and improving water quality</i>	Positive	% surface water (natural water bodies) of Good Ecological Status	Increase	Natural Resources Wales	Annual	No
		Chemical water quality of the Afon Lwyd	Increase	Natural Resources Wales	Annual	No
		Water Use per Household	To reduce the water use of households annually	Natural Resources Wales	Annual	No
		Biological Quality of the Afon Lwyd	Increase	Natural Resources Wales	Annual	No
		Litres of water consumed per resident	Decrease	Natural Resources Wales	Annual	No
		% groundwater of Good Status	Increase	Natural Resources Wales	Annual	No
		Number of planning applications permitted contrary to advice of Natural Resources Wales / Dwr Cymru Welsh Water on water supply or water quality.	No planning applications approved contrary to the advice of Natural Resources Wales / Dwr Cymru Welsh Water on water supply or quality	TCBC Planning Applications	Annual	Yes
17. To contribute to an increase in the use of renewable energy sources across the County Borough <i>Effects on contributing to an increase in the use of renewable energy sources across the County Borough</i>	Positive	Electricity generated from renewable sources	Increase	WG	Annual	No
		Permitted capacity of renewable electricity and heat projects (MW)	Annual increase in the permitted capacity of renewable electricity and heat projects within Torfaen through the Plan Period	TCBC Planning Applications	Annual	No

SA Objective	Predicted Long Term Effect of the LDP	Indicators to be used	Target	Source	Suggested Frequency of Review	Included in LDP Monitoring Framework?
18. To improve the affordability of housing <i>Effects on improving the affordability of housing</i>	Positive	Annual Affordable Housing Completions	By 2016 provide 597 affordable dwellings through the planning system	TCBC Forward Planning / Housing Strategy Data	Annual	Yes
		Average house price to income ratio	Decrease	Land Registry	Annual	No
19. To improve the variety and quality of housing <i>Effects on improving the variety and quality of housing</i>	Positive	Number of net additional affordable and general market dwellings built in the LPA's area per annum for Cwmbran, Pontypool and North Torfaen	In line with identified targets in LDP Monitoring Framework	TCBC Forward Planning / Housing Strategy Data	Annual	Yes
		Net additional Gypsy & Traveller Pitches delivered	By 2016 10 Gypsy and Traveller pitches delivered.	TCBC Forward Planning / Housing Strategy Data	Annual	Yes
		Number of houses meeting WHQS	100% of social housing by 2012	TCBC Forward Planning/	Annual	Yes

SA Objective	Predicted Long Term Effect of the LDP	Indicators to be used	Target	Source	Suggested Frequency of Review	Included in LDP Monitoring Framework?
20. To improve accessibility to and protect and improve the quantity and quality of local services and facilities <i>Effects on improving accessibility to and protecting and improving the quantity and quality of local services and facilities</i>	Positive	Level of Community Infrastructure per ward	Maintain or Increase	TCBC	Annual	No
		Number of community facilities lost per annum	Maintain or Decrease	TCBC	Annual	No
		% of applicable developments providing community facilities, leisure and outdoor recreational opportunities	Provision made in 100% of applicable developments per annum in line with the Adopted S106 SPG	TCBC Planning Applications	Annual	Yes
		Amount of accessible natural greenspace per 1000 population	2 hectares of natural greenspace per 1000; no person should live more than 300m walking distance from their nearest area of natural greenspace	TCBC Forward Planning Survey Data	Annual	No
21. To improve educational attainment and increase skill levels <i>Effects on improving educational attainment and increased skill levels</i>		% of adults without basic numeracy and literacy skills	Decrease	Annual Population Survey	Annual	No
		Provision of a new primary school at Panteg	Delivery by 2017	TCBC Planning Applications / Education	Annual	Yes
		% of 19 yr olds with Level 2 Qualifications (5 GCSE A-C or NVQ equivalent)	Increase	Annual Population Survey	Annual	No
		% of population attaining highest qualification	Increase	Annual Population Survey	Annual	No

SA Objective	Predicted Long Term Effect of the LDP	Indicators to be used	Target	Source	Suggested Frequency of Review	Included in LDP Monitoring Framework?
22. To improve the health and well being of the population. <i>Effects on improving the health and wellbeing of the population</i>		% of Lower Super Output Areas in the most deprived 10% of all Welsh LSOA's	Decrease	Statswales.gov.uk	Every 3 years	No
		Overall Index of Multiple Deprivation – Levels of Deprivation in Torfaen	Decrease	Statswales.gov.uk	Every 3 years	No
		Delivery of Health Facilities (Blaenavon Health Centre)	By 2015	TCBC	Annual	Yes
		Delivery of Specialist Critical Care Centre at Llanfrechfa	By 2018	TCBC	Annual	Yes
		% of new developments (10 or more units) within 800m walking distance of key health services	Nil	TCBC Planning Applications	Annual	No
23. To promote strengthen and enhance the cultural identity of communities and improve social cohesion and diversity	Positive	Level of Community Infrastructure per ward	Increase	TCBC	Annual	No
		Number of community facilities lost per annum	Increase	TCBC Planning Applications	Annual	No
		% of applicable developments providing community facilities, leisure and outdoor recreation facilities	Provision made in 100% of applicable developments per annum in line with Adopted S106 SPG	TCBC Planning Applications	Annual	Yes
		% of community buildings that have a range of uses	Increase	TCBC	Annual	No
		Niche retail development in local centres that contributes to local distinctiveness	Increase	TCBC	Annual	No

(Footnotes)

- 1 <http://www.visitblaenavon.co.uk/en/WorldHeritageSite/WorldHeritageSite/Publications/Sec4AimsObservations.pdf>
- 2 [http://www.welshairquality.co.uk/moreinfo.php?n\\_action=standards&t=5](http://www.welshairquality.co.uk/moreinfo.php?n_action=standards&t=5)
- 3 <http://wales.gov.uk/topics/planning/policy/tans/tan11/?lang=en>
- 4 <http://wales.gov.uk/topics/sustainabledevelopment/design/standards/?lang=en>
- 5 <http://wales.gov.uk/topics/sustainabledevelopment/design/standards/?lang=en>

## Appendix 10 - Glossary of Terms

*Please note that this Glossary of Terms is not exhaustive and therefore there may be some terms in the LDP that are not defined in this Appendix. If you require any further assistance on some of the terms not listed then please contact the Forward Planning team.*

**Adoption** - The final confirmation/approval of a development plan by a local planning authority as the land use framework to guide future development and which planning applications are determined against.

**Affordable Housing** - Affordable housing includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. Affordable housing should:-

Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices.

Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are listed, for the subsidy to be recycled for replacement affordable housing provision.

**Affordable Housing Exception Site** - Land not allocated in the development plan that is identified as being suitable for a small scale affordable housing site due to an identified local need.

**Aggregate** - The basic constituents used for construction. These can be naturally occurring bulk materials - rock, sand and gravel

- which are extracted directly from land or marine sources for use in construction. In the context of this LDP, this can be useful in terms of providing new surfaces for roads and road building.

**Annual Monitoring Report (AMR)** - Following formal adoption of the Local Development Plan (LDP) this is a report submitted to the Welsh Government which assesses the effectiveness of the LDP against a set of indicators and targets.

**Baseline** - A description of the present state of the area against which to measure change.

**Biodiversity** - The diversity (number and variety of species) of plant and animal life within a region.

**Biomass** - Refers to living and recently dead biological material that can be used as fuel or for industrial production. Most commonly, biomass refers to plant matter grown for use as biofuel, but it also includes plant or animal matter used for production of fibres, chemicals or heat. It excludes organic material which has been transformed by geological processes into substances such as coal or petroleum.

**Brownfield / Greenfield Land** - Brownfield land is that which is or was occupied by a permanent development and associated fixed surface infrastructure. This excludes agricultural or forestry buildings. The curtilage of the development is included.

Greenfield land refers to land that is previously undeveloped and is not covered by the categories as used to determine brownfield land.

**Candidate Sites Assessment** - As part of the Local Development Plan (LDP) preparation process, developers, landowners, Council departments and others with an interest in land are invited by the Council to submit sites they wish to be considered for development through the LDP. The sites identified are referred to as Candidate Sites. Candidate Sites may be submitted for potential uses such as: housing, employment, retail, leisure, transport (e.g. park and ride sites), open space or health uses.

Candidate Sites Assessment is a process where each Candidate Site is assessed against relevant criteria in order to judge the suitability in including the site for its suggested use in the LDP. The criteria against which a sites' suitability is assessed generally include highways, planning, ecology, landscape and environmental health. If a site is considered suitable after taking into account the above considerations and there are no other overriding factors preventing development of the site for the use suggested, then the site is deemed potentially suitable for inclusion in the LDP.

**Coalescence (referring to community areas / settlements)** - Refers to the merging of settlements / community areas in order to create one large conurbation.

**Code for Sustainable Homes** - This is the national standard for assessing the sustainability of housing construction.

**Community Infrastructure Levy (CIL)** - A new mechanism to be introduced for securing infrastructure investments as part of new developments in place of Section 106 Agreements.

**Community Involvement Scheme (CIS)** - A CIS identifies how a Council intends to involve consultation bodies and the public in the preparation of its LDP. The CIS is submitted to the Welsh Government for approval as part of the Delivery Agreement.

**Community Strategy** - Local authorities are required by the Local Government Act 2000 to prepare a Community Strategy, with the aim being to improve the social, environmental and economic well being of their areas.

**Comparison Retail Floorspace** - Floor space made available for the purchase of retail items on an infrequent basis for which the customer generally expects to invest time and effort into visiting a range of shops before making a choice. For example, clothes, footwear and household goods.

**Conservation Area** - An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

**Constraints Map** - Designations that are not directly proposals of the LDP itself but are constraints to development that are created by legislation outside of the Development Plan process (e.g. Conservation Areas, Flood Plains and Scheduled Ancient Monuments) as shown on a base map.

**Consultation Report** - A consultation report (produced at various stages during the preparation of the LDP) explains how and with whom consultation on the various stages of the LDP took place

and how it affected the drafting of the LDP. Consultation reports were made available for public viewing during the preparation of the LDP.

**Convenience Retail Floorspace** - Floor space made available to meet shopping needs carried out on a day-to-day basis, e.g. food, drinks, newspapers / magazines and confectionary.

**Conversions** - Generally means the physical work necessary to change the use of a building, as classified in the Use Classes Order, to another use.

**Delivery Agreement** - A document comprising the Council's timetable for the preparation of the LDP together with its Community Involvement Scheme, submitted to the Welsh Government for agreement.

**Density** - Is usually defined in planning terms as a measure of the number of dwellings or units per hectare.

**Deposit** - A formal stage of consultation during which comments are invited on the full draft LDP.

**Deposit LDP** - A full draft of the Local Development Plan which undergoes a formal consultation period.

**Development Appraisal Toolkit** - The Development Appraisal Toolkit provides the user, in most cases the local authority, with an economic assessment of a proposed residential development scheme. It allows the user to test the implications of different

types and amounts of planning obligations and in particular, the amount and mix of affordable housing that a developer should be able to provide as part of the proposed scheme.

**Development Briefs** - As "Development Frameworks" but these documents are produced for smaller sites, considering detailed aspects of the development requirements where there is more certainty about the proposal.

**Development Frameworks** - Documents produced for specific sites in the County Borough that have been earmarked for future development as part of the planning process. Development Frameworks cover the principles of development for the overall site often where there is a mix of uses. Development Frameworks give certainty to local communities on how such sites will be developed and provide guidance to anyone looking to submit a planning application for the development of such sites, helping to bring them forward for development.

**Diversification** - The process of varying a type of land use in order to offset potential risks associated with solely continuing the existing business use. For example a farm may look to diversity by providing a tourism proposal on site in order to maintain the farm's viability as a business and in order for the business to generate an overall profit.

**Ecology** - The relationship between organisms and their environment. This can refer to plant or animal life within a given area.

**Evidence Base** - The information and data gathered by the Council to justify the “soundness” of the policy approach set out in the Local Development Plan. This includes the physical, economic and social characteristics of an area.

**Examination** - The process by which a planning inspector may publicly and independently examine the Local Development Plan to ensure the plan is sound and the views of those with concerns about the plan have been considered before issuing a binding report.

**Grey Water Recycling** - Grey water recycling involves collecting the water used in hand basins, showers and baths, processing the water in order to ensure a reasonable level of cleanliness and re-circulating the water for use in flushing toilets. The water can also be used to fill the washing machine, for reuse in toilets and for outside taps where it is not necessary to use drinking quality water.

**Housing Need / Requirement** - The number of additional housing units required in a local authority area in order to support households. These can take on the form of affordable or market led housing.

**Hub** - An area which is geared towards being self sustaining, reducing the need for people to travel further afield for key services.

**Indicators** - Indicators are measures that show whether or not objectives in the LDP are being achieved. They can be used to help show whether planning policy is effective, or be used in helping to conduct a Sustainability Appraisal.

**Inspector’s Report** - The findings of the Inspector, following an independent examination of the LDP, set out in a report that is binding upon the Council.

**Listed Building** - A building of special architectural or historic interest. Listed buildings are graded I, II\* or II with Grade I being the highest. Listing includes the interior as well as the exterior of the building and any buildings or permanent structures.

**Local Development Plan (LDP)** - The required statutory development plan for each local planning authority area in Wales under Part 6 of the Planning and Compulsory Purchase Act 2004. The LDP is a land use plan that is subject to independent examination, which once adopted will form the statutory development plan for a local authority area.

**Local Development Plans Wales** - Planning policy guidance from the Welsh Government on the preparation of Local Development Plans.

**Local Housing Market Assessment** - The Local Housing Market Assessment analyses the number of additional houses, including affordable homes, required in a local authority area as a result of the formation of households. Local Housing Market Assessments form an important part of the evidence base

for policies on housing within local authorities, informing key strategic documents such as the Local Housing Strategy and Local Development Plan.

**Local Nature Reserve** - Non-statutory habitats of local significance designated by local authorities where protection and public understanding of nature conservation is encouraged.

**Material Consideration** - A process in development planning which the decision maker, when assessing an application for development, must consider in deciding on the outcome of an application.

**Mineral Site Buffer Zones** - Mineral Site Buffer Zones are identified around mineral sites in order to apply a suitable radial distance (usually 500m) between the mineral sites and settlement areas so as to not have an adverse affect upon existing settlement areas by extracting of the mineral. Within Mineral Site Buffer Zones, proposed development will not be allowed that could potentially prejudice the extraction of the mineral or operation of the site.

**Mitigation** - Measures to avoid, reduce or offset significant adverse effects arising from development.

**Objectives** - Objectives are what the LDP is trying to achieve. Objectives can be used in conjunction with indicators to help show if planning policy is working effectively, or can be used in helping to conduct a Sustainability Appraisal.

**Perpetuity** - An annuity that has no definite end or can continue forever. The providing of affordable housing in perpetuity will ensure that affordable housing sold on to subsequent occupiers remains affordable.

**Planning and Compulsory Purchase Act 2004** - An Act of the Parliament of the United Kingdom which substantially reformed the town planning and compulsory purchase framework in the United Kingdom, including requiring local authorities in Wales to prepare Local Development Plans.

**Planning Conditions** - Conditions imposed on planning permissions where there is a clear land use planning reason for doing so. The local planning authority must give clear, full and precise reasons for any conditions imposed. A test of a legitimate condition is if the proposal would have been refused without it.

**Planning Obligations / Section 106 Agreements** - Legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer, ensuring certain additional works relating to a development are undertaken (for example provision of highways or affordable housing).

**Planning Policy Wales** - A document issued by the Welsh Government setting out its national land use policies on different areas of planning.

**Pre Deposit Stage** - The stage of LDP preparation used to inform and build evidence in the run up to the production of the Deposit Plan. This includes the Strategic Options and Preferred Strategy stages of LDP preparation.

**Preferred Areas (Aggregate and / or Minerals)** - Areas of known aggregate and/or mineral resources with some commercial potential and where planning permission might reasonably be expected.

**Proposals Map** - A component of the Local Development Plan which shows the location of development proposals emanating from the LDP on a base map.

**Protected Species** - Plants and animal species afforded protection under certain Acts and Regulations.

**Public Consultation** - Public consultation, or simply consultation, is a regulatory process by which the public's input on matters affecting them is sought.

**Renewable Energy** - Energy generated from natural resources, such as sunlight, wind, rain, tides, and geothermal heat, which are renewable (i.e. naturally replenished).

**Scheduled Ancient Monuments** - These are nationally important monuments, usually archaeological remains. They enjoy greater protection than other structures against inappropriate development through the Ancient Monuments and Archaeological Areas Act 1979.

**Site of Importance for Nature Conservation (SINC)** - A locally important site of nature conservation adopted by a local authority for planning purposes (see also Local Nature Reserve).

**Site of Special Scientific Interest (SSSI)** - A site identified under the Wildlife and Countryside Act 1981 (as amended by

the Countryside and Rights of Way Act 2000) as an area of special interest by reason of any of its flora, fauna, geological or physiological features.

**South East Wales Strategic Planning Group (SEWSPG)** - A regional group made up of local authorities in the South East Wales area, including Torfaen. SEWSPG made decisions on regional planning issues that can feed into the local authority planning process, for example the apportionment of future housing growth in the South East Wales region.

**Stakeholders** - Interests directly affected by the LDP (and / or SEA) - involvement generally comes through representative bodies.

**Strategic Environmental Assessment (SEA)** - Generic term used to describe environmental assessment as applied to policies, plans and programmes. The SEA Regulations require a formal "environmental assessment of certain plans and programmes, including those in the field of planning and land use."

**Subdivision** - In the context of this LDP the term refers to the dividing of a property to create two or more units – in relation to the creation of additional dwellings, retail premises or other uses. For example, the division of a house to create two or more flats or alternatively, the division of a retail unit to create two or more retail units.

**Submission (referring to the LDP)** - Formal stage when the Deposit LDP was submitted to the Welsh Government / Planning Inspectorate for independent examination by a government appointed planning inspector.

**Supplementary Planning Guidance (SPG)** - Defined as guidance which supplies supplementary information in respect of the policies set out in a current or emerging local plan or national policy. It is a means of setting out more detailed thematic or site specific guidance on how these policies will be applied in particular circumstances or areas.

**Sustainability Appraisal (SA)** - An appraisal of the economic, environmental and social effects of a plan from the outset of the preparation process in order to allow decisions to be made that accord with sustainable development.

**Sustainability Appraisal Report** - The Report detailing the findings of sustainability appraisal (incorporating Strategic Environmental Assessment) of the LDP.

**Sustainability Appraisal (SA) Scoping** - The process of deciding the scope and level of detail of a Sustainability Appraisal, including sustainability effects and options which need to be considered, the assessment methods to be used and the structure and contents of the SA Report.

**Sustainable Communities / Settlements** - Places where people want to live and work both now and in the future. Such places meet the diverse needs of existing and future residents, are

sensitive to their environment and contribute to a high quality of life. Further they are safe & inclusive, well planned, built & run, whilst offering equality of opportunity and good services for all.

**Sustainable Development** - A generic term for development which meets local needs whilst minimising harmful social, economic and environmental impacts that could potentially arise. The widely used definition quoted by the World Commission on Environment and Development in 1987 describes sustainable development as “development which meets the needs of the present without compromising the ability of future generations to meet their own needs”.

**Sustainable Transport** - Often meaning walking, cycling and public use of transport (and in some circumstances “car sharing”) which is considered to be less damaging to the environment and which contributes less to traffic congestion than one-person car journeys.

**Sustainable Urban Drainage Systems (SUDS)** - Alternatives to the traditional ways of managing runoff from buildings and hardstandings. They are designed to improve the rate and manner of water absorption by hard and soft surfaces, in order to reduce the total amount, flow and rate of surface water that runs directly to rivers through storm water systems.

**Tests of Soundness** - To be considered sound, a Local Development Plan must be justified (i.e. founded on robust, credible evidence and be the most appropriate strategy) and effective (i.e. deliverable, flexible and able to be monitored).

There are ten tests of soundness set out in guidance issued by the Welsh Government and the Planning Inspectorate against which the Deposit LDP was assessed.

**Torfaen Local Plan** - This is the formerly adopted development Plan for the Borough of Torfaen covering the period 1991 to 2006. The Plan was in use for development control purposes until it was superseded by the Adopted Torfaen LDP.

**Viability (in reference to housing sites)** - A housing site is deemed viable to develop if a developer can make a reasonable profit from developing the site for housing. This accounts for costs of building, purchase of land and provision of affordable housing. If a developer would not make a reasonable profit and could end up in deficit (i.e. losing money on a scheme) then a site is not deemed viable to develop in its current circumstances.

**Vitality and Viability (in reference to retail)** - This is a set of terminology used in reference to retailing and town centres where vitality is reflected in how busy a centre is at different times & in different parts and the attractiveness of the facilities & character which draw in trade. Viability on the other hand refers to the ability of the centre to attract investment, not only to maintain the fabric of the centre, but also to allow for improvement and adaptation to changing needs.

**Wales Spatial Plan** - A Plan prepared and approved by the National Assembly for Wales under S60 of the Act, which sets out a strategic framework to guide future development and policy interventions, whether or not these relate to formal

land use planning control. Under S62 (5) (b) of the Act a local planning authority must have regard to the Wales Spatial Plan in preparing an LDP.

**Windfall Site** - Housing sites of 10 or more units that are not formally identified by the Council in the LDP but are subsequently deemed suitable for development through the granting of planning permission. The LDP makes provision for a windfall allowance in order to cater for potential sites that may come forward during the LDP period but are not allocated in the LDP.

**World Heritage Site** - A World Heritage Site is a place of either cultural or physical significance where any development proposals will be considered with regards to their impact on the status of the World Heritage Site designation. World Heritage Sites can take many forms, i.e. a mountain, lake, desert, monument, building, complex, or city. Due to the former iron and coal industries operating in the area, Blaenavon has been designated as a World Heritage Site in Torfaen.

## Appendix 11 - List Of Abbreviations

AA	Appropriate Assessment
ACG	Acceptable Cost Guidance (affordable housing)
AD	Anaerobic Digestion
AMF	Annual Monitoring Framework
AMR	Annual Monitoring Report
ASA	Aggregate Safeguarding Area
BGS	British Geological Society
BILWHS	Blaenavon Industrial Landscape World Heritage Site
BPEO	Best Practical Environmental Option
BREEAM	Building Research Establishment's Environmental Assessment Method
C&D	Construction and Demolition
CBRE	CB Richard Ellis
CCTV	Closed-Circuit Television
CDLI	Cynllun Datblygu Lleol (Local Development Plan)
CIL	Community Infrastructure Levy
CIS	Community Involvement Scheme
CPO	Chief Planning Officer or Compulsory Purchase Order
CSA	Coal Safeguarding Area
cSACs	candidate Special Areas of Conservation
CWEA	Coal Working Exclusion Areas
DA	Delivery Agreement
DAM	Development Advice Map (flooding)
DAS	Design & Access Statement
DAT	Development Appraisal Toolkit
DC	Development Control
DM	Development Management
dph	Dwellings Per Hectare
DQR	Development Quality Requirements
EfW	Energy from Waste

EU	European Union
FIT	Fields in Trust
Ha	Hectares
HER	Historic Environment Record
HIA	Health Impact Assessment
HLF	Heritage Lottery Fund
HMA	Housing Market Areas
HQ	Headquarters
HRA	Habitats Regulations Assessment
HSMA	Housing Sub-Market Areas
ICAMOS	International Council on Monuments and Sites (UK)
ICT	Information & Communications Technology
ISAR	Initial Sustainability Appraisal Report
IUOS	Important Urban Open Space
JHLAS	Joint Housing Land Availability Study
km	Kilometre
LAP	Local Area for Play
LBAP	Local Biodiversity Action Plan
LDP	Local Development Plan
LEAP	Local Equipped Area for Play
LHMA	Local Housing Market Assessment
LNR	Local Nature Reserve
MBT	Mechanical Biological Treatment
MIMPPS	Ministerial Interim Minerals Planning Policy Statements
MPA	Mineral Planning Authority
MPPW	Minerals Planning Policy Wales
MRF	Materials Recycling Facility
MSBZ	Mineral Site Buffer Zone
MTANs	Mineral Technical Advice Notes

NCN	National Cycle Network
NEAP	Neighbourhood Equipped Area at Play
NRW	Natural Resources Wales
POS	Public Open Space
PPW	Planning Policy Wales
pSPA	potential Special Protection Area
RIGS	Regionally Important Geological Site
RTP	Regional Transport Plan
RTS	Regional Technical Statement (on aggregates)
RWP	Regional Waste Plan
S106	Section 106
SA	Sustainability Appraisal
SAA	Strategic Action Area
SAC	Special Areas of Conservation
SAM	Scheduled Ancient Monument
SAR	Sustainability Appraisal Report
SCCC	Specialist and Critical Care Centre (hospital)
SEA	Strategic Environmental Assessment
SEWSPG	South East Wales Strategic Planning Group
SEWTA	South East Wales Transport Alliance
SHG	Social Housing Grant
SINC	Site of Importance for Nature Conservation
SLA	Special Landscape Area
SOA	Strategic Opportunity Area
SOP	Strategic Outline Programme (education)
SPA	Special Protection Area
SPG	Supplementary Planning Guidance
sq m / m <sup>2</sup>	Square Metres
SSSI	Site of Special Scientific Interest
SUDS	Sustainable Urban Drainage Schemes

SWRAWP	South Wales Regional Aggregates Working Party
TAN	Technical Advice Note
TCBC	Torfaen County Borough Council
TCYPP	Torfaen Children and Young People's Plan
THI	Townscape Heritage Initiative
UNESCO	United Nations Educational, Scientific and Cultural Organization
WG	Welsh Government
WSP	Wales Spatial Plan
WTS	Wales Transport Strategy

## Appendix 12 - LDP Evidence Base

Before formulating policies, it is important to understand the social, environmental and economic characteristics of the County Borough. The Council has therefore conducted a review of the current datasets available and have commissioned and undertaken a number of additional surveys and additional workings in order to investigate these characteristics. These additional pieces of work provide background and supporting information to inform the policies and proposals contained within the Local Development Plan or have been prepared during the LDP process, including during the Examination, in order to inform the development of the LDP. The evidence base for the LDP was fully detailed for the LDP Examination and is included in the Submitted Documents (SD01-SD84) and Examination Documents (ED01-ED121). Following the Examination some of the information provided by these documents may, or has, become superseded however all documents provided for the Examination are available on the Council's website as a matter of record.

### Affordable Housing Viability Study

In response to the Blyth Judgement, the Welsh Assembly Government has required all local authorities in Wales to undertake an assessment of the viability of their affordable housing targets / requirements set for the delivery of new housing through development schemes as part of the Local Development Plan preparation process.

Using the Development Appraisal Toolkit in co-ordination with extensive stakeholder consultation, the Council has tested the viability of affordable housing targets and thresholds for the Borough; the process and outcomes of which are contained in the Affordable Housing Viability Study (AHVS). The outcomes from the AHVS have been used to inform the Local Development Plan policies which specify the affordable housing requirements for developers to take account of in planning for new housing development schemes.

### Broad Level Assessment of Flood Risk Background Paper

The Broad Level Assessment of Flood Risk Background Paper considers issues around flooding in relation to the LDP.

### Candidate Sites Assessment Report

The Candidate Sites Assessment Report outlines the assessment process that was undertaken on Candidate Sites that were submitted to the Council as part of the Torfaen Local Development Plan (LDP) preparation process. Specifically it outlines the methodology used by the Council in assessing these sites and the results of the assessment process. The report identifies the reasons why sites have been selected or rejected for potential inclusion in the Deposit Torfaen LDP. All potential Deposit LDP sites have been subject to the assessment process.

## **CBRE (CB Richard Ellis) Commercial Appraisal of Cwmbran Town Centre Expansion - Eastern Strip Central**

CB Richard Ellis have produced this Report for the Council in order to provide an assessment of the commercially viable land uses that could be accommodated on the area of land defined as the EasternStrip Central Site to the east of Cwmbran Town Centre. The Report supports the allocation of this strategically important site, allocated as a Strategic Action Area, in the LDP.

### **Development Frameworks and SPG**

Various Development Frameworks have been produced for Strategic Housing Sites by the landowners / developers in association with the Council. These Development Frameworks identify development principles for sites and give further certainty as to the deliverability of Strategic Housing Sites identified in the LDP. All Development Frameworks are adopted by the Council as SPG documents prior to the submission of detailed development proposals for the site. As an example, a Development Framework has been produced to support the allocation of the 'Former Trevethin School, Penygarn' Strategic Housing Site in the Deposit LDP, which has been allocated for 115 dwellings in the LDP. This Development Framework has been formerly adopted as SPG by the Council, giving certainty in relation to detailed development proposals to come forward for this site.

## **Employment Land Study**

The Employment Land Study Report forecasts demand for employment land in Torfaen up to 2021 in light of the recession, proposed redevelopment and regeneration in Cwmbran and re-assesses the suitability of the proposed employment land allocations in the emerging Local Development Plan (LDP).

### **Gypsy & Traveller Study Work**

The Council have undertaken Gypsy & Traveller Study work in the form of the Gypsy & Traveller Study General Approach Report and General Approach Report 2011 Update in order to inform policy within the Local Development Plan regarding the need for future permanent gypsy traveller pitches in Torfaen up until the end of the Local Development Plan period in 2021.

Further work will be undertaken in due course regarding the location of potential new Gypsy & Traveller site/s in the Borough if required. This will be carried out once the future of the existing Council run Shepherds Hill site in Pontypool is resolved.

### **Habitats Regulations Assessment**

Alongside undertaking SA/SEA, the LDP has also been informed by a Habitats Regulations Assessment (HRA), in line with the requirements set by the Conservation of Habitats & Species Regulations 2010 (Consolidating Regs) which require the application of HRA to all Development Plans. The purpose of HRA is to assess the impacts of a land use plan, in combination with the effects of other plans and projects against the

conservation objectives of internationally important European sites (designated for their ecological status) and to ascertain whether it would affect the integrity of these sites. These sites are known as Natura 2000 sites and include Special Areas of Conservation (SACs) and Special Protection Areas (SPAs)

The Council has considered the conclusions arising from the HRA process following Appropriate Assessment of the LDP in respect of the potential effects of the Deposit LDP in combination with other plans and programs on the River Usk SAC, and the advice provided from the statutory body Countryside Council for Wales. To ensure that the requirements of the HRA have been met, all proposed recommendations detailed in the report have been incorporated into the Deposit Plan. At this stage, the AA therefore concludes that with the monitoring and mitigation measures in place, the implementation of the Deposit Plan will not result in adverse in combination effects on the River Usk SAC.

A Habitats Regulations Assessment (Appropriate Assessment) Report has been produced which informed the Deposit LDP. Additionally, as a result of Focused Changes suggested by the Council, a HRA Screening of Focused Changes was issued for public consultation during April to May 2012.

### **Housing and Population Paper**

The Council have been required as part of the Local Development Plan process to devise an appropriate strategy for the numbers of housing to be delivered over the LDP period. A Housing and Population Paper has therefore been produced in order to

inform the housing numbers taken forward as part of the LDP, accounting for future population change and migration up until 2021.

### **Initial Consultation Report**

The Report identifies the publicity carried out at the pre-deposit public consultation stage, bodies engaged or consulted, the main issues raised, and how they have influenced the preparation of the Deposit Local Development Plan (LDP).

### **Joint Housing Land Availability Studies (Produced Annually)**

Joint Housing Land Availability Studies (JHLAS) are published annually by the Council jointly with the Welsh Assembly Government and provide information on where and how much housing is being built in the County Borough, how rapidly housing sites are likely to be developed and how many years' housing land is available based on development plan targets. The JHLAS information has been used to inform the housing targets contained in the LDP.

### **Joint Monmouthshire, Newport and Torfaen Local Housing Market Assessment 2006/2007 and 2010 Update**

Opinion Research Services have undertaken a Local Housing Market Assessment jointly for Torfaen County Borough Council, Monmouthshire County Council, and Newport City Council.

This Assessment identified three major housing markets within Torfaen, assessing both the nature and level of current and future housing demand / need in the County Borough.

A 2010 Update to the initial Assessment produced in 2006/2007 has been published. This Update Assessment has been published in order to update the need requirement taking into account the economic downturn that has occurred over recent years.

The Assessment and subsequent Update Assessment has informed policy development relating to market housing and affordable housing provision contained within the Local Development Plan.

### **Local Development Plan Annual Monitoring Framework**

The LDP Annual Monitoring Framework (AMF) has been produced in order to provide a framework for assessing the performance of the policies and proposals contained in the LDP after the LDP has been adopted. This AMF will be used to check whether LDP targets are being met – for example affordable housing targets for development sites as allocated in the LDP.

### **Local Development Plan Preferred Strategy and Local Development Plan Preferred Strategy Consultation Report**

The LDP Preferred Strategy was published for a six-week period of consultation on the 28<sup>th</sup> of January 2008 and set out the key issues facing the Borough and the Council's broad proposals to

tackle them. It included the proposed vision, strategic options, preferred strategy and strategic policies. It showed how key environmental, economic and social issues and trends affecting Torfaen would be addressed. The strategy showed how the development needs of the area would be met, including the proposed possible locations for new housing and employment.

Representations to the LDP Preferred Strategy have been published as part of the LDP Preferred Strategy Consultation Report.

Both the LDP Preferred Strategy and subsequent representations as outlined in the Preferred Strategy Consultation Report have helped to inform the broad strategy for development in the LDP.

### **Local Development Plan Representation Responses**

All representations received on the Deposit LDP have been considered by the Council to which officer responses have been formulated, addressing each of the issues raised.

## Minerals Background Paper

The Minerals Background Paper details the following in relation to minerals information contained in the LDP:

- How we have arrived at the coal and aggregates safeguarding areas in the LDP;
- How we have identified the mineral site buffer zones,
- How we have identified the preferred areas of search; and
- How we have identified the coal working exclusion areas.

## North Torfaen Highways and Regeneration Study Stage 1 Report

The North Torfaen Highways and Regeneration Study Stage 1 Report has been produced in order to consider transport issues and options in this area between Pontypool and Abersychan and links to areas outside the direct scope of this Study, such as Blaenavon. The Study has been identified by the Council as this area encompasses the majority of the current and likely future problems in North Torfaen in terms of Transport. Its findings feed into the LDP in terms of providing options in order to aid the transportation servicing of the development proposals that the LDP proposes for this area.

## Open Space and Recreation Assessment Report

The Open Space and Recreation Assessment Report considers the supply and demand issues for allotments, children's play and adult recreation provision, together with a comprehensive review and reclassification of important urban open space in Torfaen.

## Outdoor Recreation Assessment Report

The Outdoor Recreation Assessment Report provides an audit based assessment of both quantitative and qualitative outdoor and indoor sports facilities in Torfaen.

## Phase 1 Habitats Survey

This Geographical Information System (GIS) based survey has been completed by the Council's Countryside team with the findings shaping the assessment of candidate sites and the LDP Strategy. For more information on the Survey, please contact: -

Steve Williams, Senior Ecologist

Email: [steve.williams@torfaen.gov.uk](mailto:steve.williams@torfaen.gov.uk)

## Retail and Leisure Study 2007

GVA Grimley has produced a Retail and Leisure Study to provide a comprehensive analysis of retailing and leisure provision in Torfaen. This includes survey material on the availability, use, health and accessibility of existing town centres, and an assessment of retail and commercial leisure facilities, proposals, and patterns of usage. The Study was published in September 2007.

## Retail Study Update 2011

As an update to the 2007 Retail and Leisure Study, a new Retail Study Update was produced by GVA Grimley in 2011 in order to provide an update on the retail capacity figures and sequential information for the town centres within the County Borough.

Both the 2007 and Update 2011 Study have been used to inform retail and leisure policy contained within the Local Development Plan.

### **Scale and Location of Growth Background Paper**

The Scale and Location of Growth Background Paper has been produced in order to provide clarification as to how the basis of the choices made in allocating development opportunities in the Local Development Plan for Torfaen up to 2021 have been informed by the role, scale and function of individual settlements as identified in the LDP Strategy.

### **Special Landscape Areas Study**

Special Landscape Areas have been identified in the LDP in order to protect areas that are considered to be important to the overall landscape, history, culture, biodiversity and geology of the County Borough. Areas identified have particular characteristics that combined reflect special areas that are intrinsic to the overall character of Torfaen's environment.

The Special Landscape Areas Study identifies and justifies the Special Landscape Areas that have been identified in the LDP.

### **Statement of Focused Changes**

All representations received on the Deposit LDP have been considered by the Council to which officer responses have been formulated, addressing each of the issues raised. As a result, the Council has considered it necessary to propose some changes to the LDP in order to improve its 'soundness'. These

changes are termed 'Focused Changes' and are set out in the Council's Statement of Focused Changes for consideration by the Inspector alongside the Deposit LDP.

### **Strategic Options Workshops Report**

The Strategic Options Workshops Report details the process undertaken in order to generate strategic options for the LDP, including the carrying out of workshops. The preferred option – "The Network of Integrated Communities Strategy" was taken forward as part of the LDP Preferred Strategy and further as the Strategy for the LDP.

### **Sustainability Appraisal (including Strategic Environmental Assessment)**

A requirement of the LDP process is that Sustainability Appraisal (SA) incorporating Strategic Environmental Assessment (SEA) informs the production of the LDP. The SA/SEA process has been integral to the development of the LDP to ensure that the LDP promotes Sustainable Development through integration of the key economic, social and environmental objectives.

The SAR presents the final baseline evidence and key sustainability issues and contains the final SA monitoring Framework. The SAR details the assessment of the Deposit Plan Policies and Site Allocations against the identified sustainability objectives, outlining the significant economic, environmental and social effects likely to occur as a result of the implementation of the Deposit LDP. The assessment has identified opportunities

to enhance the positive effects of the LDP and potential ways to mitigate any negative effects. The SAR then details the amendments made to policies to achieve this. The sustainability effects of the LDP will be monitored following adoption of the LDP.

As a result of Focused Changes suggested by the Council, a further update to the SAR incorporating the assessment of Focused Changes and associated documentation was issued for public consultation during April 2012.

### **Urban Housing Potential Study (Baker Associates - August 2007)**

Baker Associates have conducted an Urban Housing Potential Study to assess the suitability, availability and viability of a wide range of sites for housing development within the current urban areas of Torfaen County Borough. The Study has therefore helped to inform the selection of housing sites (including densities and housing numbers) allocated within the LDP.

Other sites have also been considered as part of the Candidate Sites process which is separate from this Study.

### **Vision and Objectives**

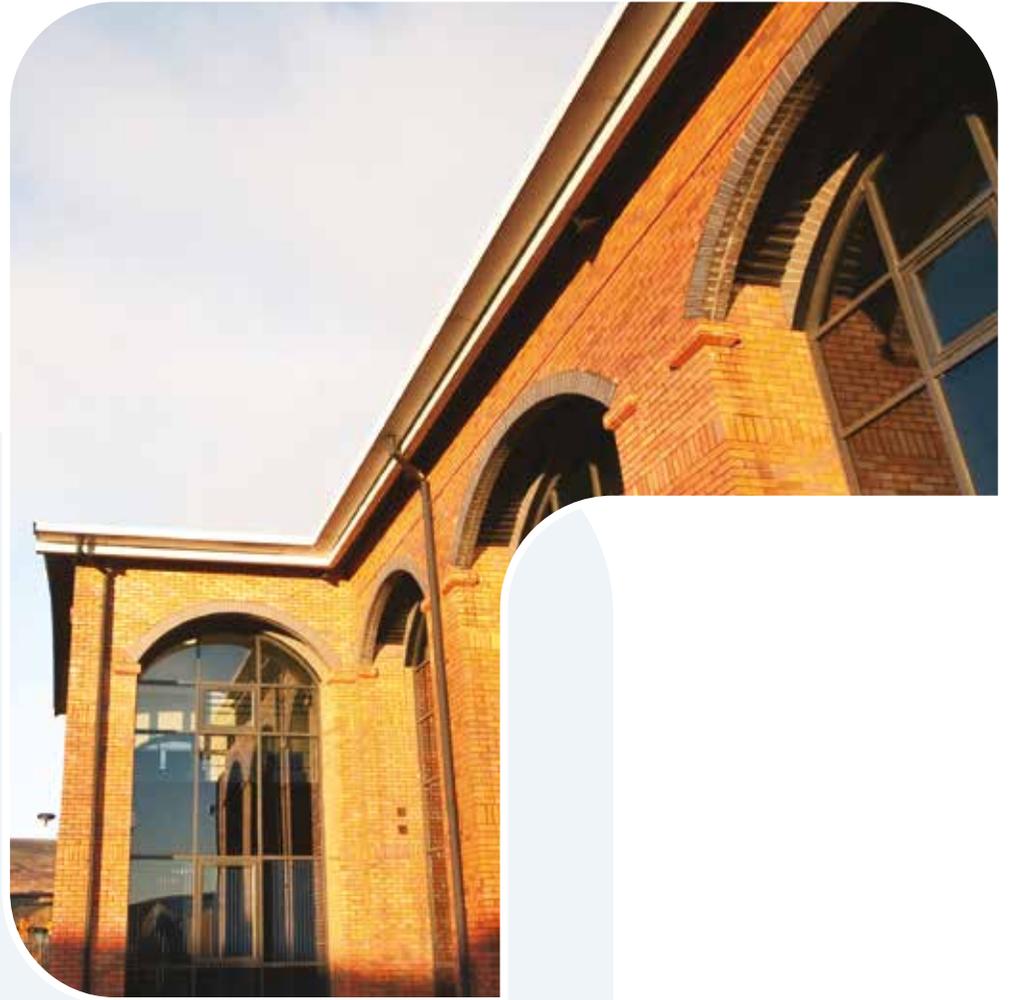
The Vision and Objectives Report presents the LDP Vision Statement and LDP Objectives which were agreed by the Executive Member for Planning and Public Protection, Torfaen CBC on the 1st May 2007. The Report contains information on how the Vision and Objectives were prepared for the LDP. The

Vision and Objectives informed the Strategic Options process. Since the publication of the Vision and Objectives Report, the Vision and Objectives have been further developed as part of the ongoing work undertaken in preparing the LDP.

### **Waste Background Paper**

The Waste Background Paper provides further detailed information on waste issues as contained in the LDP; i.e. providing information on how the LDP implements the requirements from national waste policy and the requirements of the South East Wales Regional Waste Plan First Review.







**TORFAEN  
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BOROUGH**



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