



**Adroddiad i Gyngor
Bwrdeistref Sirol Torfaen**

**Report to Torfaen County
Borough Council**

gan B J Juniper BSc, DipTP, MRTPI

Arolygydd a benodir gan Weinidogion Cymru

Cywiriadau yn dilyn Gwiriad Ffeithiau a
gyflawnwyd gan Alwyn B. Nixon BSc(Hons)
MRTPI

Dyddiad: 23/10/2013

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an Inspector appointed by the Welsh Ministers

Corrections following Fact Check carried out
by Alwyn B. Nixon BSc(Hons) MRTPI

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PLANNING AND COMPULSORY PURCHASE ACT 2004

SECTION 64

**REPORT ON THE EXAMINATION INTO THE
TORFAEN LOCAL DEVELOPMENT PLAN
2006-2021**

Plan submitted for examination on 16 May 2012

Examination hearings held between 16 April and 2 May and on 18 June 2013

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Summary

An independent examination into the soundness of the Torfaen Local Development Plan 2006-2021 ('the Plan') has been carried out in accordance with the relevant regulatory requirements. This report concludes that the Plan comprises an appropriate basis for the planning of the area until 2021, subject to a number of changes. These are consistent with the substance and strategy of the overall Plan and its policies, and do not undermine the Sustainability Appraisal (SA) carried out by the Council.

The main changes can be summarised thus:

- Changing the proposal at The British (SAA5) to one of land reclamation within the Plan period with consequent reduction in overall employment land and housing provision.
- Reduction of the overall housing target from 5,000 dwellings to 4,700 dwellings to reflect changing market conditions and new information on the capacity of large sites at the former County Hall (H1/1) and the former Gwent Police College (H1/2) in addition to The British.
- A change to the proportion of affordable housing to be provided.
- Revision of the boundaries of the Rose Cottage Gypsy and Traveller site (H7/1).
- A reduction in the overall number of monitoring indicators.

Procedural Note

Following submission of the Inspector's report to the Council for fact checking, the appointed Inspector retired and his appointment subsequently came to an end. As such, finalisation of the report following the fact check was carried out by a second appointed Inspector, as noted above. Changes to the report at that stage were confined to matters of fact and correction and were dealt with in consultation with the original Inspector where necessary.

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1 Introduction

- 1.1 Under the terms of Section 64(5) of the Planning & Compulsory Purchase Act 2004, the purpose of the independent examination of a Local Development Plan (LDP) is to determine:
- (a) whether it satisfies the requirements of sections 62 and 63 of the Act and of regulations under section 77 and
 - (b) whether it is sound.
- 1.2 This report contains the assessment of the Torfaen Local Development Plan 2006-2021 (from here referred to as “the LDP” or “the Plan”) in terms of the above matters, along with recommendations and the reasons for them, as required by section 64(7) of the Act.
- 1.3 The LDP meets the requirements of the Act and Regulations. The submitted LDP has been considered against the tests of soundness set out in paragraph 4.35 of *Local Development Plans (LDP) Wales, 2005*. The starting point for the examination is that the local planning authority has submitted what it considers to be a sound plan, together with the evidence base that supports its position.

The Plan as Examined

- 1.4 In February 2012 the Council decided to modify the Plan as placed on deposit principally by removing a large housing allocation at South Sebastopol and reducing the targets for the provision of housing, including affordable housing. The Plan was submitted for examination on 16 May 2012 accompanied by a document setting out these and other more minor changes¹. Preliminary consideration indicated to me that, because of the significant mismatch between the defined housing need and the provision in the Plan, and because it did not make appropriate provision to meet the accommodation needs of Gypsies and Travellers, that it was unlikely that the Plan could be considered sound as it stood. I held an exploratory meeting on 24 July 2012 following which I wrote to the Council on 2 August setting out my concerns and recommending that the Plan be withdrawn. The examination was suspended from that date.
- 1.5 The Council then undertook further work on the Plan and conducted a consultation exercise on ‘Further Focused Changes’² between 3 December 2012 (on which day the examination was resumed) and 1 February 2013 on the matters which had given rise to concern. The results of this exercise were available by the time the hearing sessions were held between 16 April and 18 June 2013. During those sessions the Council prepared a number of ‘Matters Arising Changes’ to address

¹ Document SD11

² Set out in Document ED05

aspects of the Plan which appeared either to require adaptation to ensure its overall soundness or adaptation to improve the clarity and precision of the Plan. A final consultation exercise was then undertaken by the Council between 17 July and 14 August 2013 on a Statement of Recommended Matters Arising Changes and Matters Arising Changes³ which included not only the changes arising from discussions at the hearing sessions but also a range of further changes initially considered by the Council in November 2012. The former are listed as Matters Arising Changes (MACs) and the latter as Recommended Matters Arising Changes (rMACs).

- 1.6 For the avoidance of doubt, therefore, the Plan as examined comprises the Deposit Plan incorporating the Focused Changes and the Further Focused Changes but recognising that some elements of the Focused Changes (particularly in relation to South Sebastopol) were superseded by the Further Focused Changes.
- 1.7 Since the purpose of the examination is to determine whether the Plan is sound I recommend changes in this binding report only where there is a clear need to amend the Plan in the light of the legal requirements and/or the tests of soundness. These binding changes, which include Inspector Changes (ICs), most of the MACs and some rMACs are set out in the appendices to the report, where they are highlighted in bold type. They are also identified in the report by **bold type**. I am satisfied that these changes are in line with the substance of the overall Plan and its policies, and do not undermine the Sustainability Appraisal (SA) and participatory processes that have been undertaken.
- 1.8 To ensure clarity, I authorise the Authority to make any necessary minor editorial changes to the Plan arising from the inclusion of the changes recommended by this report.
- 1.9 Other changes were put forward by the Authority during the examination which, although not required to make the Plan sound, would add clarity and precision or improve its coherence and consistency. Whilst not the subject of a binding recommendation, I endorse the Authority's wish to incorporate these changes, which are not highlighted in the appendix and are identified by non-bold numbering. Such changes are only discussed in this report where necessary to my reasoning and conclusions.
- 1.10 All duly made representations and the matters raised at the examination Hearings have been considered. However, given the focus of the examination on soundness, the report does not refer specifically to the individual representations made in each case. Matters raised by individual representations are referred to only where it is considered that they raise substantive issues concerning the Plan's

³ Document ED117

soundness. Plan changes sought by any representor are the subject of a recommended change only where it has been found, on the basis of all of the evidence, that such a change is required.

1.11 A number of representors have proposed alternative sites to those allocated in the Plan, most notably for housing development. The starting point for the examination is that the Local Authority considers that it has produced a strategy, policies and allocations that are sound. There are likely to be a number of ways that the Authority can meet the needs of its community and all could be equally valid. Some may consider that the allocations in the Plan do not present the best solution but I am limited by statute and can only recommend a change to make the Plan sound. I cannot seek to make a sound plan better. Subject to the proposed changes referred to in this report, the Plan submitted for examination is considered to be sound. In light of this conclusion, there is no need to allocate other sites and no specific reference is made to individual sites promoted by others in this report.

2 Procedural Tests

- 2.1 The LDP has been prepared in accordance with the Delivery Agreement and the Community Involvement Scheme.
- 2.2 Accordingly, I am satisfied that the Plan complies with the requirements of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 including requirements in relation to consultation, advertisement and the publication and availability of prescribed documents.
- 2.3 The Plan has been subject to SA including Strategic Environmental Assessment (SEA)⁴. FCs⁵, FFCs⁶ and MACs⁷ put forward by the Council as part of the examination process have likewise been tested where necessary for any impacts they have upon the SA and SEA.
- 2.4 In accordance with the Habitats Directive⁸ a Habitats Regulations Assessment (HRA) of the Plan has been undertaken⁹. I am satisfied that the results of the HRA Screening Reports show that an Appropriate Assessment is not required. It can therefore be concluded that no significant effects upon the integrity of the European sites¹⁰ within the Plan area or in adjacent areas are likely to occur (either alone or in combination with other plans or projects) as a result of implementing the Plan.
- 2.5 Accordingly, procedural tests P1 and P2 have been satisfied and the relevant legal requirements complied with.

⁴ Documents SD03, SD03a and SD03b

⁵ Documents SD12, SD12a and SD12b

⁶ Document ED06

⁷ Document ED118

⁸ European Union Habitats Directive (92/43/EEC)

⁹ Documents SD04 and SD13, ED06 & ED118

¹⁰ As defined in PPW (Edition 5 – November 2012) paragraph 2.4.6

3 The Overall Plan Strategy

The Vision and Objectives

- 3.1 The strategy derives from the vision and objectives of the Plan which themselves were developed with regard to the Wales Spatial Plan and were influenced by the Torfaen Community Strategy. The Council held workshops in 2006 and undertook a stakeholder consultation on the Draft Vision and Objectives in January 2007. The preferred strategy emerged in early 2008 and was carried through to the Deposit Plan in 2011. During the examination there were a number of updates to national guidance, including the publication of Planning Policy Wales Edition 5 (PPW5) in 2012 and the Council has made provision to adapt the Plan with regard to these changes.
- 3.2 The Plan's vision recognises Torfaen's location at the eastern edge of the South Wales valleys and seeks to make the County Borough part of a networked city region in South East Wales supporting thriving communities and a diverse economy in an outstanding historical, cultural and natural environment.
- 3.3 It is proposed in the LDP to deliver this vision by encouraging sustainable growth appropriate to the character of the settlements. The aim is to reverse the long term trend of both absolute and relative population decline by promoting economic development opportunities to replace the largely superseded traditional industries in the more northern parts of the County Borough and facilitating the provision of readily developable land for housing.
- 3.4 The vision is supported by a range of 18 objectives. I had some concern that most of these objectives are general in their nature and would be applicable to most local planning authority areas. However, it is clear that they emerged from consultation exercises, including discussions in workshops, aimed at developing objectives which were firmly based on the priorities of the Community Strategy. In any event it would be surprising if a radically different set of objectives were proposed for Torfaen in comparison to other areas of the country.
- 3.5 Although there was disagreement over the means by which the vision is proposed to be achieved, as an overall aim it was not seriously challenged and the strategy of creating a network of integrated communities, seems to me to be an entirely appropriate basis for the LDP. I am satisfied that the Plan is sound insofar as its vision and objectives form a rational basis on which to address the key economic, social and environmental issues which the Council faces.

The Development Strategy

- 3.6 Although there are significant open areas around the fringes of the borough, they contain no settlements of any size and the population is contained in two large towns, Cwmbran and Pontypool, the smaller town of Blaenavon to the north and the village of Ponthir in the south-eastern part of the plan area. The strategy aims to achieve a 'network of integrated communities', focusing on the two principal towns, taking advantage of areas with potential for regeneration but accepting that in some circumstances development on greenfield sites will be necessary to implement the strategy.
- 3.7 Given the geography of the area with the strong physical constraints imposed by the steep-sided valley in which much of the Borough is situated, the options for alternative strategies were limited. There are already strong transport links in the south of the area with good road connections to the M4. Cwmbran and, albeit to a lesser extent, Pontypool, have centres which provide a range of local services and there is no credible basis for attempting any fundamental change to this existing balance.
- 3.8 I conclude that the overall strategy of the Plan is sound.

Recommendation

- 3.9 No changes are required to make the Plan sound.

4 Housing Provision

The Level of Housing Growth

- 4.1 Welsh Government (WG) guidance clearly sets out the principle that its local authority level population and housing projections must form the starting point for assessing housing requirements in development plans¹¹. Any deviation from these projections by local authorities must be justified in the plan with an explanation of the rationale behind them in terms of the issues listed in PPW5. The Council's evidence and arguments in this respect are set out in the Housing and Population Background Paper¹².
- 4.2 For Torfaen the latest (2008 based) WG population projections envisage a growth of only 2,680 households over the plan period. This figure is at least partly driven by the previous tendency for a noticeable level of out-migration from the Borough during the years on which the migration statistics were based. The Council has put forward a number of reasons for its decision to accommodate a significantly higher level of growth. In particular it points out that, taking into account existing commitments, a target of 2,680 dwellings would be achieved with only 309 additional units over the remaining part of the plan period. I accept that this is clearly an unrealistically low figure and one that would both reduce the opportunities for economic growth and suppress the provision of affordable housing.
- 4.3 In 2008 the Council's preferred strategy was based on the South East Wales Strategic Planning Group's apportionment of the overall housing need for the region which envisaged Torfaen maintaining its existing share of about 6% of households. That implied a requirement for 6,000 new dwellings during the plan period but, based on the relatively high completion rates experienced in the period between 2006 and 2008, the Council initially considered that 7,000 would be achievable. This higher figure would facilitate housing-led regeneration and provide more affordable housing for the Borough. Based on the data available when the Deposit Plan was being prepared, this approach was not unreasonable.
- 4.4 By early 2011, when the Housing and Population Background Paper was finalised, it had become clear that the requirement would need to be reduced to take account of the economic downturn. Torfaen has not been immune from the impact of the economic downturn and from 2008 onwards the Borough experienced, in common with all of the adjoining authorities in South East Wales, a significant decline in the rate of housing starts and completions, with some

¹¹ PPW5 paras 9.2.1/9.2.2

¹² Document SD33

large-scale projects not proceeding as anticipated. The overall target was therefore reduced to 5,000. This level was still above that implied by the WG projections and would still enable the strategic objectives to be achieved. In arriving at this figure a number of more localised factors were taken into account. The Council had undertaken an extensive assessment of candidate sites for development and established that there appeared to be a wide range of sites with good prospects for early delivery. Further, the area has a relatively good record of take-up of employment land since 2000 and has prospects for significant new employment (and therefore population) generating developments such as the health care proposal at Llanfrechfa. Evidence has been produced to establish that there are no major infrastructure issues which would prevent servicing of the 5,000 dwellings proposed to be accommodated in the Deposit Plan.

- 4.5 The Plan includes an allowance for development on unallocated small sites (sites providing fewer than 10 dwellings) of 300 units over the last 8 years of the plan period and there is no evidence to suggest that this figure, which is based on previous completion rates, is inaccurate. An allowance for development on windfall sites (defined as sites providing 10 dwellings or more but which were not allocated in the Plan) of 289 units is much lower than projections of past rates implied but this is rational given the previous high level of such completions and the thorough investigation of candidate sites carried out in preparing the Plan¹³.
- 4.6 As the examination progressed it became clear that the effects of the recession were likely to be more prolonged and that constraints on some sites would prevent them from contributing to the overall housing supply within the plan period to the extent originally envisaged. In particular the difficulties in achieving the necessary land reclamation at The British site in north Torfaen and the lack of suitable alternative sites, coupled with reduced expectations of the numbers of dwellings that could be accommodated on two other large sites in Cwmbran, led the Council to the view that there was a need for realism and to reassess the situation.
- 4.7 The result was a revision of the overall housing target downwards to 4,700 units and a marginal change in the split between the three housing market areas. It is still intended to identify sites for approximately 5,740 dwellings, providing an allowance of about 22% as a contingency. Although there are now signs of economic recovery, less than 8 years of the plan period remain and I do not consider the further change in Council's position, as set out in **MAC1.1**, **MAC2.2a** and **MAC 2.2b**, to be unreasonable.

¹³ The original calculation in Appendix 2 to Document SD33 was updated in para 7.2 of Document ED112

The Distribution of Housing Growth

Cwmbran

- 4.8 The Plan considers the allocation of housing provision over three areas centred round each of the principal settlements. Of these the largest is Cwmbran which contains more than half of the Borough's existing population and was developed in the latter part of the C20th as a new town. As such the area benefits from a well-developed transport network, a substantial existing employment base and an evidently thriving town centre. The existing housing areas are well served by neighbourhood facilities including schools and local shops. The location of Cwmbran at the southern end of the Borough also makes it an attractive residential location for those working in locations along the M4 corridor.
- 4.9 Notwithstanding the extensive planned development which has taken place in the post war years, a number of large sites remain which are suitable for further housing development, many of them on brownfield land but with opportunities on greenfield sites to the north at South Sebastopol, to the south at Llantarnam and to the east at Llanfrechfa.
- 4.10 Just to the west of the town centre the Canalside Strategic Action Area (SAA2) is for a mixed use scheme which is intended to focus on the restoration of the Monmouthshire and Brecon Canal which runs through the centre of the site. This will provide opportunities for high quality townscape and the Council rightly expects developers to contribute towards regeneration costs. Given the other constraints, including existing gas main and power cable routes and the need to deal with any factors arising from the previous uses of the land, the Council has rightly assumed that only 100 of the potential residential units would come forward in the plan period.
- 4.11 Two rather larger brownfield sites at the former County Hall and Police HQ at Llanyravon (H1/1) and the former Gwent Police College (H1/2) have both been reassessed during the examination and the intended dwelling numbers reduced. In the former case the reduction from 250 to 220 units (**MAC2.5**) straightforwardly reflects the submission of an outline planning application. In the latter case, a constraint is imposed by the existence of substantial areas of unimproved grassland on the central part of the site, much of which, despite the site's brownfield status, has not been built on. Whilst I accept that keeping the grassland of nature conservation interest in a single block would, as Natural Resources Wales pointed out, have considerable advantages in ensuring its successful ongoing management, I am not convinced that this

outweighs the importance of providing housing on this well located site. The Council has proposed to reduce the overall allocation of the site from 456 dwellings to 350 (**MAC10.2**) and I consider that this provides sufficient scope to ensure a proper balance can be achieved between development and nature conservation. An alteration to the text of Appendix 1 to the Plan will also be necessary (**IC05**).

- 4.12 To the south of Cwmbrian an area of largely open land exists between the Llantarnam Business Park and Croes-y-Mwyalch which forms the site of the Llantarnam Strategic Action Area (SAA3) which is allocated for mixed use development but with housing as the dominant element. This is a logical rounding-off of the southern edge of the town. Whilst I accept that the housing area in the east of the site would impinge on land which formerly contributed to the setting of Llantarnam Abbey, the construction of the A4042 severed that link in landscape terms and I do not consider that the remaining structures within the area proposed for development would be unacceptably harmed by incorporation into a more urban setting.
- 4.13 The Aneurin Bevan Health Board has identified the location of the existing hospital at Llanfrechfa Grange for a Specialist and Critical Care Centre (SCCC) for which outline planning permission was granted in January 2013. The proposal forms the core of the Llanfrechfa Strategic Action Area (SAA7) and, as well as the medical facility, includes provision for healthcare related employment uses and a 12.5ha housing site which is expected to accommodate 300 units within the plan period. Although part of the housing site is on previously undeveloped land, it had previously been allocated for housing in the Torfaen Local Plan. A development framework document was produced in 2008 and this is being updated. The principal of SAA7 is thus well established, but the Council and the Health Board could not agree on whether improvements were required to the B4236 Caerleon Road to the west of the site on its existing alignment or to provide an entirely new road on one of two possible routes a little to the east. This latter proposal is the subject of a separate Policy (T1.4).
- 4.14 It is common ground that development of the SCCC itself, which requires an improvement to the existing access from the site onto the B4236, can go ahead without the improvement to the Caerleon Road and that it is the subsequent housing development which would further increase traffic flows. There remains a significant difference between the parties as to the cost of the road and I am not convinced that the Council's lower estimates are based on a thorough examination of the engineering requirements. In practice the situation on the wider road network will need to be reassessed towards the end of the plan period when the housing is

likely to come forward. As the road lines do not sterilise significant areas of land for development, the Plan can be adapted to retain Policy T1.4 on the basis that the new road line would only be implemented if a revised traffic assessment establishes that improvement of the existing line is not practicable. An amendment is therefore needed to the text of SAA7 and to paragraphs 7.8.3, 7.8.4 and 9.27.4. These are the subject of Inspector Changes **IC01**, **IC02**, **IC03** and **IC04**. Delivery of the housing is now likely to come forward in the final five years of the plan period, as set out in rMAC33a.

- 4.15 To the north of Cwmbran and to the south of Pontypool there is a substantial area of largely undeveloped land on the western slope of the valley bisected by a navigable length of the Monmouthshire and Brecon Canal. This area, known as South Sebastopol, was allocated for residential development in the previous Torfaen Local Plan and the Council adopted a Development Framework document in 2004. Although incorporated into the preferred strategy, the site was removed from the Deposit Plan but reintroduced as Strategic Action Area (SAA6) as a Further Focused Change when it became clear that the Plan would not otherwise achieve an acceptable level of housing.
- 4.16 The 101.6ha site is intended to accommodate a total of 1,200 dwellings but only 690 of these are assumed to be completed within the plan period. The low overall density stems from the concept of developing the area as a series of interrelated neighbourhoods separated by substantial undeveloped areas, and keeping built development largely away from the line of the canal and, in particular from the canal tunnel in the centre of the site. Much has been made of the fact that the proposal would occupy the last significant open area between Cwmbran and Pontypool but in practice the settlements are already visually linked by the largely industrial development in the valley floor and the more distant viewpoints from which the housing would be seen are relatively limited. Whilst I accept that the environment of some existing housing area which adjoin the site would be materially altered, I am not convinced that the additional visual coalescence of the two towns would be unduly harmful.
- 4.17 So far as the practicalities of developing the site are concerned, I am satisfied that the envisaged build rate of about 100 dwellings a year is achievable and that proper highway access can be provided. No evidence of significant utility under-provision was produced and the large proportion of open areas would allow the retention of features of nature conservation interest (particularly unimproved grassland). Some of these elements were not specifically referred to in the Further Focused Changes so additional text as set out in **MAC3.1** needs to be inserted.

Pontypool

- 4.18 Pontypool is a much more traditional settlement and is the focal point of a number of adjoining yet distinct settlements which owe their existence largely to the extractive and metal industries of the C19th. The town straddles the road route running north-south through the valley but also has good connections eastwards into Monmouthshire and westwards towards Ebbw Vale and Caerphilly. Its shopping centre is of a lower order than Cwmbran but has a large food store and serves the surrounding communities. A tertiary college and a large leisure centre also provide facilities for the wider area.
- 4.19 Whilst there is some potential for the redevelopment of existing built land, much of it from former employment uses, the sites available would be insufficient to accommodate the level of growth needed for Pontypool to sustain its role. The proposed expansion onto the South Sebastopol site, discussed above, appears to be a logical addition to the urban area. A further large scale development is envisaged at the Mamhilad Strategic Action Area (SAA4) which is centred on some large scale industrial sites, some still active and others redundant, a little way to the east of Pontypool. This is an ambitious concept, seeking new uses for a large, listed, mid-C20th industrial building which will require considerable adaptation. The site is effectively surrounded by open countryside, about two miles from the centre of Pontypool and the development is conceived as mixed-use urban village with its own local facilities, including a primary school and pedestrian, cycle and bus routes. Whilst I initially had some concerns about the impact of the expanded area of built development on its largely rural surroundings, there is a well-developed Masterplan¹⁴ which shows how extensive landscaping would minimise that impact, especially on the Monmouthshire and Brecon Canal (which runs to the north-west). The site would eventually accommodate about 1,700 dwellings but only 690 of these are scheduled to be provided in the plan period. Given that the site is on the borders of Monmouthshire which continues to have a relatively buoyant housing market, I have come to the view that SAA4 is both desirable and achievable.
- 4.20 The other large area with potential to provide additional housing in Pontypool is The British at Talywain, an extensive area rendered derelict by former mine and mineral processing workings and which the Plan envisaged, in Strategic Action Area 5 (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,

¹⁴ Draft Mamhilad Urban Village Development Strategy (Document SD39) and Updated Masterplan (Document SD39a)

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. This is set out in **MAC11.1a** and consequent changes to Appendix 1 to the Plan are the subject of **MAC11.1b**.

- 4.21 Three other housing proposals closer to the centre of Pontypool are included in the plan as Strategic Housing Sites - the former Trevethin School at Penygarn (Proposal H2/1), Animal Pound and adjacent land at Wainfelin (Proposal H2/2) and land at the former Pontypool College at Cwmynyscoy (proposal H2/3). All of these are on land which was either previously developed or is otherwise well located within the urban area. Part of proposal H/2/2 would displace some private allotments and I accept that this would not be ideal from the tenants' point of view, some of whom have lavished considerable effort on cultivation over the years. Nevertheless, the landowner has been able to find alternative land nearby which I judge to be only marginally less conveniently located and, given the importance of providing a good range of potential housing sites, the allocation should be retained. The new allotment site is incorporated into the urban boundary by **rMAC32**.

North Torfaen

- 4.22 North Torfaen is characterised by a number of smaller settlements, the largest of which is Blaenavon at the head of the valley. The physical constraints of the area, particularly the steepness of the valley sides, and the more extended transport links make this an area less likely to attract large scale development. In the longer term economic benefits are likely to flow from the status of a large area of former industrial workings which is designated as the Blaenavon Industrial Landscape World Heritage Site (BILWHS), including the Big Pit Museum, and the area's relative proximity to the Brecon Beacons National Park to the north. During the plan period, however, the scope for development is more limited than in the remainder of the Borough.

- 4.23 The Plan includes a number of relatively small housing allocations mostly within Blaenavon itself but also including a somewhat isolated site at Garn-yr-Erw Terrace which is justified on the basis of it being a modern facsimile reconstruction of two historical terraces and a small site in High Street, Abersychan. It has now been established that one of these sites, the subject of proposal H3/2, is unlikely to come forward so rMAC19 is included to remove it from the Plan.
- 4.24 A significant proportion of the housing intended for North Torfaen would have been at The British (discussed above) and the need to withdraw this allocation led the Council to look again at potential additional housing sites in the area which had been considered as candidate sites during the preparation of the Plan. For the most part these sites were poorly related to either the existing urban fabric or to the highway network and not all appeared in any case to be deliverable. I gave consideration to arguments about the potential impact of development of some cleared former industrial land, known as the Boral Edenhall site, on the BILWHS, much of which focussed on whether the Council gave the correct weight to some of the representations it received. I came to no firm conclusion on this matter but I noted that the site is physically isolated from Blaenavon and would require journeys to be made across the steep sided valley to access it, which would discourage sustainable forms of transport. For this reason alone I consider the location inappropriate as an additional housing site. Given the marginal reduction in the overall housing target, there is sufficient land in North Torfaen to ensure that the overall strategy is achievable.

Overall Changes

- 4.25 Some housing sites have been started since the Deposit Plan was prepared and a number of changes to the text and proposals map are needed to remove these. The changes to the housing sites included in the plan are summarised in a revised Housing Sites Table which is the subject of **MAC2.2c**. Whilst the foregoing has resulted in a reduction on the number of houses that the allocated sites in the Plan would deliver, the revised number of units is still adequate to deliver the Plan strategy and I have concluded that no additional sites need to be allocated to make the Plan sound.

Recommendation

- 4.26 That in order to make the Plan sound the following changes are required:

MAC1.1; MAC2.2a; MAC2.2b; MAC2.2c; MAC2.5; MAC3.1; MAC10.2; MAC11.1a; MAC11.1b; rMAC32

Inspector Changes IC01; IC02; IC03; IC04; IC05

- 4.27 The following minor changes which the Council proposes to the submitted Plan are also endorsed, since they improve the Plan's clarity and consistency of interpretation:

rMAC14; rMAC15; rMAC16; rMAC17; rMAC18; rMAC19; rMAC33a;
rMAC33b; rMAC33c; rMAC34

5 Affordable Housing Provision

Affordable Housing Need

- 5.1 The key piece of research on which the Plan's provision for affordable housing is based is the Joint Local Housing Market Assessment for Newport, Torfaen and Monmouthshire, carried out in 2006 and updated in 2010¹⁵. From this it is concluded that, of the 4,700 dwellings to be provided in the plan period, 58% (2,700) would need to be affordable. There was no serious challenge to this calculation, but all parties accepted that, given the overall housing requirement, it would not realistically be possible to meet the entire need. Instead the Plan seeks a 24.1% proportion, amounting to 1,132 affordable dwellings. That figure, which was revised from the Deposit Plan, is included in **MAC2.3a**, **MAC2.3b** and **MAC2.3c**.
- 5.2 I am conscious that WG policy is essentially to seek the maximum possible proportion of affordable housing, but this can only be achieved within the realms of practicality. Because the types of housing sites vary widely across the Borough, the Council has not proposed a blanket proportion for the whole of the plan area, but rather, through Policy H4, seeks a different percentage from each of the four housing market sub areas, ranging from 10% in North Torfaen, where development constraints are generally quite severe, to 30% in Cwmbran East and South where land values are appreciably higher.
- 5.3 In June 2011 the Council adopted a Supplementary Planning Guidance (SPG) Note on Planning Obligations¹⁶ which sets out the basis on which contributions in respect of affordable housing will be required and the circumstances under which some variation might be considered. The SPG was prepared in parallel with the LDP but the Council intends to reassess its content following the adoption of the Plan. The targets in Policy H4 were reassessed by the Council based on the Affordable Housing Viability Study Update of 2013 (which supplants the original 2011 study). During the hearings different standpoints were adopted by the main parties in respect of various assumptions made in the Study. The use of the 3Dragons toolkit in itself was not disputed but the assumption that land would come forward for development if the landowner could achieve a 25% uplift above existing use value (EUV+) was challenged. In several instances this would result in a comparatively low land value compared to assuming that landowners would seek a percentage of the gross development value (GDV), the approach favoured by the housebuilding industry. Whilst I accept that the EUV+ method results in comparatively low land values on many Torfaen sites, the

¹⁵ Document SD51c

¹⁶ Document SD84

GDV basis tends to reduce the impact of affordable housing requirements on landowners' expectations and there is a clear need for those expectations to be conditioned by developing planning policy. The evidence available to me suggested that, in any event, the benchmark land values on which the housebuilding industry had made its calculations was not wholly reliable.

- 5.4 The housebuilding industry was of the view that a number of factors were under-represented in the Plan's calculations and the Council had therefore gone on to calibrate its affordable housing viability calculations against the assumptions proposed by the housebuilding industry and found that, on that basis, no site in the Plan would be viable¹⁷. Whilst that analysis in itself was not wholly realistic, the fact that sites are continuing to come forward for development indicates that some recalibration was required. I am satisfied that the industry's analysis had attributed too great an impact to education requirements and 'abnormal' building costs as well as assuming a greater fall in house prices in recent years than appeared to have taken place. In July 2013 the Welsh Government issued a statement¹⁸ setting out how, amongst other factors, changes in Part L of the Building Regulations and domestic fire safety provisions are intended to be modified. These matters had been discussed during the Examination but the Plan does not require further modification to take these changes into account.
- 5.5 It is axiomatic that some sites will incur lower costs to bring forward than others and some will yield better values, even within the same housing market sub-area. Policy H4 is drafted so as to indicate the maximum percentage which will be sought in each housing sub-market area and I am satisfied that there would be little to be gained by seeking to impose any higher figure. I have concluded that the Policy strikes a reasonable balance between seeking to maximise the delivery of affordable housing whilst at the same time recognising the realities for the development industry of delivering housing on a wide variety of identified sites. Acknowledging that circumstances might change over time, however, the Plan provides for the figures to be adjusted by discrete steps of 5% if house prices or construction costs change as a result of annual monitoring or updating of the Affordable Housing Viability Study. This imposes sufficient stability on the process to enable developers and landowners to proceed with projects whilst at the same time provides an adjustment mechanism which prevents the Plan from becoming seriously out of date. The policy text and justification setting out this process required clarification and this forms the subject of **MAC2.4a** and **MAC2.4b**.

Other Planning Obligations

¹⁷ Document ED107

¹⁸ Written Cabinet Statement – Stimulating Home Building in Wales – 17 July 2013

- 5.6 There is a mismatch between the Deposit Plan's requirements for contributions to play areas and other open space and the Council's adopted Planning Obligations SPG, in that the former has a minimum threshold of 10 dwellings whereas the latter has a threshold of 3 dwellings. The figure from the SPG is appropriate and **MAC2.1** makes the necessary change to Policy H5. Small changes are needed to provide clarity between Policy H5, which deals with new provision, and Policy CF5 which seeks to protect existing open space; these are set out at rMAC21; rMAC28 and rMAC29.

Recommendation

- 5.7 That in order to make the Plan sound the following changes are required:
- 5.8 **MAC2.1; MAC2.3a; MAC2.3b; MAC2.3c; MAC2.4a and MAC2.4b.**
- 5.9 The following minor changes which the Council proposes to the submitted Plan are also endorsed, since they improve the Plan's clarity and consistency of interpretation:
- rMAC21; rMAC28 and rMAC29.

6 Gypsy and Traveller Sites

Level of Need

- 6.1 As part of the evidence base for the submitted Plan the Council undertook a study of Gypsy and Traveller accommodation needs in the Borough¹⁹ and updated its content following additional counts undertaken in 2011²⁰. These studies were undertaken in accordance with WG guidance and I am satisfied that they comprise a credible basis for the Plan's provisions. A total provision of 20 to 42 additional permanent pitches is required.

Allocation and Provision

- 6.2 Existing provision for Gypsies and Travellers is principally on a Council-owned site known as Shepherds Hill in Cwmynyscoy. It is subject both to overcrowding and to mining subsidence issues and is not readily expandable within its present boundaries. The Plan incorporates two sites which together would meet the predicted need.
- 6.3 The smaller of these is an area of land already owned by the Gypsy and Traveller Community at Upper Race and forms proposal H7/1. Whilst this is not ideally located, being over the recommended distance from some local facilities and having some landscape, ground condition and biodiversity issues, there is every prospect that the on-site issues can be addressed. The owners have indicated that a slightly larger area of land than that shown on the proposals map is required for the proposed 10 pitches and an adjustment to the boundaries is set out in **rMAC36**.
- 6.4 The Council proposes to expand its own provision by forming a new site for up to 32 pitches on the former Race Athletic football pitch immediately to the north of the Shepherds Hill site (H7/2). Again, this site is further from local facilities than the guidance suggests, but has good road access and a reasonable bus service into Pontypool. Whilst somewhat elevated, there is good existing tree screening which could be augmented by additional landscaping and the visual context of the principal views of the site from the Tranch area on the opposite side of the valley is not such that the proposal would be especially obtrusive. Its principal advantage, however, is that it adjoins the existing site and is thus well placed to address the overcrowding issue and to satisfy the expressed views of the Gypsy and Traveller community to remain in a group. The plan also allocates a replacement football pitch nearby (Proposal CF/6). Sufficient research has been undertaken to establish that the proposal is financially feasible.

¹⁹ Document SD58

²⁰ Document SD58a

- 6.5 One consequence of the Council's strategy is that the whole of the planned accommodation for Gypsies and Travellers would be within, Cwmynyscoy, which is one relatively small ward of the Borough. Local residents referred to problems of crime and antisocial behaviour and pointed out that statistics were available to show that rates of offending tended to be higher in the ward than elsewhere, but there was no evidence to suggest that occupiers of the Gypsy and Traveller sites were disproportionately responsible. Whilst residents expressed frustration that sites elsewhere in the Borough are not proposed, this is not in itself a reason to conclude that the Council's preferred solution was unsatisfactory; nor would a remote site address the requirement to provide expansion for existing families who wish to remain in the same locality.

Recommendation

- 6.6 That in order to make the Plan sound the following change is required:

rMAC36

7 The Economy – Employment and Retailing

Principal Employment Sites

- 7.1 Objective 1 of the Plan seeks to provide an appropriate quantity and range of employment sites and retail opportunities to support high and stable levels of employment. The deposit plan allocates a total of 42.1ha of land for employment and business purposes in Policy S6. The principal research on which the allocation is based is the Employment Land Study prepared in 2006²¹ and updated in 2011²² which focuses on the qualitative aspects of what was available and where shortcomings need to be addressed. Whilst the Plan has not entirely followed the recommendations in that study, I am satisfied that it is drafted in such a way as to maximise the likelihood of satisfying the stated objective.
- 7.2 Proposals EET1, EET2 and EET3 set out the way in which the overall provision is proposed to be achieved in each of the three sub areas, defining individual sites. For the Cwmbran sub-area the individual sites are supplemented by employment land elements within the Llanfrechfa Grange and Llantarnam SAAs. In the latter case the employment uses are proposed to be for office (Use Class B1) purposes and would be located on the western part of SAA3. I am not convinced that there would be a materially adverse impact on the setting of the existing hotel. I acknowledge that there are a number of premises offered for sale or to let in the existing Business Park, but that position is likely to change over time and the provision of a wider choice of employment sites is key to achieving the Council's overall strategy.
- 7.3 Given the decision to envisage a longer process for the restoration of The British site in North Torfaen, the 2.0ha ascribed to this site needs to be removed. This requires a change to Proposal EET3 and a change to the overall figure in Policy S6. These are the subject of **IC06 and IC07**.
- 7.4 The Council has also sought to place itself in a position to accommodate any large scale individual user who might require a single site substantially larger than those specifically allocated. Two sites are included in Proposal EET4, one of 21ha at Craig-y-Felin (EET4/1) and one of 14.0ha on the former Ty Coch tip (EET4/2). Both sites are well related to the existing highway network and could take advantage of their links to the coastal belt to the south. Whilst I appreciate that a measure of uncertainty is introduced into the Plan, as it cannot be guaranteed that either site will come forward during the plan period, they are both well defined and largely free from

²¹ Document SD61

²² Document SD61c

interdependence on surrounding uses. I am satisfied that the proposals would not unnecessarily sterilise land or otherwise endanger the wider objectives of the plan. In reaching this view I acknowledge that there are known ownership constraints in respect of the Craig-y-Felin site which led the consultants who prepared the Employment Land Study to recommend its exclusion. However, the site was allocated in the previous Local Plan and I have come to the view that it would be practicable for the Council to use compulsory purchase powers to bring it forward for development if the requirement emerged.

Town Centres

- 7.5 Cwmbran Town Centre was conceived as part of the new town master plan and at its core provides an extensive area of pedestrianised shopping frontages with extensive car parking and a conveniently located bus station. It serves a sub-regional function and all the evidence suggests that it continues to thrive. Part of the Strategic Action Area immediately to the east of the town centre (SAA1) is intended in the Deposit Plan to accommodate a foodstore but this has subsequently been completed and opened. MAC6.1 clarifies the position and helps to bring the Plan up to date.
- 7.6 I have given consideration to representations that the town centre boundaries should be expanded to include other existing nearby retail premises. One of these sites, the 'Homebase' store south of Tudor Road, was the subject of an appeal decided in 2012 following which some relaxation of the conditions under which it was originally permitted were allowed, but with only a limited expansion of the goods sold and with a restriction preventing subdivision into more than three units or units of less than 650m². The other site was that occupied by the J Sainsbury store to the west of the town centre on the opposite side of Llywelyn Road which currently has a floorspace of just under 3,000m². However, permission has been granted for an extension which would result in a store totalling about 6,800m² of which 2,445m² would be comparison goods.
- 7.7 In each case the effect of incorporating the stores within the town centre boundary would be effectively to remove the control the Council has over the type of retail uses within these peripheral stores. Despite their relative proximity, neither have good pedestrian linkages to the town centre. Even if the intervening roads could somehow be bridged, the physical distances would not encourage pedestrian flows and, particularly in the case of the J Sainsbury store, the orientation of the town centre shops and the dominant presence of the intervening multi-storey car park would mitigate against achieving a proper linkage. Information obtained in the consideration of the Homebase appeal (which is to be incorporated into the Plan through rMACs 7, 22, 23 and 31) makes it clear that the town centre

can accommodate a further 4,822 m² to 8,404 m² additional comparison floorspace and I am satisfied that this could be accommodated through redevelopment on the eastern side of the town centre as envisaged, in general terms, in Proposal RLT2/1. There is thus no basis for altering the town centre boundary defined by Proposal RLT1/1.

Recommendation

- 7.8 That in order to make the Plan sound the following changes are required:

Inspector Change IC06; IC07

- 7.9 The following minor changes which the Council proposes to the submitted Plan are also endorsed, since they improve the Plan's clarity and consistency of interpretation:

MAC6.1; rMAC7 rMAC22; rMAC23; rMAC24; rMAC31

8 The Natural Environment and Landscape

Natural Environment

- 8.1 Policy BW1 provides a list of the criteria against which individual proposals for development are to be considered. So far as the natural environment is concerned, the Constraints Map shows, amongst other factors, the Coal Authority's 'High Risk Areas' where hazards arising from ground instability or mine gas could potentially be encountered. This is a refinement of that shown on the original deposit plan documentation and **MAC5.3** sets out the relevant change to the text of the Plan
- 8.2 It became clear during the examination that the information held by the Council on locally designated sites of biodiversity interest was outdated. Through the detailed response from the relevant organisations, I am satisfied that such sites have been properly taken into account in arriving at allocations in the LDP. However, the Council is embarking on a review of the boundaries of Sites of Importance for Nature Conservation (SINCs) and it seems to me advantageous to refer to this ongoing work, and the prospective Biodiversity Supplementary Planning Guidance, in the text of the Plan. This is covered by MAC7.1, MAC7.2 and rMAC30a
- 8.3 Seven Regionally Important Geological Sites were identified by the British Geological Society in 2012 and it would be helpful to add these to the Proposals Map so as to provide for mitigation of compensation for their loss locally as they fall within the scope of Policy BG1. This is the intention of MAC5.4 and MAC7.3.

Recommendation

- 8.4 That in order to make the Plan sound the following changes are required:

MAC 5.3

- 8.5 The following minor changes which the Council proposes to the submitted Plan are also endorsed, since they improve the Plan's clarity and consistency of interpretation:

MAC7.1; MAC5.4; MAC7.2; MAC7.3; rMAC10; rMAC30a

9 Minerals and Waste

Minerals

- 9.1 National policy requires potential mineral resources to be safeguarded from other types of development which would potentially place obstacles in the way of future extraction²³. The drafting of Policy M1 does not make it clear that schemes which would sterilise mineral resources would only be permitted if it could be demonstrated that there is an overriding need for the proposed development. **MAC5.2** has been drafted to clarify this point by revising the criteria.
- 9.2 The Council has used the latest information in the form of the Aggregates Safeguarding Map of Wales produced by the British Geological Society in 2012, which provides more up to date information than the Former Gwent Aggregates Safeguarding Study²⁴ used by adjoining authorities in the preparation of their Local Development Plans. In particular a safeguarding margin has been introduced. As a result there is a mismatch between the areas shown on the respective proposals maps at the authority boundaries. An explanation of this factor is added to the text of the Plan by **MAC5.1**.
- 9.3 The Regional Technical Statement on Aggregates²⁵ suggests that the Plan should make provision for an annual consumption within the Borough of 400,000 tonnes and that there should be a ten year land bank of permitted reserves beyond the end of the plan period. That requires a resource of 7.2m tonnes which the plan proposes to meet through the allocation in Policy M3 of the site of an existing quarry at Tir Pentwys as a preferred area for aggregates. Studies completed since the Deposit Plan was prepared have established that Tir Pentwys can meet the whole of the requirement and the Plan requires a change to its text to acknowledge this (**rMAC25**). I am satisfied that there is no reasonable alternative to this source of aggregates within the Borough and, in particular, that there is little potential for overburden from any proposals at Varteg Hill to meet a significant part of the overall demand.
- 9.4 In practice, planning proposals for the Tir Pentwys site are well advanced and thus a clear indication is available of its potential to achieve the Plan's aims. Given the existing deep excavations, the wider visual impact of the extraction itself would be limited and it would be practicable to impose and enforce restrictions on the operations to minimise the impact on nearby residents. A new haul road would be required which would be visible where it crosses the

²³ Minerals Planning Policy Wales 2000 – para 13

²⁴ Document SD69

²⁵ Document SD70

plateau to the south of the quarry (although much of its length would be along existing roads) and would also require significant engineering works to reach the Old Crumlin Road. Those works would also involve changes to an area of ancient woodland which could have an effect on the nature conservation value of the area. However, the area of woodland is a substantial one and I have not been made aware of any factors which would prevent an acceptable technical solution being arrived at. I am satisfied that the Tir Pentwys site is capable of meeting the aggregates requirements of the Borough.

- 9.5 During the course of the examination the planning position in respect of two minerals sites, Black Barn Mine near Pontypool and Johnson Mine near Blaenavon, has changed to the extent that there is no longer a requirement for a buffer zone around them and these are deleted by rMAC26 and rMAC37.

Recommendation

- 9.6 That in order to make the Plan sound the following changes are required:

MAC5.1; MAC5.2; rMAC25

- 9.7 The following minor changes which the Council proposes to the submitted Plan are also endorsed, since they improve the Plan's clarity and consistency of interpretation:

rMAC26; rMAC37

10 Other Development Policy Matters

- 10.1 Preparation of the LDP included extensive research into the provision of education, health, social and community facilities as well as basic infrastructure requirements such as water, sewerage and transport. I am satisfied that the Council has properly engaged with the providers of these services and that the views of the various organisations involved have been factored into the strategy of the Plan and the individual site allocations.
- 10.2 Some of the infrastructure provision is to be funded from the Community Infrastructure Levy (CIL). During the course of the examination it became clear that the adoption of a CIL charge for the Borough was likely to be delayed until 2015 and rMAC6 insets text to accommodate this.

Recommendation

- 10.3 No changes are required to make the Plan sound.
- 10.4 The following minor changes which the Council proposes to the submitted Plan are also endorsed, since they improve the Plan's clarity and consistency of interpretation:
- rMAC2; rMAC3; rMAC6; rMAC20a; rMAC20b; rMAC20c; rMAC20d;
rMAC20e; rMAC27

11 Monitoring and Implementation

- 11.1 The submitted Plan included a separate Implementation Framework and Monitoring Framework. The Implementation Framework includes reference to other organisations, plans and strategies which may have an influence on the implementation of the LDP policies.
- 11.2 The Monitoring Framework of the submitted Plan set out the key indicators and targets intended to be used to monitor delivery of the policies and proposals in the LDP. However, as submitted the framework was complex and would be likely to prove unwieldy to manage. In some cases targets would have been somewhat artificial or difficult to quantify. During the examination the Council suggested a simplified scheme which is set out in **MAC13.1**. I judge that, subject to any necessary amendments arising from changes recommended by this report, this is sufficient to enable the Council to more accurately monitor the progress of the Plan and, where required, to embark on revisions or adapted strategies.
- 11.3 With these changes the Plan provides a robust mechanism for monitoring delivery, implementation and to establish when the Plan or individual policies may need to be reviewed. It is also sufficiently flexible to deal with changing circumstances. In conclusion, these changes are thus recommended to ensure that the Plan satisfies the coherence and effectiveness soundness tests.

Recommendation

- 11.4 That in order to make the Plan sound the following change is required:

MAC13.1

12 Overall Conclusions

- 12.1 I conclude that, with the changes that have been recommended and endorsed as set out in Appendix A and Appendix B of this report, the Torfaen Local Development Plan 2006-2021 satisfies the requirements of section 64(5) of the 2004 Act and meets the procedural, consistency and coherence and effectiveness tests of soundness in LDP Wales.

B J Juniper

INSPECTOR

Appendix A:

The Authority’s proposed changes recommended or endorsed by the Inspector

| Ref No. | Policy / Paragraph | Change Proposed |
|---------|--------------------|---|
| rMAC1 | 4.2.63 | <p>Change to reflect presence of bats at the Clarence Corner, Pontypool site and the need to consider this as part development of the site:</p> <p>New Bullet point added to paragraph 4.2.63:</p> <ul style="list-style-type: none"> ▪ <u>Addressing ecological constraints through the presence of bats</u> |
| MAC1.1 | 4.3.4 | <p>Noting that FC16j (SD11) has been withdrawn by the Council, the following amendment Paragraph 4.3.4 is proposed: -</p> <p>Since publication of the LDP Preferred Strategy, <u>in 2008</u>, a significant change has been made in the allocation of housing numbers over the Plan Period 2006-2021. Provision is now made for 5,000 <u>4,700</u> new dwellings in Torfaen rather than the 7,000 allocated in the LDP Preferred Strategy. The 7,000 figure was originally determined to meet predicted housing need <u>and provide for housing led regeneration</u>. 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 <u>availability of sites within urban areas; the</u> then recent growth in annual housing completions; and the progressing of work on the location of the SCCC hospital at Llanfrechfa. <u>However, the SCCC project was delayed, but is now due to be completed in 2017 and is expected to</u> would attract a significant amount of workers and increase the demand for housing in the County Borough <u>in particular Cwmbran</u>. However, <u>In addition,</u> 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 identified in Torfaen in <u>since 2008/2009 and 2009/2010</u> in comparison to 2006/2007 and 2007/2008 and the delay in the SCCC programme <u>project</u>, means that delivering a figure of 7,000 dwellings by 2021 is unlikely to be achieved. Therefore, whilst there is still a large identified housing need <u>for housing growth, due to the factors outlined above</u>, it is considered that a figure of 5,000 <u>4,700</u> dwellings <u>represents</u> is the realistic a <u>challenging</u> target that, <u>can be expected to</u> with an expected <u>recovery of the housing market, could</u> be delivered over the</p> |

| | | Plan Period. |
|----------------|--|--|
| MAC2.2a | S5 | <p>Provision is made for the development of 5,000 <u>4,700</u> new dwellings in Torfaen (by identifying sites for approximately 6,000 <u>5,740</u> dwellings) during the Plan period (2006-2021) broken down within the following Housing Sub-Market Areas (HSMAs): -</p> <p>a) North Torfaen - approximately 675 <u>550</u> dwellings; b) Pontypool - approximately 1,925 <u>1,875</u> dwellings; and c) Cwmbran (south & east and north & west combined) - approximately 2,400 <u>2,275</u> dwellings.</p> <p>These figures include an allowance for 300 dwellings on 'small sites' (9 or less dwellings) and 289 dwellings on 'windfall sites' (10 or more dwellings) over the Plan Period 2010 to 2021 remaining; with net demolitions being added to the dwelling requirement.</p> |
| MAC2.2b | Paragraphs 4.1.2, 4.3.4 (see Revised MAC 1.1), 4.3.5, 5.5.1, 9.5.1, 9.5.2 (see MAC2.3b) and 9.5.3 (see MAC2.3c). | It is proposed that the whole of the LDP supporting text and Policy Justifications be reworded to reflect the Policy S5 (MAC2.2a) reduction of the housing target to 4,700 dwelling, the allocation of 5,740 dwellings and the reduction of the dwelling targets for the 4 Housing Sub Market Areas; most notably Paragraphs 4.1.2, 4.3.4 (see Revised MAC 1.1), 4.3.5, 5.5.1, 9.5.1, 9.5.2 (see MAC2.3b) and 9.5.3 (see MAC2.3c). |
| rMAC4 | S7 | <p>Addition to FC9a on Policy S7 as follows: -</p> <p>Conservation of Natural <u>Heritage</u> and Historic Environment</p> <p>Development proposals should seek to ensure the conservation and enhancement of the Natural <u>Heritage</u> and Built <u>and</u> <u>&</u> Historic Environment of Torfaen, in particular:-</p> |
| rMAC5 | S7 | <p>Change to FC9b as follows to Policy Justification heading as follows:-</p> <p>Natural Environment <u>Heritage</u></p> |
| rMAC6 | 5.8.6 | Update MA10b on LDP paragraph 5.8.6 to reflect the expected |

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| | | <p>delay in adopting a CIL Charge for the County Borough as follows:-</p> <p>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. Following adoption of the LDP the Council will consider relevant guidance and government priorities in relation to the implementation of the CIL and will consider the need for this approach to be adopted in Torfaen. <u>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..</u></p> |
| rMAC7 | 5.9.2 | <p>Replace current paragraph 5.9.2 with the following wording: -</p> <p>5.9.2 <u>'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 sq m 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'</u>.</p> |
| rMAC8 | BW1 | <p>Delete FC11e in respect of criterion BW1 (v) and reword as:-</p> <p>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, subject to economic considerations <u>wherever possible</u></p> |
| rMAC9 | 6.1.15 | <p>Amendment to paragraph 6.1.15 in line with amendment to FC11e above as follows: -</p> <p>For development that will generate a significant increase in trips....movement proposals utilize the least environmentally damaging transport mode and route, subject to economic considerations <u>wherever possible</u></p> |
| MAC5.3 | 6.1.3 | <p>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 extent of the South Wales Coalfield is <u>Coal Authority's 'High Risk Areas' which contain potential hazards (such as land instability and mine gas) arising from former coal mining activity are</u> shown on the Constraints Map; it is recommended that the Coal Authority is consulted when submitting proposals within this area <u>these areas</u> to establish</p> |

| | | |
|-----------------|-------|---|
| | | <p>if land instability is an issue that needs <u>such hazards</u> need to be taken into account in the layout and design. Similarly, with regards to flooding, the WAG 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.</p> |
| rMAC10 | 6.1.6 | <p>Amendment to FC11f in respect of para 6.1.6: 6.1.6 In respect.....core ecological corridors and priority species and habitats <i>habitats and species of principal importance for biodiversity in Wales....</i></p> |
| MAC 6.1 | 7.2.5 | <p>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 allocation of a foodstore as part of an employment-led mixed use comprehensive redevelopment proposal, is based on the convenience retail capacity identified in GVA’s Torfaen Retail Study Update 2011 which stated that there is capacity for between 1,943 sq m – 2,335 sq m at 2011, rising to 2,378 sq m net – 2,858 sq m net by 2021. 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: -</p> <ol style="list-style-type: none"> 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. |
| MAC11.1a | SAA5 | <p>rMAC11 & rMAC13 (ED07) on The British SAA5 be deleted; and the existing LDP Policy SAA5 and associated Policy Justification section also be deleted and be replaced by a</p> |

| | | |
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| | 7.6.1 - 7.6.6 | whole new Policy and Justification (which incorporates MA14a-b (SD11) and rMAC12 (ED07)) as detailed in Annex A of this appendix. |
| MAC3.1 | 7.7.3 | <p>Paragraph 7.7.3 with regards to South Sebastopol SAA6 be reworded as follows:-</p> <p>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 <i>historical, ecological and</i> 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 Action Area <u>SAA</u> in detail and would wish to see a any proposal <u>that for the site will be expected to</u> addresses the following elements: -</p> <ul style="list-style-type: none"> ▪ 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; and ▪ Provision <u>and management</u> of open space and recreation facilities in accordance with the Fields in Trust’s up-to-date benchmark standards or figures identified in the <u>latest approved Development Framework</u>; ▪ <u>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;</u> ▪ <u>Retention, mitigation and management of importance grasslands, woodlands, hedgerows and water features on the site;</u> ▪ <u>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</u> ▪ <u>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.</u> |
| rMAC33b | 7.8.1 - 7.8.2 | In order to clarify and update the position on the delivery of the Llanfrechfa Grange SAA7 allocation. Policy Justification 7.8.1 -7.8.2 and Appendix 1 for the site should be amended as follows: - |

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| | | <p>7.8.1 This <u>44ha</u> Strategic Action Area (<u>SAA7</u>) comprises the existing Llanfrechfa Grange Hospital site of some <u>29ha</u> hectares and agricultural land surrounding the hospital to the north, south and east of approximately <u>15ha</u> hectares. The Strategic Action Area <u>SAA</u> is located to the east of the residential area of Llanfrechfa in the wards of Llanyrafon North and South. <u>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.</u> 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.</p> <p>7.8.2 Through a process of public consultation and further analysis, the Llanfrechfa Grange Hospital site has been identified by the Gwent NHS Trust <u>Aneurin Bevan Heath Board</u> as their preferred location for a new Specialist and Critical Care Centre (SCCC). A SCCC in this location will provide specialist resources for the <u>former</u> Gwent area <u>and south Powys</u>, 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 <u>allocated</u> for housing purposes <u>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.</u></p> |
| <p>MAC2.5</p> | <p>H1/1</p> | <p>The number of dwellings allocated on the County Hall and Police HQ housing site under Policy H1/1 be amended as follows:-</p> <p><u>Strategic Housing Sites</u></p> <p>H1/1 - County Hall and Police HQ, Llanyravon - 250 <u>220</u> dwellings; and</p> |

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| MAC10.2 | H1/2 | <p>The number of dwellings allocated on the Former Police College and Adjacent Land housing site under Policy H1/2 be amended as follows:-</p> <p><u>Strategic Housing Sites</u></p> <p>H1/2 - Former Police College & Adjacent Land, St. Dials - 456 <u>350</u> dwellings.</p> |
| rMAC14 | H1/3 - Proposals Map | <p>Former Brookfield School - On 24th April 2012 the site received planning permission for 70 dwellings and a 40 dwelling extra care facility and the site is now under construction. Therefore, allocation H1/3 should be removed from the Deposit LDP Written Statement and Proposals Map.</p> |
| rMAC15 | H1/5 - Proposals Map | <p>Former Hollybush School - On 30th August 2012 the site received planning permission for 74 dwellings and the site is now under construction. Therefore, allocation H1/5 should be removed from the Deposit LDP Written Statement and Proposals Map.</p> |
| rMAC16 | H2/6 - Proposals Map | <p>Newport Road, New Inn - An appeal was allowed and planning permission granted for 67 dwellings on this site on 6th July 2012 and the site is now under construction. Therefore, allocation H2/6 should be removed from the Deposit LDP Written Statement and Proposals Map.</p> <p><i>Note: See Chapter 9 - Community Facilities for rMAC17 on the deletion of the Policy CF4 Important Urban Open Space allocation for part of this site.</i></p> |
| rMAC18 | H2/7 - Proposals Map | <p>Land at Orchard Farm Estate, Trevethin - On 5th March 2012 the site received full planning permission for 11 dwellings and the site is now under construction. Therefore, allocation H2/7 should be removed from the Deposit LDP Written Statement and Proposals Map.</p> |
| rMAC19 | H3/2 - Proposals Map | <p>Abergavenny Road / Garn Road, Blaenavon - On 20th November 2012 the Council resolved to delete the site from the Plan as a landowner has stated that part of the site is not available to be developed within the Plan period. Therefore, allocation H3/2 should be removed from the Deposit LDP Written Statement and Proposals Map.</p> |
| MAC2.3a | H4 | <p>Focused Change FC46a (ED05) be deleted and the first paragraph of Policy H4 on Affordable Housing be reworded as follows:-</p> |

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| | | In order to achieve a target of approximately 1,132 894 affordable homes within Torfaen over the period 2006 2010- 2021, ... |
| MAC2.4a | H4 | <p>The second paragraph of Policy H4 on Affordable Housing is split into two and reworded as follows:-</p> <p>These percentages will change upwards if Social Housing Grant is available; <u>to be used</u>.</p> <p><i>(Note: this text should be added to the bottom of the first paragraph to which it relates)</i></p> <p><i>(New Paragraph) <u>These percentages may change</u> or be changed by 5% <u>increments</u> (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.</i></p> |
| MAC2.3b | 9.5.2 | <p>FC46b (ED05) be deleted and Paragraph 9.5.2 be reworded as follows:-</p> <p>The <u>Based upon the research of the</u> Joint Local Housing Market Assessment (LHMA) 2010 Update carried out for Torfaen, Newport and Monmouthshire Councils, <u>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.</u> found a need for 32% of all the new housing remaining to be delivered in the respective LDP"s to be affordable. Taking Torfaen in isolation and ignoring all cross boundary movements, Torfaen’s need would be 51% of all new housing within its LDP to be affordable. In which case, of the remaining 4,197 LDP target to be delivered 2010-2021 this would equate to a need for 2,140 affordable dwellings. However, when taking the more appropriate regional based</p> |

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| | | <p>need of 32% into account, of the above 4,197 LDP target this would equate to a need for 1,343 affordable dwellings in Torfaen by 2021. Part of the difference between the regional target and Torfaen target is due to a surplus of intermediate housing in Newport.</p> |
| MAC2.3c | 9.5.3 | <p>Focused Change FC46c (ED05) be deleted and Paragraph 9.5.3 be amended as follows:-</p> <p>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 WAG <u>WG</u> 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 894 <u>1,132</u> affordable dwellings <i>between 2006 and 2021</i> during 2010-2021, out of the 4,197 4,700 new dwellings expected to be built over this period. This equates to a 21.2% <u>24.1%</u> provision of affordable housing.</p> |
| MAC2.4b | 9.5.6 & 9.5.7 | <p>Focused Change FC26f (SD11) on Paragraph 9.5.6 be added to, with the paragraph being split in two after the first sentence and the second sentence onwards becoming Paragraph 9.5.7 as follows:-</p> <p>9.5.6 This Policy will need to be read in conjunction with the latest <u>adopted</u> Torfaen S406 <u>Planning Obligations</u> SPG (which includes an <u>Annex 1 on Affordable Housing Annex</u> that explains how the Policy will be implemented in detail), which is expected to be adopted in 2011. <u>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.</u></p> |

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| | | <p><u>9.5.7</u> 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 §406 <u>Adopted Planning Obligations</u> 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 WAG <u>WG</u> Social Housing Grant is available.</p> |
| MAC2.1 | H5 | <p>Provision for children’s play areas, outdoor recreation, open space and leisure facilities will be sought in conjunction with new residential developments of 40 <u>3</u> dwellings or more, based on a minimum of: -</p> <p>a) 2.4 hectares of recreational open space per 1,000 population;</p> <p>b) 0.4 hectares of on-site open space per 1,000 population;</p> <p>c) 2.0 hectares of accessible natural green space per 1,000 population; and</p> <p>d) 20 allotments (250m² each) per 1,000 households.</p> |
| rMAC21 | 9.6.5 | <p>Amendment to paragraph 9.6.5 to as follows: Finally, the Council...250 square meters <u>for all new developments</u>.</p> |
| rMAC36 | H7/1 | <p><i>See rMAC36 in the ‘LDP Proposals Map’ section below with regards to the LDP Proposal Map being amended to allocate a larger, 0.31ha, Rose Cottage Gypsy & Traveller site.</i></p> |
| rMAC22 | 9.19.1 | <p>Amendment to document reference in paragraph 9.19.1 to: - 9.19.1 ‘As an integrated...have commissioned the ‘Torfaen Retail Study Update 2011’ ‘<u>Torfaen Retail Study - November 2012 Retail Floorspace Capacity Update</u>’...rates.</p> |
| rMAC23 | 9.19.2 | <p>Amendment to paragraph 9.19.2 to as follows: - GVA’s Retail Study Update 2011 <u>Torfaen Retail Study - November 2012 Retail Floorspace Capacity Update</u> has indicated that Cwmbran Town Centre could accommodate a further 4,822 -8,404 <u>20,678</u> sq m net of comparisons retail floorspace (including the Alfa Laval commitment) up to 2021 or 24,401 sq m net of comparisons retail floorspace (excluding the Alfa Laval commitment) up to 2021...or a</p> |

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| | | ceiling. |
| rMAC24 | 9.22.10 | Amendment to paragraph 9.22.10 as follows: - The Primary... C1, C2, C3, C4, C5, C6, C7, C8, C9, C10 and C11 <u>CP1, CP2, CP3, CP4, CP5, CP6, CP7, CP8, CP9, CP10 and CP11.</u> |
| rMAC31 | Throughout the LDP | There are various references throughout the Report to GVA’s Retail Study Update 2011, GVA’s Retail Study, Study Update 2011. The various references need to be amended to <u>‘Torfaen Retail Study - November 2012 Retail Floorspace Capacity Update’</u> |
| rMAC20a rMAC20b rMAC20c rMAC20d rMAC20e | T3 - Proposals Map | The following walking / cycle routes, allocated under LDP Policy T3, have either been completed, are under construction or have been granted planning permission: - a. T3/1 - “National Cycle Route Network 492, Blaenavon to Brynmawr (Blaenau Gwent) - scheme to be agreed” - Planning permission granted in 2012; b. T3/2 - “National Cycle Route Network 492 to Blaenavon Ironworks and Town Centre” - Route completed 2010/2011; c. T3/6 - “National Cycle Route Network 492 to Pontypool Town Centre” - Route completed; d. T3/10 - “Pontypool to Crumlin / Hafodyrynys (Caerphilly)” - Route will be completed by the end of 2012/2013; and e. T3/11 - Pontnewynydd Industrial Estate - NCN 492 to A4043, at Merchant’s Hill, Pontypool - scheme to be agreed” - Route completed during 2012. Therefore, reference to these routes should be deleted from the Deposit LDP Written Statement and Proposals Map (noting that T3/1 & T3/11 as ‘schemes to be agreed’ were not shown on the Proposals Map). |
| MAC5.2 | M1 | Development proposals will not be permitted which would permanently sterilise important minerals resources within the Aggregates Safeguarding Areas or Coal Safeguarding Areas identified on the proposals Map, unless <u>there is an overriding need for the proposed development and:-</u> a) the mineral resource is recovered before the proposed development commences; or b) there is an overriding need for the proposed development and prior extraction of the mineral cannot reasonable be undertaken; or |

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| | | e) <u>b)</u> the developer has satisfactorily demonstrated that the prior extraction of the mineral is impracticable, uneconomic or environmentally unacceptable. |
| MAC5.1 | 9.30.2 | Aggregate Safeguarding Areas (<u>ASAs</u>) 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. <u>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.</u> |
| rMAC25 | M3, 9.32.1 & 9.32.2 | <p>Recommendation to update and replace FC37b & FC37c as follows: -</p> <p>LDP Policy M3 be amended to read: -</p> <p>Land at Tir Pentwys (near Pontypool) is allocated as a Preferred Area of Search for Aggregates as shown on the Proposals Map; within which proposals for the extraction of up to 8 <u>7.2</u> million tonnes of aggregates may be permitted subject to national planning considerations and other LDP policies.</p> <p>The 4th & 5th sentences of LDP paragraph 9.32.1 be amended to read: -</p> <p>9.32.1 However, <u>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).</u> national planning policy also recommends not permitting more than 20 years of supply; which equates to the 8 million tonnes stated in the Policy. The Aggregate Safeguarding Areas identified in Policy M1 above, have been refined to identify the Tir Pentwys Preferred Areas of Search under this Policy, as shown on the Proposals Map.</p> <p>Update LDP paragraph 9.32.2 as follows: -</p> <p>9.32.2 Part of this <u>7.2 million tonnes</u> allocation is the subject of a</p> |

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| | | <p>current planning application for the recovery of approximately 4.75 million tonnes of secondary sandstone aggregate from the <u>eastern overburden mound at the old Tir Pentwys Open Cast Coal Site. <i>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.</i></u></p> |
| rMAC26 | M4 & 9.33.1 & Proposals Map | <p>Black Barn Mine, near Pontypool - The LDP identifies a Mineral Site Buffer Zone for this site under Policy M4a)3). However, the planning permissions (Ref 89/P/14301 & 92/P/17419) for this site both expired on 11th June 2011. Therefore, there is no requirement for the LDP to protect it with a Mineral Site Buffer Zone.</p> <p>Noting that rMAC37, FC38a & FC38b have already recommended changes to Policy M4 and associated paragraph 9.33.1 with regards to the Tir Pentwys Preferred Area, in addition, the Black Barn Mine Mineral Site Buffer Zone should be deleted from the Deposit LDP Proposals Map and the following further changes should be made to Policy M4 and the second sentence of paragraph 9.33.1:-</p> <p>M4 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: -</p> <p>a) The three permitted drift <u>Blaentillary Drift No.2, Blaenavon</u> coal mines and associated 500m Mineral Site Buffer Zone; and at:-</p> <ol style="list-style-type: none"> 1) Blaentillary Drift No.2, Blaenavon; 2) Johnson Mine, Blaenavon; and 3) Black Barn Mine, Pontypool. <p>b) The Tirpentwys (near Pontypool) Preferred Area of Search for Aggregates and associated 200m Mineral Site Buffer Zones.</p> <p>9.33.1 This Policy has defined buffer zone distances for the three existing drift <u>Blaentillary Drift No.2</u> coal mines and the Tir Pentwys Preferred Area of Search for Aggregates. ...</p> |
| rMAC37 | M4 & 9.33.1 & Proposals Map | <p>Johnson Mine, near Blaenavon - The site is considered to no longer have planning permission and will thus now need to be restored; thus, there is no need to safeguard the site under Policy M4, a), 2).</p> |

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| | | <p>Therefore, noting that rMAC26 and FC38a & FC38b have already recommended changes to Policy M4 and associated paragraph 9.33.1 with regards to the Black Barn Mine and the Tir Pentwys Preferred Area respectively; it is also recommended that the Mineral Site Buffer Zone around the Johnson Mine be deleted from the Deposit LDP Proposal Map and the following changes should be made to Policy M4 and the second sentence of paragraph 9.33.1:-</p> <p>M4 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:-</p> <p>a) The three permitted drift <u>Blaentillary Drift No.2, Blaenavon</u> coal mines and associated 500m Mineral Site Buffer Zone; and at:-</p> <p>1) Blaentillary Drift No.2, Blaenavon;</p> <p>2) Johnson Mine, Blaenavon; and</p> <p>3) Black Barn Mine, Pontypool.</p> <p>b) The Tirpentwys (near Pontypool) Preferred Area of Search for Aggregates and associated 200m Mineral Site Buffer Zones.</p> <p>9.33.1 This Policy has defined buffer zone distances for the three existing drift <u>Blaentillary Drift No.2</u> coal mines and the Tir Pentwys Preferred Area of Search for Aggregates. ...</p> |
| rMAC28 | CF5 | <p>Amendment to criterion a) of Policy CF5 as follows: -</p> <p>a) It would...Adopted Standards <u>(Note: The standard for allotments is:</u></p> <ul style="list-style-type: none"> ▪ <u>Blaenavon - 1.65 ha</u> ▪ <u>North Pontypool - 11.23 ha</u> ▪ <u>South Pontypool - 4.97 ha</u> ▪ <u>Cwmbran - 12.51 ha</u> ▪ <u>Ponthir - 0.65 ha</u> |
| rMAC29 | 9.40.2 | <p>Amendment to paragraph 9.40.2 as follows:-</p> <p>9.40.2 Policy H5 and the latest Torfaen S106 SPG sets out more detail guidance on the Council’s adopted recreation and amenity open space standards <u>for provision of new open space on new residential developments. The purpose of this Policy is to identify the Council’s standards for protection of</u></p> |

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| | | <u>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.</u> In order...Deposit LDP. |
| MAC 7.1 | 9.46.1 | <p>By adding to previous proposed changes to paragraph 9.46.1 under FC42e (SD11) and rMAC30b (ED07), paragraph 9.46.1 be reworded as follows:-</p> <p>9.46.1 Torfaen’s distinctive natural environment will be protected and wherever possible enhanced. Torfaen is an area with a rich diverse natural environment. This Policy aims to protect and enhance the diverse wildlife habitats in Torfaen and the native species that depend on them as well as our geological heritage. Planning proposals that affect nationally and internationally designated sites will be assessed in accordance with national planning policy. For the purpose of this Policy, <u>contains important</u> locally designated sites of <u>biodiversity interest</u> comprise of (Sites of Importance for Nature Conservation (SINC’s), Local Nature Reserves (LNR’s)) and Regionally Important Geological Sites (RIGS’s) which will be protected and where possible enhanced. This policy affords protection to these sites. The SINC designations in Torfaen are identified on the <u>SINC Constraints Proposals Map.</u> <u>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.</u></p> |
| MAC 7.2 | 1.4.2 | A separate Constraints Map for Sites of Importance for Nature Conservation (SINC’s) has been produced and supports Policy BG1. |
| MAC5.4 & MAC7.3 | 9.46.4 | There are currently no designated RIGS within Torfaen. However, the British Geological Society is expected to publish a South East Wales RIGS Report (March 2011) for WAG which currently proposes 5 candidate RIGS in Torfaen at Llanelly Hill, Big Pit, Craig Cynfyn Quarry, the Llanhilleth Quarries and the Cwmynyscoy Quarries. 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 |

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| | | <p>Cynfyn Quarry; Cwmyrnyscoy Quarry East; Cwmyrnyscoy 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.</p> |
| rMAC32 | <p>LDP Appendix 1 Animal Pound and adj Land, Wainfelin and S1 - Proposals Map</p> | <p>In order to reflect the landowners proposal to relocate the current non-statutory allotments on the site, FC22b is withdrawn and the following text is recommended in the ‘Housing Numbers’ section for the Animal Pound site as contained in LDP Appendix 1:</p> <p>It is considered that this site is capable of delivering 135 new dwellings over the LDP period <u>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.</u> This figure is based upon the net developable area of 4.5 hectares as evidenced in the Torfaen Urban Housing Potential Study (2007). The developable area takes into account topographical constraints and rationalisation of the allotments on site. Due to the nature of the surrounding properties, the density of recent development in this area at Pine Gardens and the location of this site on the western outskirts of Pontypool, then it is considered realistic to develop this site at a density of 30 dwellings per hectare. This is lower than the density of 35 dwellings per hectare detailed in the Torfaen Urban Housing Potential Study.</p> <p>The Deposit LDP Proposals Map will also need amending to include the proposed extension of the Richards Fields Allotments within the Urban Boundary.</p> |
| rMAC33a | <p>LDP Appendix 1 Llanfrechfa Grange</p> | <p>In order to clarify and update the phasing of the Llanfrechfa Grange SAA7 allocation, the ‘Phasing’ section of LDP Appendix 1 for the site should be amended as follows: -</p> <p>Phasing</p> <p>This site has now been confirmed as the preferred location for the <u>SCCC Hospital</u> by the Minister for Health. and consultants are actively working on preparing a planning</p> |

| | | <p>application for this site, with negotiations ongoing between the Council, the WAG and NHS Trust regarding deliverability of the SCCC and associated housing. <u>Planning permission was granted for the SCCC Hospital in January 2013, with its construction expected to be completed by 2017.</u></p> <p><u>As stated above, up to 4.8ha of the allocated high quality employment site is expected to be developed by 2021.</u></p> <p>Based upon this information and housing numbers agreed at the Council’s and WAG’s annual Joint Housing Land Availability Study meeting for 2010, it was anticipated that 180 houses would be completed over the period 2011/2012 to 2015/2016 (at 60 per year from 2013/2014) with the remaining 120 houses to be completed over the period 2016/2017 to 2020/2021. However due to the recession and slow progress being made in delivering this scheme over this past year, it is considered reasonable to move the housing completions for this scheme back a year, resulting in the following phasing plan: <u>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 it shown below:</u></p> <table border="1" data-bbox="588 1104 1192 1352"> <tr> <th colspan="3">Time frame</th> </tr> <tr> <td>2006/2007 - 2010/2011</td> <td>2011/2012 - 2015/2016</td> <td>2016/2017 - 2020/2021</td> </tr> <tr> <td>0</td> <td>0120</td> <td>300180</td> </tr> </table> <p><u>The B4236 link road is expected to be developed by 2021 as part of the housing site.</u></p> | Time frame | | | 2006/2007 - 2010/2011 | 2011/2012 - 2015/2016 | 2016/2017 - 2020/2021 | 0 | 0120 | 300180 |
|--------------------------|--|--|------------|--|--|--------------------------|--------------------------|--------------------------|---|------|--------|
| Time frame | | | | | | | | | | | |
| 2006/2007 - 2010/2011 | 2011/2012 - 2015/2016 | 2016/2017 - 2020/2021 | | | | | | | | | |
| 0 | 0120 | 300180 | | | | | | | | | |
| rMAC33c | LDP Appendix 1 Llanfrechfa Grange | <p>Risks in Site Delivery</p> <p>It is considered that the housing element of this scheme can be delivered over the phased <u>in the final</u> LDP <u>phasing</u> periods as detailed above. However there are always risks in delivering a scheme, those of which for this site are listed below:</p> <ul style="list-style-type: none"> ▪ 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 | | | | | | | | | |

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| | | <p>permitted. The Development Framework should assist in this process as should further work being undertaken by WAG <u>WG</u> and the NHS Trust <u>Health Board</u> on the delivery of a comprehensive combined healthcare and residential scheme.</p> <ul style="list-style-type: none"> ▪ 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. ▪ Provision of a new link road to the Strategic Action Area providing access and an alternative route to the existing B4236 Caerleon Road. If the new link road is delayed then this could impact upon the development of this site. However based upon the discussions and work that has already taken place, it is considered that the comprehensive proposals to come forward for this site will take into account the provision of a suitable highways access. |
| rMAC34 | LDP Appendix 1 Pontypool College | <p>Housing Numbers</p> <p>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 determined <u>resolved</u> to include the redgra 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 4.2 <u>0.65</u> hectares of the playing fields <u>and provide associated facilities on additional land</u> 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.</p> |
| MAC11.1b | LDP Appendix 1 - The British Strategic Action Area | <p>The British Strategic Action Area, Talywain</p> <p>Site Description</p> |

| | | |
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| | <p>Talywain</p> | <p>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.</p> <p>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.</p> <p>Phasing</p> <p>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.</p> <p>Risks in Site Delivery</p> <p>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:-</p> <ul style="list-style-type: none"> ▪ 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 |
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| | | landowners in order to bring forward this reclamation scheme within the plan period. |
| MAC2.2c | LDP Appendix 11 | Minor Amendments MA22 (SD11) and MA29 (ED05) (previous proposed versions of LDP Appendix 11 - Housing Sites table) be deleted and replaced with the latest LDP Appendix 11 attached at Annex B of this document. |
| MAC13.1 | Annual Monitoring Framework | Appendix 1 (SD11); FC46d-g, FC47b, FC48b & MA29 (ED05); and rMAC35a-e (ED07) (previous proposed versions of LDP Appendix 13 - Annual Monitoring Framework) be deleted and replaced with the latest LDP Appendix 13 attached at Annex C of this document. |
| rMAC2 | S1 - Proposals Map | Land West of Varteg Road, Varteg - Planning permission has been granted on appeal for 53 dwellings at Land West of Varteg Rd (south of Salisbury Terrace), Varteg. Therefore, the Deposit LDP Proposals Map Urban Boundary for Varteg should be amended to include this site. |
| rMAC3 | S1 - Proposals Map | Livestock Market, A4042 Usk Road, Mamhilad - On 18 th September 2012 outline planning permission was granted for development of a livestock market on the site. Therefore, the Deposit LDP Proposals Map Urban Boundary should be amended to include this site. |
| rMAC36 | H7/1 - Proposals Map | The Deposit LDP allocated a 0.12ha Gypsy & Traveller site at Rose Cottage, Cwmyynyscoy, Pontypool for 10 pitches under Policy H7/1. The site has now been cleared and levelled. However, the cleared area is larger than the area allocated in the Deposit LDP. In addition, an invalid planning application, for 10 pitches, associated landscaping, open space and vehicle parking, has been submitted which encompasses the cleared area and the adjacent bund to the brook and a ‘green area’ to the south. This larger area measures 0.31ha and reasonably reflects the area currently used for the existing Rose Cottage Gypsy & Traveller site. Therefore, the Deposit LDP Proposal Map should be amended to allocate a larger, 0.31ha, Rose Cottage Gypsy & Traveller site. |
| rMAC17 | CF4 - Proposals Map | Newport Road, New Inn - Important Urban Open Space - Further to the planning appeal that was allowed for the construction of 67 dwellings at Newport Road, New Inn on Deposit LDP allocation H2/6 and designated Important Urban Open Space to the West of the site, the Deposit LDP Proposals Map should to be amended to reflect the remaining area of IUOS, |

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| | | and hence exclude the area of the IUOS that has been granted as part of the residential development. |
| rMAC27 | CF4 - Proposals Map | The former Pontypool Hospital has been designated as an Important Urban Open Space (IUOS) on the Deposit LDP Proposals Map. However, the site was granted a residential planning permission (05/P/12320(E)) for 23 dwellings in March 2007; and development was subsequently started. Therefore, this committed site should be deleted from the IUOS designation on the Deposit LDP Proposals Map. |
| rMAC30a | BG1 - Proposals Map | Delete FC42a in respect of creating a separate Constraints Map for SINC’s. It is now proposed to show SINC’s on the Proposals Map. |
| rMAC32 | S1 - Proposals Map | See rMAC32 in the ‘LDP Appendix 1 - Details of LDP Allocations’ section above with regards to the proposed extension of the Richards Fields Allotments, Wainfelin being shown within the Urban Boundary on the Proposals Map. |
| rMAC14 rMAC15 rMAC16 rMAC18 rMAC19 | H1/3 H1/5 H2/6 H2/7 H3/2 | See these rMACs in the ‘Chapter 9 - Housing’ section above with regards to:- <ul style="list-style-type: none"> ▪ H1/3 - deletion of Former Brookfield School, Cwmbran housing site; ▪ H1/5 - deletion of Former Hollybush School, Cwmbran housing site; ▪ H2/6 - deletion of Newport Road, New Inn housing site; ▪ H2/7 - deletion of Land at Orchard Farm Estate, Trevethin housing site; and ▪ H3/2 - deletion of Abergavenny Road / Garn Road, Blaenavon housing site. |
| rMAC20a rMAC20b rMAC20c rMAC20d rMAC20e | T3/1 T3/2 T3/6 T3/10 T3/10 | See these rMACs in the ‘Chapter 9 - Transport’ section above with regards to:- <ol style="list-style-type: none"> a. T3/1 - National Cycle Route Network 492, Blaenavon to Brynmawr (Blaenau Gwent); b. T3/2 - National Cycle Route Network 492 to Blaenavon Ironworks and Town Centre; c. T3/6 - National Cycle Route Network 492 to Pontypool Town Centre; d. T3/10 - Pontypool to Crumlin / Hafodyrynys (Caerphilly); and e. T3/11 - Pontnewynydd Industrial Estate - NCN 492 to A4043, at Merchant’s Hill, Pontypool. |
| rMAC26 | M4 - Proposals Map | See rMAC26 in the ‘Chapter 9 - Minerals’ section above with regards to the deletion of the Black Barn Mine, Pontypool |

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| | | <i>from the LDP Proposals Map.</i> |
| <i>rMAC37</i> | M4 - Proposals Map | <i>See rMAC37 in the 'Chapter 9 - Minerals' section above with regards to the deletion of the Johnson Mine, near Blaenavon from the LDP Proposals Map.</i> |

Annex A - Revised British Strategic Action Area Policy (SAA5) and Policy Justification

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 enhance 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

| Annex B - Updated LDP Appendix 11 - Housing Sites Table | | | | | | |
|---|--------------------------------------|----|--------------------------------------|----|------------------------------|----|
| Housing Sub Market Area (HMSA) | | | | | | |
| | North Torfaen | | Pontypool | | Cwmbran | |
| Housing Need Identified: | | | | | | |
| | 550 | | 1,875 | | 2,275 | |
| Dwellings identified to meet the required need: | | | | | | |
| Dwellings built on large sites (10+ dwellings) January 2006 - April 2012 | Fairfield, Talywain (remaining) | 17 | Avesta Steelworks - North, Pontypool | 15 | 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, | 34 | Avesta Steelworks - North, | 23 | Adjacent Burtons Biscuits, | 24 |

| | | | | | | |
|--|--|----|--|----|--|----|
| | Pontypool | | Pontypool - Phase 3 | | Llantarnam Road, Cwmbran | |
| | | | Avesta Steelworks - South, Pontypool - Phase 2 | 84 | Burttons Biscuits Playing Fields, Llantarnam Road, Cwmbran | 11 |
| | | | St Albans R.C. School, Pontypool | 12 | | |
| | 146 | | 367 | | 418 | |
| 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 |
| | 63 | | 104 | | 57 | |
| Permitted large sites to March | Commercial Road, Talywain | 32 | Pine Gardens, Pontypool (remaining) | 7 | Burttons Biscuits Playing Fields, Llantarnam Road, | 11 |

| | | | | | | |
|--|---|----|--|----|------------------------------------|----|
| 19th 2013 (including sites approved subject to S106 which are not LDP allocations) | New Road Farm, Blaenavon (remaining) | 10 | Pontypool Hospital | 23 | Cwmbran (remaining) | |
| | 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) | 12 | Brookfield School, Cwmbran | 11 |
| | | | | | 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 | | |

| | 209 | | 334 | | 232 | |
|---------------------------------------|--|----|--|----|--|----|
| 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) | 17 | South Sebastopol Strategic Action Area (75% to be delivered over the LDP Period in the Cwmbran HMSA) | 51 |
| | Old Co-op, 39-43 High Street, Abersychan | 24 | Mamhilad Strategic Action Area (over the LDP Period) | 69 | Llanfrechfa Grange Strategic Action Area | 30 |
| | Garn-yr-erw Terrace, Blaenavon | 26 | Trevethin School | 11 | Canalside Strategic Action Area | 10 |
| | St. Peters School, Blaenavon | 18 | Animal Pound & adj land, Tranch | 13 | Police College, Cwmbran | 35 |
| | Blaenavon Health Centre | 17 | Pontypool College | 14 | Llantarnam Strategic Action Area | 45 |
| | Hillside School, Blaenavon | 64 | Coal Yard, Station Road, Griffithstown (remaining) | 7 | County Hall and Police HQ | 22 |
| | | | Rose Cottage Gypsy & Traveller Site, Cwmynyscoy | 10 | Belle View Nursery, Two Locks | 16 |
| | | | Former Race AFC Gypsy & Traveller Site, Cwmynyscoy | 30 | Ty'r-ywen Farm, Henllys | 25 |

| | 174 | 1,300 | 1,978 |
|---|--|---|--|
| 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. |
| | 78 | 130 | 71 |
| 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 | 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 | 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 |

| | HMSA. | number of windfalls remaining for this HMSA. | number of windfalls remaining for these HMSAs. |
|---|---|---|---|
| | 39 | 78 | 72 |
| TOTAL IDENTIFIED (EXCLUDING DEMOLITIONS) | 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) |
| | 709 | 2,313 | 2,828 |
| OVER ALLOCATION WHEN COMPARED TO HOUSING NEED FIGURE | 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). |
| | 159 dwellings (or 29% over allocation) | 438 dwellings (or 23% over allocation) | 553 dwellings (or 24% over allocation) |
| Dwellings demolished Jan 2006 - 15th March 2013 | 10 | 6 | 37 |

| | | | |
|--|--|---|---|
| Demolitions remaining 2013 - 2021 (calculated pro rata for housing sub market areas out of estimated 57 remaining in total) | <p>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.</p> | <p>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.</p> | <p>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.</p> |
| | 11 | 6 | 40 |
| TOTAL IDENTIFIED (WHEN INCLUDING DEMOLITIONS) | <p>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</p> | <p>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</p> | <p>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</p> |

| | total housing need identified (i.e. 138 as a proportion of the 550 housing need). | proportion of the total housing need identified (i.e. 426 as a proportion of the 1,875 housing need). | proportion of the total housing need identified (i.e. 379 as a proportion of the 2,275 housing need). |
|---|---|---|---|
| | 688 | 2,301 | 2,751 |
| OVER ALLOCATION (INCLUDING DEMOLITIONS) WHEN COMPARED TO HOUSING NEED FIGURE | 138 dwellings (or 25% over allocation) | 426 dwellings (or 23% over allocation) | 476 dwellings (or 21% over allocation) |

Annex C - LDP Appendix 13 - Annual Monitoring Framework (AMF)

Annex C - LDP Appendix 13 - Annual Monitoring Framework (AMF)

1 Introduction

- 1.1 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 Framework (AMR) to the Welsh Assembly Government (WAG) 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.
- 1.2 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

- 1.3 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 the 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

- 1.4 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
- 1.5 The LDP Manual identifies other indicators which should be included in the Monitoring Frameworks. The Council has then identified locally specific indicators relevant to measuring the implementation of the Torfaen LDP alongside these.

Developing the Monitoring Framework

- 1.6 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.
- 1.7 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.
- 1.8 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.
- 1.9 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

- 1.9 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.
- 1.10 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.

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| Continue Monitoring |
| The indicators suggest the LDP policies are being implemented effectively and no further action required |
| Officer Training Required |
| 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. |
| Production of Supplementary Planning Guidance/Development Briefs |
| 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. |
| Policy Research |

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| <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>Policy Review</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>Plan/Strategy Review</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> |

- 1.11 It should be noted that if an Objective or a Policy reaches 1 or more of its Trigger Levels, it should not be assumed 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.
- 1.12 The Monitoring indicators are linked to specific LDP Objectives and LDP Policies. Interim target dates listed in the table relate to the 1st April of that particular year. Data will be collected at an April 1st base date for incorporation into the AMR to be submitted in October of the year.

Site Monitoring

- 1.13 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

1.14 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.

- 1.15 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/Policies need to be added to deal with areas of significant change or conservation or with some unforeseen events.

- 1.16 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.

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| LDP Objective | To ensure the provision of an appropriate quality & range of employment sites and retail opportunities to support high and stable levels of |
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| 1 employment in Torfaen and deliver a competitive, modern and sustainable economic and thriving town centres | | | | |
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| Monitoring Aim | <ul style="list-style-type: none"> ▪ <i>Ensure delivery of allocated employment sites and protection of existing employment sites</i> ▪ <i>Enable delivery of convenience and comparison floorspace requirements for Cwmbran and Pontypool</i> ▪ <i>Improve vitality and viability of the town centres over the plan period</i> | | | |
| | 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. 42.1ha 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 | <p>Planning permission for retail development to meet comparison floorspace requirements in Cwmbran Town Centre (Approx 4800-8400sqm)</p> <p>Planning permission for retail development to meet convenience floorspace requirements for Pontypool</p> <p>(Approx 1120-1500sqm net)</p> | <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 |

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| <p>4. Protection of primary retail core in defined Primary Frontages from conversion to other uses</p> | <p>No loss of A1 units in defined 100% Primary frontages in Pontypool</p> <p>No exceedence of non A1 uses above prescribed 1/3 limit in the Cwmbran and Pontypool Town Centre Primary Frontage</p> | <p><i>Number of applications approved per annum for non A1 uses in defined 100% primary frontages in Pontypool</i></p> <p><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</i></p> | <p>No loss of A1 units in defined 100% Primary frontages</p> <p>No exceedence of non A1 uses above prescribed 1/3 limit in the Cwmbran and Pontypool Town Centre Primary Frontage</p> | <p>1 application granted permission up to 2017</p> <p>1 application granted permission up to 2017</p> |
| <p>5. Protection of secondary frontages in Pontypool and Cwmbran Town Centres</p> | <p>No exceedence of non a1 uses above prescribed 50% limit in Secondary Frontages of Cwmbran and Pontypool</p> | <p><i>Number of applications approved per annum for non A1 uses over and above prescribed 50% limit in defined secondary frontages</i></p> | <p>No exceedence of non a1 uses above prescribed 50% limit in Secondary Frontages of Cwmbran and Pontypool</p> | <p>1 application granted permission up to 2017</p> |
| <p>6. Protection of existing town, district or local centres</p> | <p>No permissions granted</p> | <p><i>Amount of retail floorspace (above 235sqm gross) developed outside established town, district or local centres</i></p> | <p>No permissions granted</p> | <p>1 application granted permission per annum</p> |
| <p>7. Reduce vacancy rates across the three town centres over the plan period to improve vitality and viability of</p> | <p>Reduce vacancy rates across the three retail centres by 2017</p> | <p><i>Annual vacancy rates of Cwmbran, Pontypool and Blaenavon Centres</i></p> | <p>Reduction in vacancy rates across the three retail centres</p> | <p>Increase in current vacancy levels by 2017 from a 2014 base date</p> |

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| the centres | | | |
| Bodies Responsible: Torfaen County Borough Council | | Data Sources: TCBC Planning Applications TCBC Employment Land and Retail Studies TCBC Annual Retail Surveys | |

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| 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 | <ul style="list-style-type: none"> ▪ <i>Enable delivery of community facilities</i> ▪ <i>Protection of areas of important urban open space to encourage recreation and health improvement</i> | | | |
| | 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 | <p>Provision made in 100% of applicable developments per annum by 2017 in line with Adopted 106 SPG</p> <p>No applications approved contrary to protective aim of Policy CF3</p> | <p><i>% of applicable developments providing community facilities, leisure and outdoor recreation facilities</i></p> <p><i>Number of applications approved contrary to protective aim of Policy CF3</i></p> | <p>Provision made in 100% of applicable developments per annum in line with Adopted 106 SPG</p> <p>No applications approved contrary to protective aim of Policy CF3</p> | <p>Provision made in 60% of applicable developments per annum</p> <p>1 application approved contrary to protective aim of Policy CF3</p> |
| 9. Protection of designated Important Urban Open Spaces | Designated IUOS remain undeveloped | <i>Amount of land of identified Important Urban Open</i> | 0ha lost per annum | 1 application approved resulting in negative impact on IUOS or 0.5ha |

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| | | <i>Space lost to development</i> | | lost per annum |
| Bodies Responsible: Torfaen County Borough Council | | Data Sources: TCBC Planning Applications TCBC S106 Database | | |

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| LDP Objective 3 | To ensure that the location of development does not result in unacceptable risk from flooding, subsidence or health hazards | | | |
| Monitoring Aim | <ul style="list-style-type: none"> 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 planning permissions granted for highly vulnerable development permitted 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&C2 floodplains to meet all the TAN15 tests (para 6.2)</p> |
| Bodies Responsible: Torfaen County Borough Council | | Data Sources: TCBC Planning Applications | | |

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| LDP Objective 4 | To ensure the highest quality of design in all developments and delivering safe, healthy and attractive environments | | | |
| Monitoring Aim | <ul style="list-style-type: none"> 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 8 of the LDP | <i>Adoption of design guidance as outlined in SPG Programme</i> | Adoption in accordance with the timetable in LDP Appendix 8 | A 2 year delay in adoption of SPG in line with the timetable |
| Bodies Responsible: Torfaen County Borough Council | | Data Sources: TCBC SPG Programme | | |

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| 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 | <ul style="list-style-type: none"> 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 | Implementation of Panteg Primary School | <i>Provision of new primary school at</i> | Status of delivery of primary school | Non implementation by 2017 |

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| Primary School | | <i>Panteg</i> | | |
| Bodies Responsible: Torfaen County Borough Council | | Data Sources: TCBC Planning Applications – S106 Monitoring Database | | |
| TCBC Education Department | | | | |

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| 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 | <ul style="list-style-type: none"> 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 | 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 |
| Bodies Responsible: Torfaen County Borough Council | | Data Sources: TCBC Planning Applications TCBC Economic Development - STEEAM Data | | |

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| LDP Objective 7 | To conserve and enhance the distinctive cultural and historic resources of the County Borough |
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| Monitoring Aim | <ul style="list-style-type: none"> ▪ <i>Promote conservation and enhancement of cultural and historic resources and protect them from inappropriate development</i> ▪ <i>Promote continued protection of Blaenavon World Heritage Site from inappropriate development and design</i> | | | |
| | 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 | 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 | Complete Conservation Area Assessments by 2017 and review every 5 years not completed |

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| and areas of built or historical interest and their setting | | | years | |
| Bodies Responsible: Torfaen County Borough Council ICOMOS/CADW | | Data Sources: TCBC Conservation Area Appraisals TCBC Planning Applications | | |

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| 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 | <ul style="list-style-type: none"> <i>New development promotes sustainable design and location principles including the need to minimise travel by car</i> | | | |
| | Supporting Policy: S2, S3, S8 | Supporting Strategic Action Area Policy: | Supporting Borough Wide Policy: BW1 | Supporting Topic Based Policy: |
| Policy Target | Monitoring Target | Indicator | Annual / Interim Monitoring Target | Assessment Trigger |
| | 2017 | | | |
| 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 | All new windfall | <i>Number of Major</i> | All new windfall | Less than 80% of all |

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| sustainable approach to the location of Major Windfall development | developments permitted per annum. | <i>Windfall schemes permitted per annum within 400m of facilities (shop, bus) and 1000m of school</i> | developments permitted per annum | new windfall developments permitted per annum |
| Bodies Responsible: Torfaen County Borough Council Development Industry | | Data Sources: TCBC Planning Applications | | |

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| LDP Objective 9 | To allocate mineral sites if required and safeguard appropriate mineral resources from sterilization | | | |
| Monitoring Aim | <ul style="list-style-type: none"> 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 | 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</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 |

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| safeguarding area | | area | | |
| Bodies Responsible: Torfaen County Borough Council | | Data Sources: TCBC Planning Applications, Regional Technical Statement, SWRAWP Annual Survey | | |
| South Wales Regional Aggregates Working Party (SWRAWP) | | | | |

| LDP Objective 10 | To protect, manage and enhance biodiversity and ecological networks across Torfaen | | | |
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| Monitoring Aim | <ul style="list-style-type: none"> 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 | No developments permitted | <i>Number of developments permitted with the potential to</i> | No developments permitted approved contrary to the | 1 or more permissions granted contrary to the advice of NRW or the Councils |

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| adversely affects the integrity of a designated site for nature conservation | | <i>adversely affect the features of a protected site for nature conservation</i> | advice of NRW or the Councils Ecologists 2014 Production of Biodiversity SPG | 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 |
| Bodies Responsible: Torfaen County Borough Council | | Data Sources: TCBC Planning Applications | | |
| Wales Natural Resources | | | | |

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| 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 | <ul style="list-style-type: none"> 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 |

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| 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 |
| Bodies Responsible: Torfaen County Borough Council Wales | | Data Sources: TCBC Planning Applications Natural Resources | | |

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| 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 | <ul style="list-style-type: none"> 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 | Assessment Trigger |

| | | | Target | |
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| 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 |
| Bodies Responsible: Torfaen County Borough Council | | Data Sources: 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 | | | |
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| Monitoring Aim | <ul style="list-style-type: none"> 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 | <i>% of relevant planning permissions incorporating Sustainable</i> | Annual Increase 80% of all planning | No increase over a 3 year period |

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| t | consents approved to have SUDS in their design | <i>Drainage Schemes</i> | consents approved to have SUDS in their design | 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 |
| Bodies Responsible: Torfaen County Borough Council | | Data Sources: TCBC Planning Applications | | |
| Wales | | Natural Resources | | |

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| LDP Objective 15 | To identify and conserve important soil and geological resources including Regionally Important Geological Sites (RIGS) and maintain their quality | | | |
| Monitoring Aim | <ul style="list-style-type: none"> 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 | Area of Agricultural Land of Grades 1,2,3a lost to development | No developments permitted resulting in significant loss of Agricultural | 1 development granted resulting in significant loss contrary to the advice of NRW or |

| | | | | |
|---|---------------|---|--------------------|--------------------------------|
| nt | Grades 1,2,3a | | Land Grades 1,2,3a | the Councils Landscape officer |
| Bodies Responsible: Torfaen County Borough Council | | Data Sources: TCBC Planning Applications | | |
| Natural Resources | | | | |
| Wales | | | | |

| | | | | |
|---|--|---|---|--|
| 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 | <ul style="list-style-type: none"> ▪ <i>Maintain a 5 year land supply</i> ▪ <i>Delivery of 4700 units in accordance with the development strategy to be comprised of 550 dwellings in North Torfaen, 1875 dwellings in Pontypool and 2275 in Cwmbran</i> ▪ <i>Delivery of 1132 affordable dwellings between 2006-2021</i> ▪ <i>Delivery of 20-42 new Gypsy Traveller pitches</i> | | | |
| | Supporting Policy: S5 | Supporting Strategic Action Area Policy: SAA2-SAA7 | Supporting Borough Wide Policy: | Supporting Topic Based Policy:H1-H9 |
| Policy Target | Monitoring Target | Indicator | Annual / Interim Monitoring Target | Assessment Trigger |
| | 2017 | | | |
| 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 <i>The housing land supply taken from the current Joint Housing Land Availability Study (TAN1)</i> | 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 | *C <i>Number of net additional affordable and general market dwellings built in Torfaen per annum</i> <i>Dwellings delivered</i> | Delivery of 2,476 dwellings in Torfaen by 2016 Delivery of 4,700 dwellings by 2021 Track completions data in line with forecasted | 10% reduction in delivery of units = 2,228 dwellings by 2016 |

| | | | | |
|--|---|--|---|--|
| | Cwmbran - 1,402 dwellings | <i>by strategy area</i> | 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 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 | <i>Average density of housing development permitted on allocated development plan sites</i> | 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 | <i>Number of units permitted on Housing allocations at or above the estimated number of units specified</i> | 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) | <i>Annual Affordable Housing Completions</i> <i>Change in Viability</i> <i>(WG Policy such as Sprinklers/Part L)</i> <i>(Annual Hometrack Data)</i> | 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 |

| | | | | |
|---|---|--|--|--|
| <p>40. Provision of at least 20 new Gypsy and Traveller Pitches between 2011-2021 and 2 transit pitches</p> | <p>By 2017 12 Gypsy & Traveller pitches delivered</p> | <p><i>Number of Gypsy & Traveller Pitches delivered</i></p> <p><i>Vacancy Rates on pitches</i></p> | <p>By 2016 10 Gypsy & Traveller pitches delivered</p> <p>By 2021 20 pitches delivered and 2 transit pitches</p> <p>After 2017 there will be vacancies available that will supply any identified demand</p> | <p>Less than 10 Gypsy & Traveller pitches delivered by 2015</p> <p>No vacancies on pitches</p> |
| <p>41. Provision of 2 Gypsy & Traveller Sites at Rose Cottage and the Former Race AFC Pitch</p> | <p>Occupation of the sites by 2017</p> | <p><i>Occupation of the allocated sites</i></p> | <p>Occupation of the sites by 2017</p> | <p>Non occupation of the allocated Gypsy and Traveller Sites by 2017 due to it not being available for development</p> <p>Replacement site identified for Gypsy and Traveller occupation</p> |
| <p>Bodies Responsible: Torfaen County Borough Council</p> | | <p>Data Sources: TCBC Planning Applications, Joint Housing Land Availability, Gypsy Traveller Count</p> | | |

*C = Core Indicator

| | | | | |
|--------------------------------|--|---|--|--|
| <p>LDP Objective 17</p> | <p>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</p> | | | |
| <p>Monitoring Aim</p> | <p>▪ <i>Implementation of identified transport improvements as outlined in Policy T1</i></p> | | | |
| | <p>Supporting Policy: S2,S4</p> | <p>Supporting Strategic Action Area Policy: SAA1-SAA7</p> | <p>Supporting Borough Wide Policy: BW1</p> | <p>Supporting Topic Based Policy:T1-T3</p> |
| <p>Policy Target</p> | <p>Monitoring Target</p> | <p>Indicator</p> | <p>Annual / Interim</p> | <p>Assessment Trigger</p> |

| | 2017 | | Monitoring Target | |
|--|---------------------------------|--|---|--------------------------|
| 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 | <i>Delivery of Llanfrechfa Grange Link Rd as part of SAA7</i> | Track planning status Delivery by 2017 | Non commencement by 2017 |
| 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 |
| Bodies Responsible: Torfaen County Borough Council | | Data Sources: 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 | <ul style="list-style-type: none"> 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</i> | Delivery of 0.4ha Civic Amenity Site by 2015 | Non delivery of 0.4ha Civic Amenity Site by 2016 |

| | | | |
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| | | <i>Waste Plan</i> | |
| Bodies Responsible: Torfaen County Borough Council SE Wales Regional Waste Plan Group | | Data Sources: TCBC Planning Applications, TCBC Waste Management Department | |

| SAA's | Strategic Action Areas | | | |
|------------------------------------|---|--|---------------------------------------|--|
| Monitoring Aim | <ul style="list-style-type: none"> ▪ <i>SAA1 - The construction of approximately 2.7 Ha for B1 uses and a hotel, approximately 5.6 Ha for B2 uses, a 6,860m2 gross foodstore, leisure uses and public open space.</i> ▪ <i>SAA2 - The construction of approximately 100 dwellings as part of a longer term mixed use regeneration scheme</i> ▪ <i>SAA3 - The construction of 450 dwellings, 8 hectares of employment land, a neighbourhood centre and informal recreation provision aided by strategic highway improvements</i> ▪ <i>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.</i> ▪ <i>SAA5 - The reclamation and remediation of this site to prepare the site for future regeneration after the plan period</i> ▪ <i>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</i> ▪ <i>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</i> | | | |
| 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 | <i>Development Framework prepared and adopted for the development of the Eastern Strip SAA</i> | Adopted Development Framework by 2015 | No development Framework by 2015 No permission for B1/Hotel by 2015 |

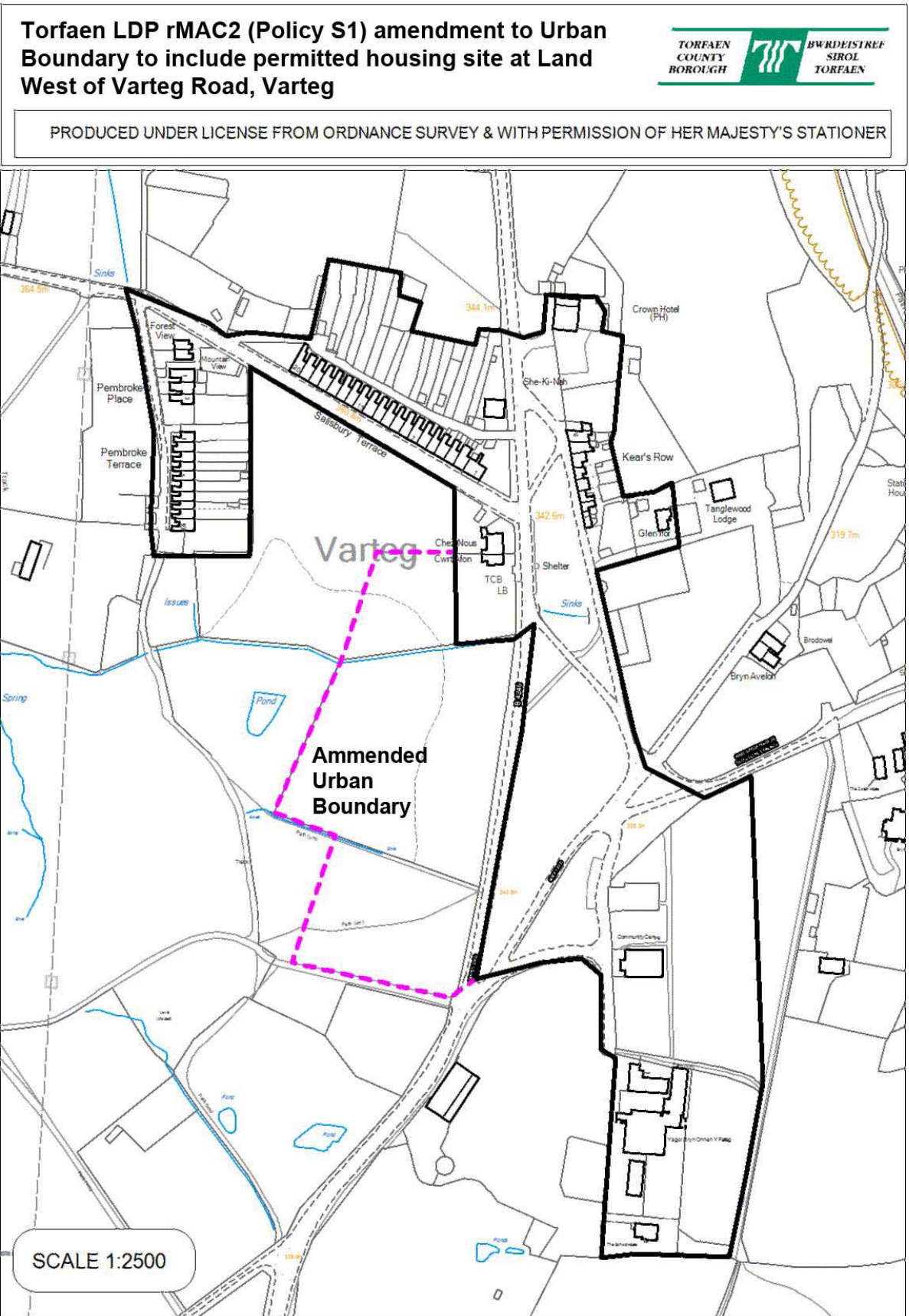
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| | | <p><i>Planning permission granted for SAA1</i></p> <p><i>Delivery of key infrastructure to facilitate delivery</i></p> <p><i>Delivery of land use elements</i></p> | <p>Full permission for B1/Hotel by 2015</p> <p>Highway Improvements to Roundabouts 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>Non delivery of B1 hotel/Hotel and public open space by 2017</p> |
| 47. Delivery of SAA2 Canalside | <p>Planning permission granted and commencement of residential development by 2017</p> | <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</p> <p>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</p> <p>Less than 20 dwellings developed by 2018</p> |
| 48. Delivery of SAA3 Llantarnam | <p>Planning permission granted and delivery of 240</p> | <p><i>Development Framework prepared and</i></p> | <p>Adopted Development Framework by</p> | <p>No Adopted Development Framework by 2014</p> |

| | | | | |
|--------------------------------------|--|--|---|---|
| | <p> dwellings , 3ha of employment land and highway infrastructure improvements by 2017</p> | <p><i>adopted for the development of the Llantarnam SAA</i></p> <p><i>Planning permission granted for SAA3</i></p> <p><i>Delivery of key infrastructure to facilitate delivery</i></p> <p><i>Delivery of land use elements</i></p> | <p>2014</p> <p>Outline permission for whole site by 2014</p> <p>Detailed phased permission by 2017</p> <p>Highway Improvements (Newport Road Roundabout, Rouge mount roundabout improvements and Crown Roundabout improvements) in line with TIA</p> <p>Delivery of 60 units per year and 150 by 2016</p> <p>Delivery of 2ha of employment land by 2017</p> <p>Commencement of delivery of play areas by 2016</p> <p>Commencement of neighbourhood centre by 2019</p> | <p>No outline permission by 2014</p> <p>No detailed phased permission by 2017</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>No delivery of play areas by 2016</p> <p>Non commencement of neighbourhood centre by 2019</p> |
| <p>49. Delivery of SAA4 Mamhilad</p> | <p>Planning permission granted and delivery of 280 dwellings by 2017, main access through route, provision of appropriate recreation facilities commencement of employment</p> | <p><i>Development Framework prepared and adopted for the Mamhilad SAA</i></p> <p><i>Planning permission granted for</i></p> | <p>Adopted Development Framework by 2014</p> <p>Outline permission for whole site by 2014</p> | <p>No Adopted Development Framework by 2014</p> <p>No outline permission by 2014</p> <p>No detailed phased permission by 2015</p> |

| | | | | |
|---------------------------------------|--|--|---|--|
| | provision | SAA4 | <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>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> |
| 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><i>Planning permission granted for SAA6</i></p> <p><i>Delivery of key infrastructure to facilitate delivery</i></p> <p><i>Delivery of land use elements</i></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>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</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>space provision as part of the approved S106</p> <p>Non commencement of neighbourhood by 2017</p> |
| <p>52. Delivery of SAA7 Llanfrechfa Grange</p> | <p>Planning permission granted and delivery of 50 units and 1.5ha of employment land by 2017</p> | <p><i>Planning permission granted for SAA7</i></p> <p><i>Delivery of key infrastructure to facilitate delivery</i></p> <p><i>Delivery of land use elements</i></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> |
| <p>Bodies Responsible: Torfaen County Borough Council</p> <p>Industry Development</p> | | <p>Data Sources: TCBC Planning Applications</p> | | |

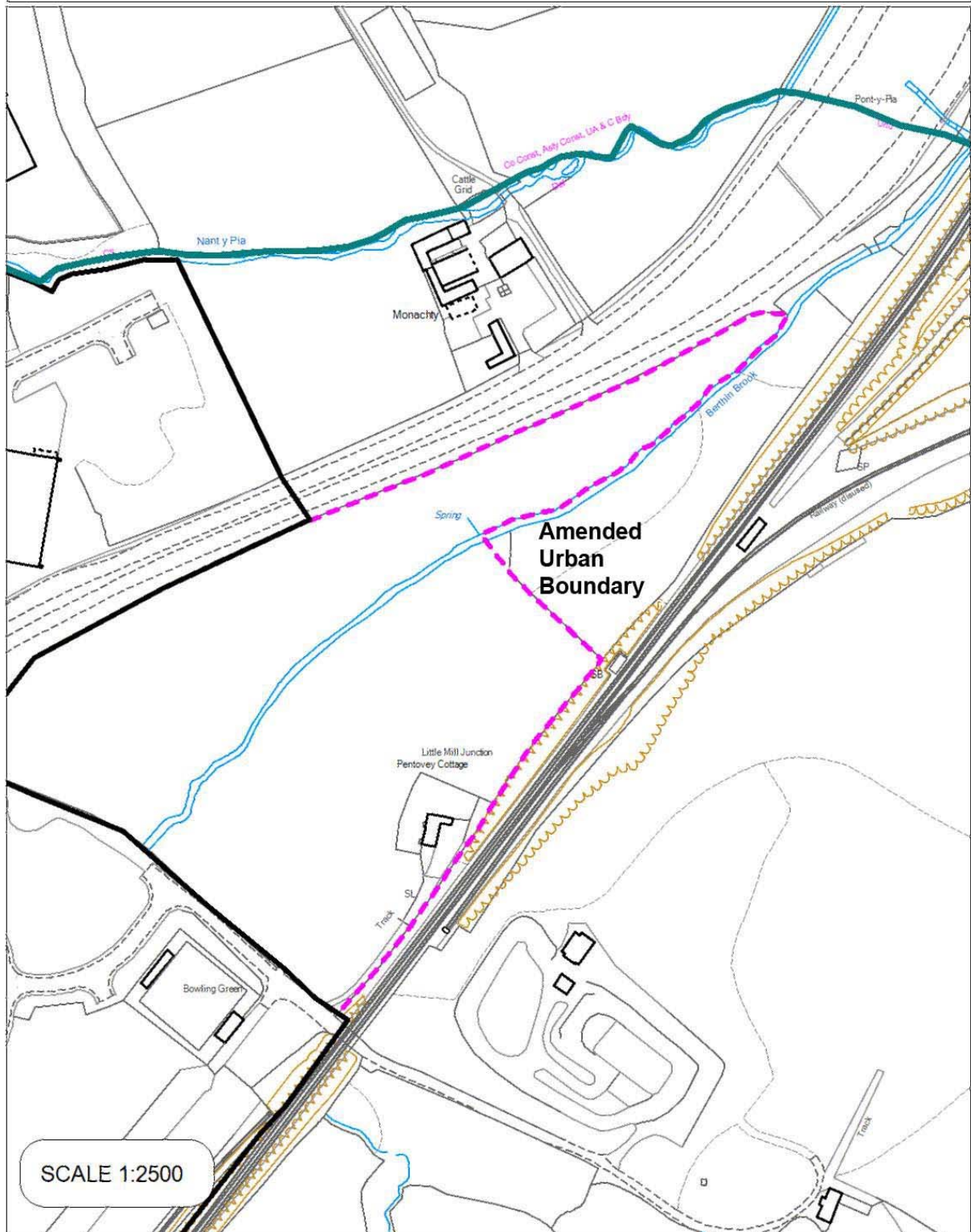
Annex D – Proposals Maps - Changes



Torfaen LDP rMAC3 (Policy S1) amendment to Urban Boundary to include permitted Livestock Market adj A4042, Usk Road, Mamhilad



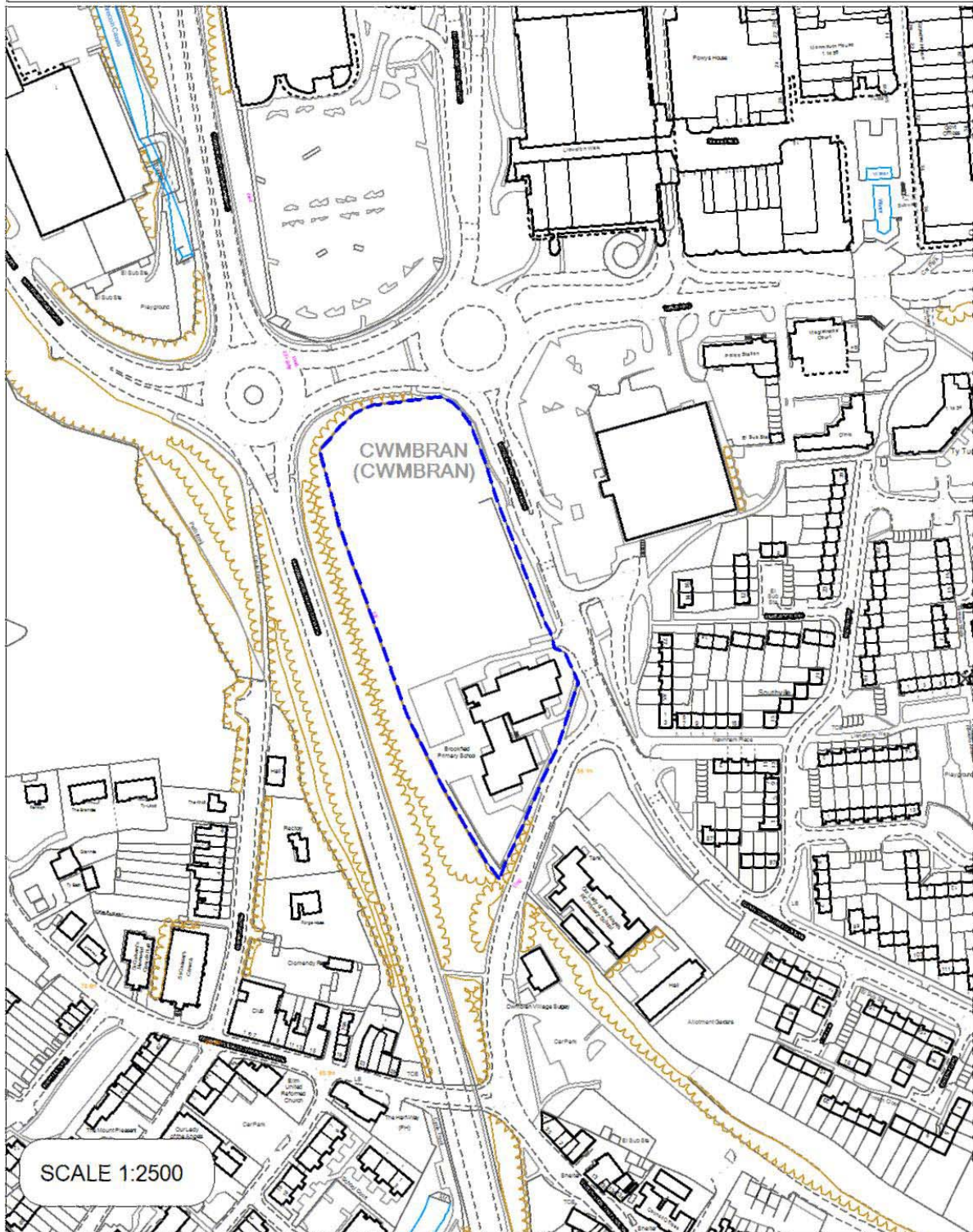
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Torfaen LDP rMAC14 (Policy H1/3) Deletion of Former Brookfield School, Cwmbran Housing Site



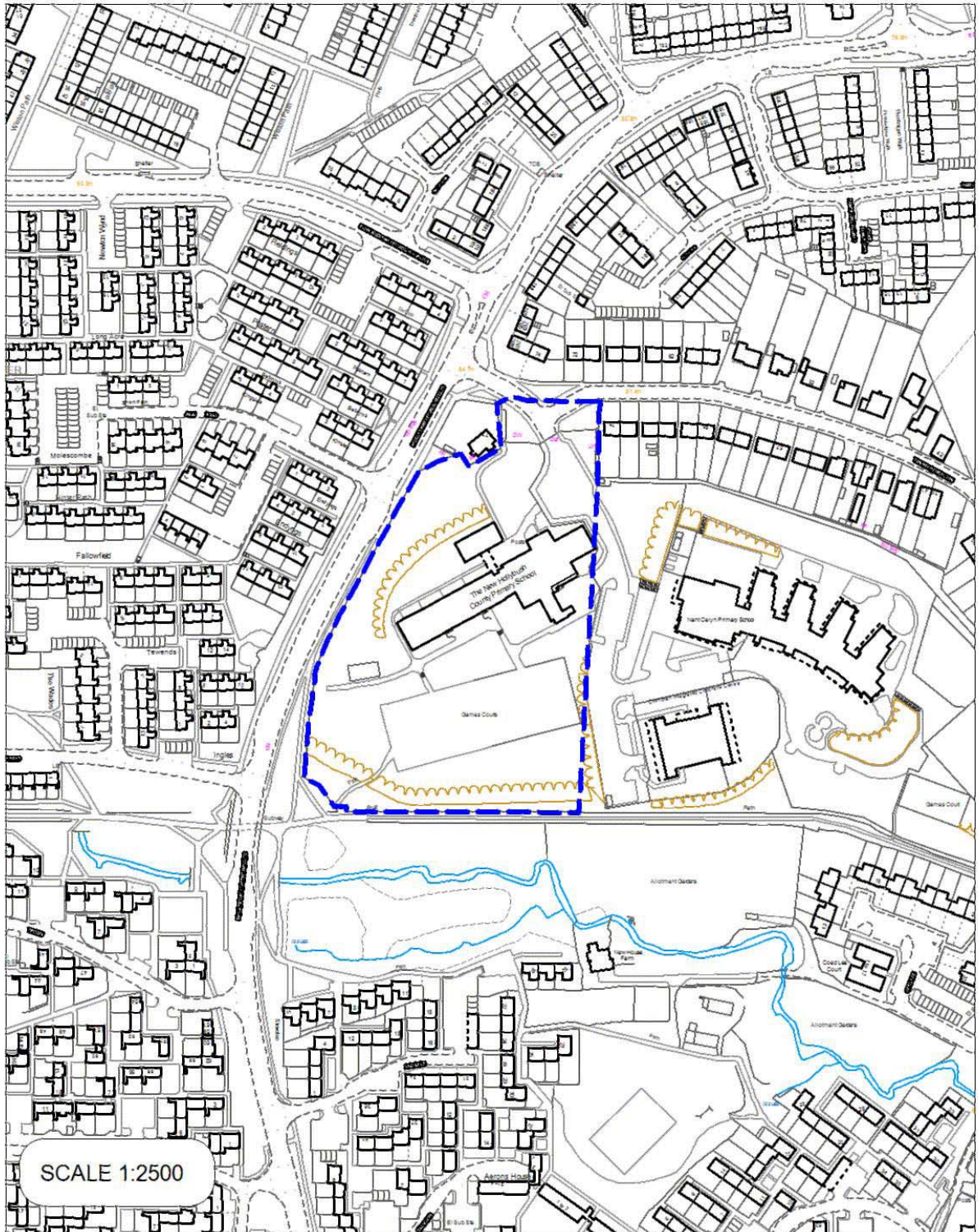
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Torfaen LDP rMAC15 (Policy H1/5) Deletion of Former Hollybush School, Cwmbran Housing Site



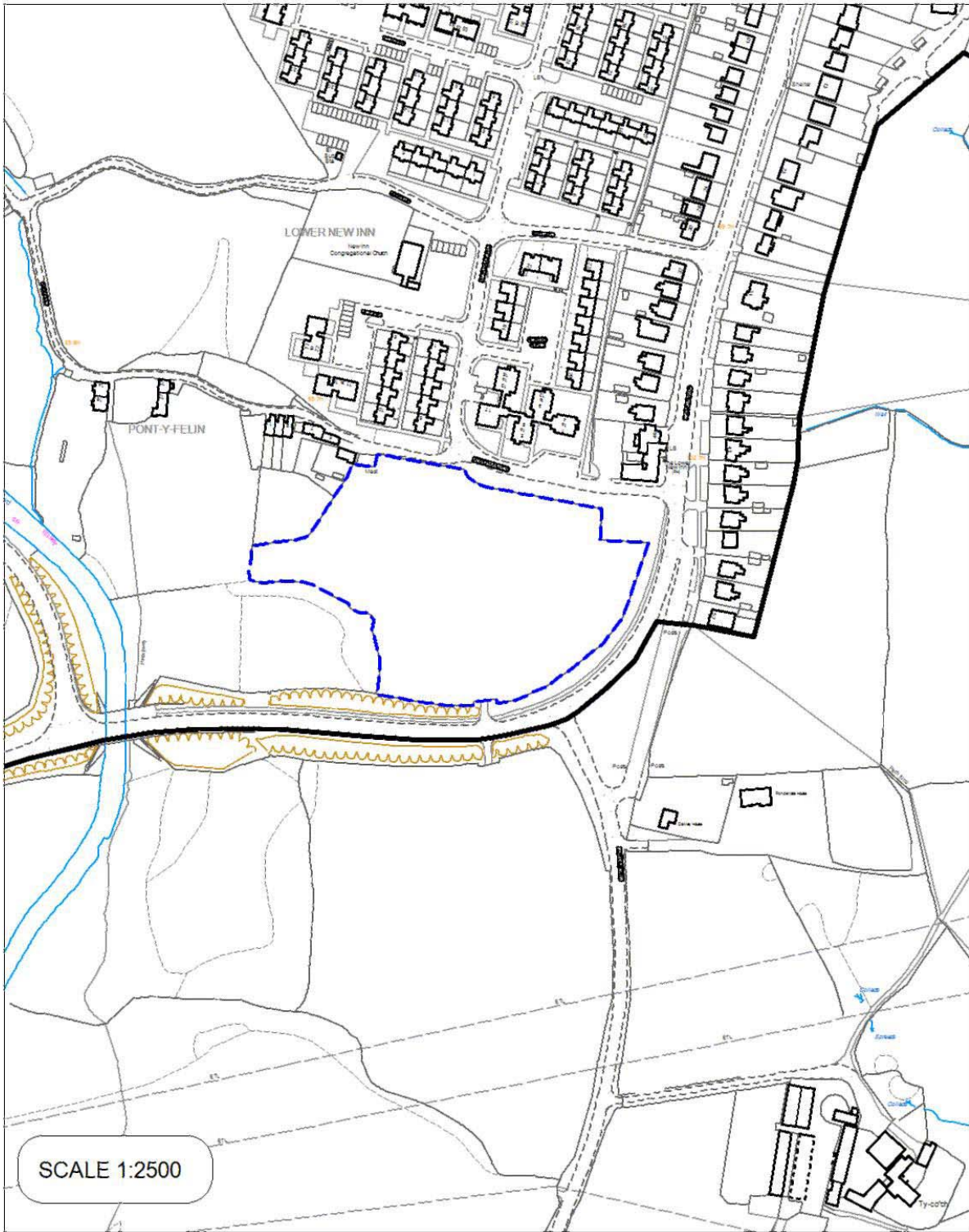
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Torfaen LDP rMAC16 (Policy H2/6) Deletion of Newport Road, New Inn Housing Site



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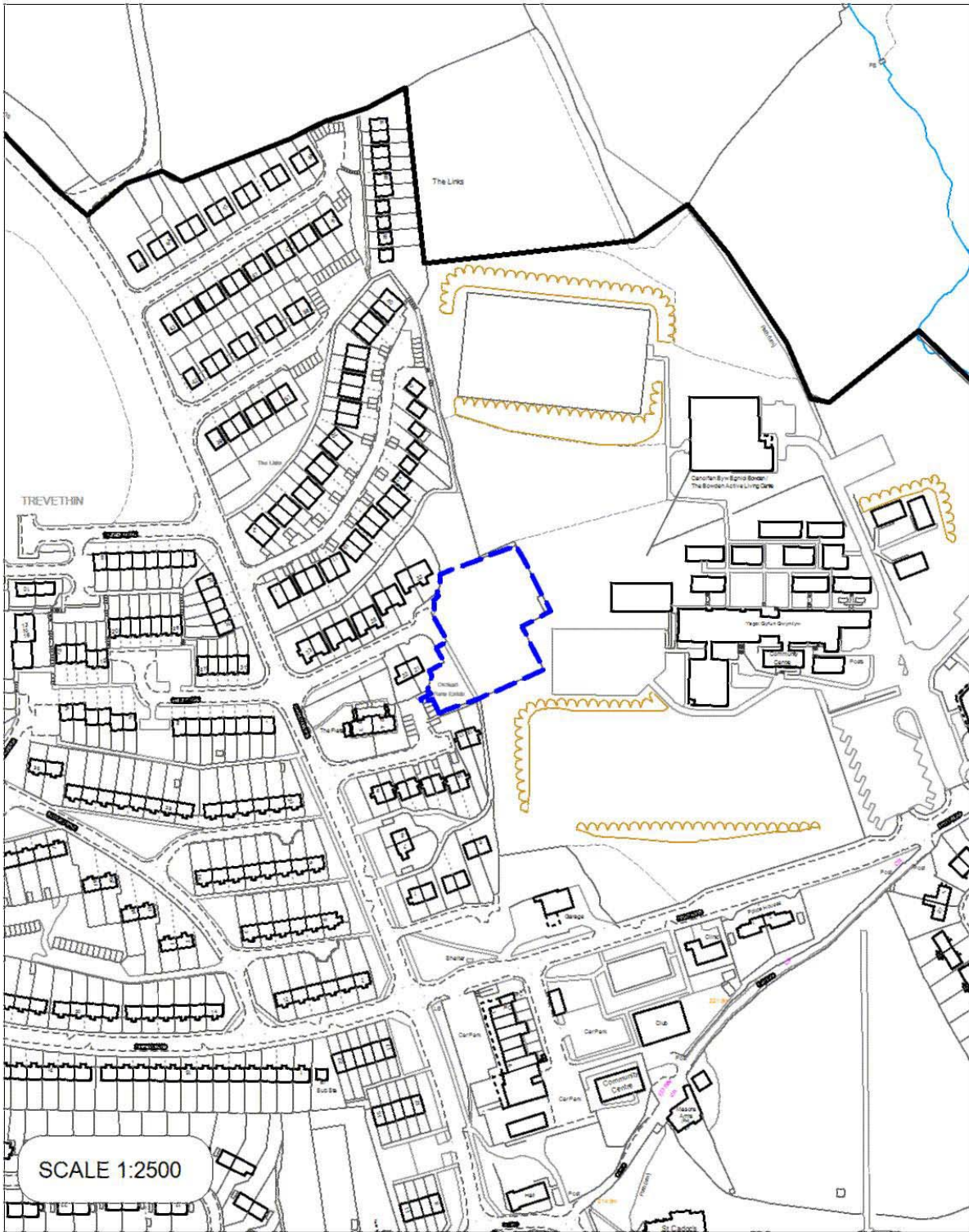




Torfaen LDP rMAC18 (Policy H2/7) Deletion of Land at Orchard Farm Estate, Trevethin Housing Site



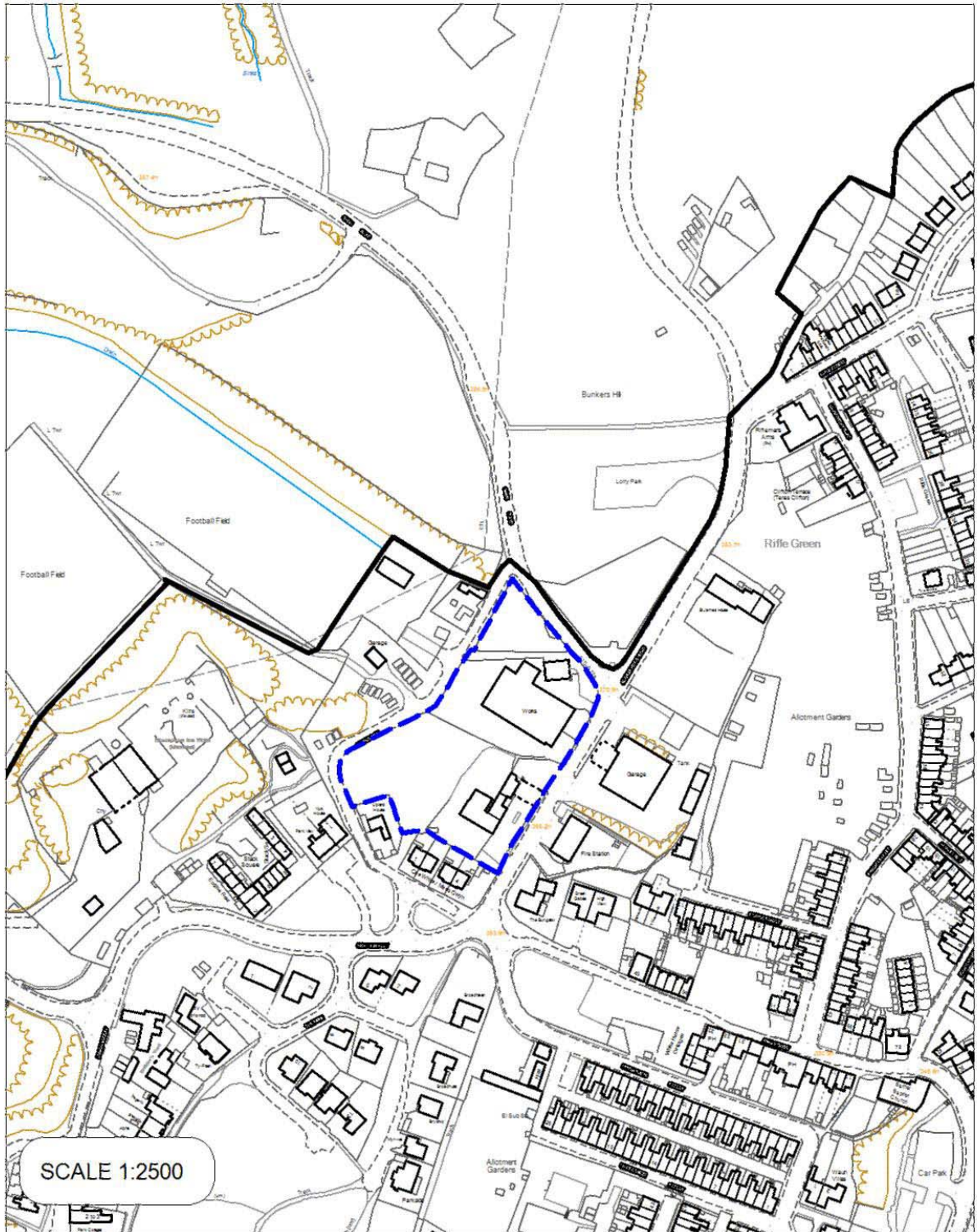
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Torfaen LDP rMAC19 (Policy H3/2) - Deletion of Abergavenny / Garn Rd, Blaenavon Housing Site



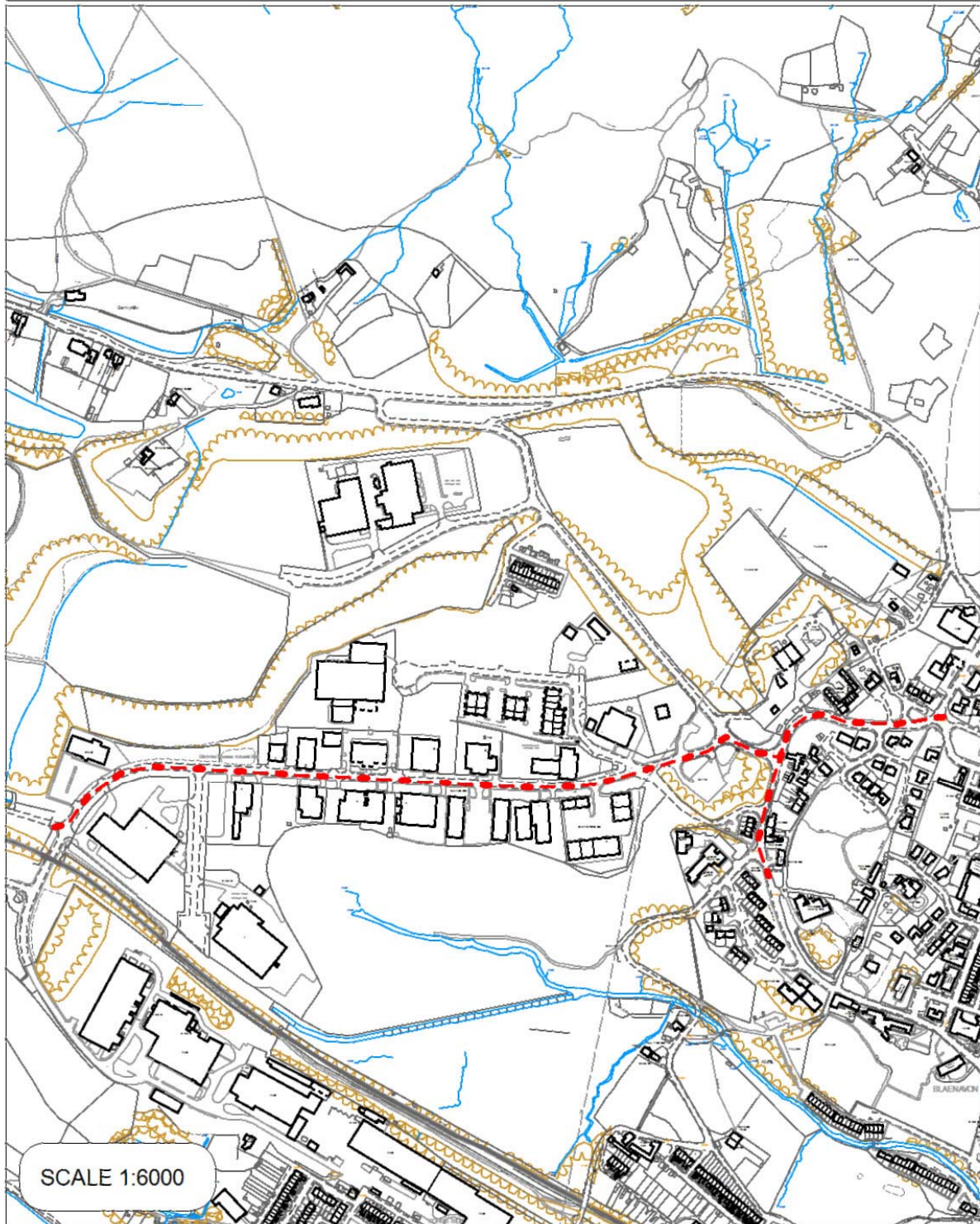
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Torfaen LDP rMAC20b (Policy T3/2) - Deletion of National Cycle Route Network 492 to Blaenavon Ironworks and Town Centre



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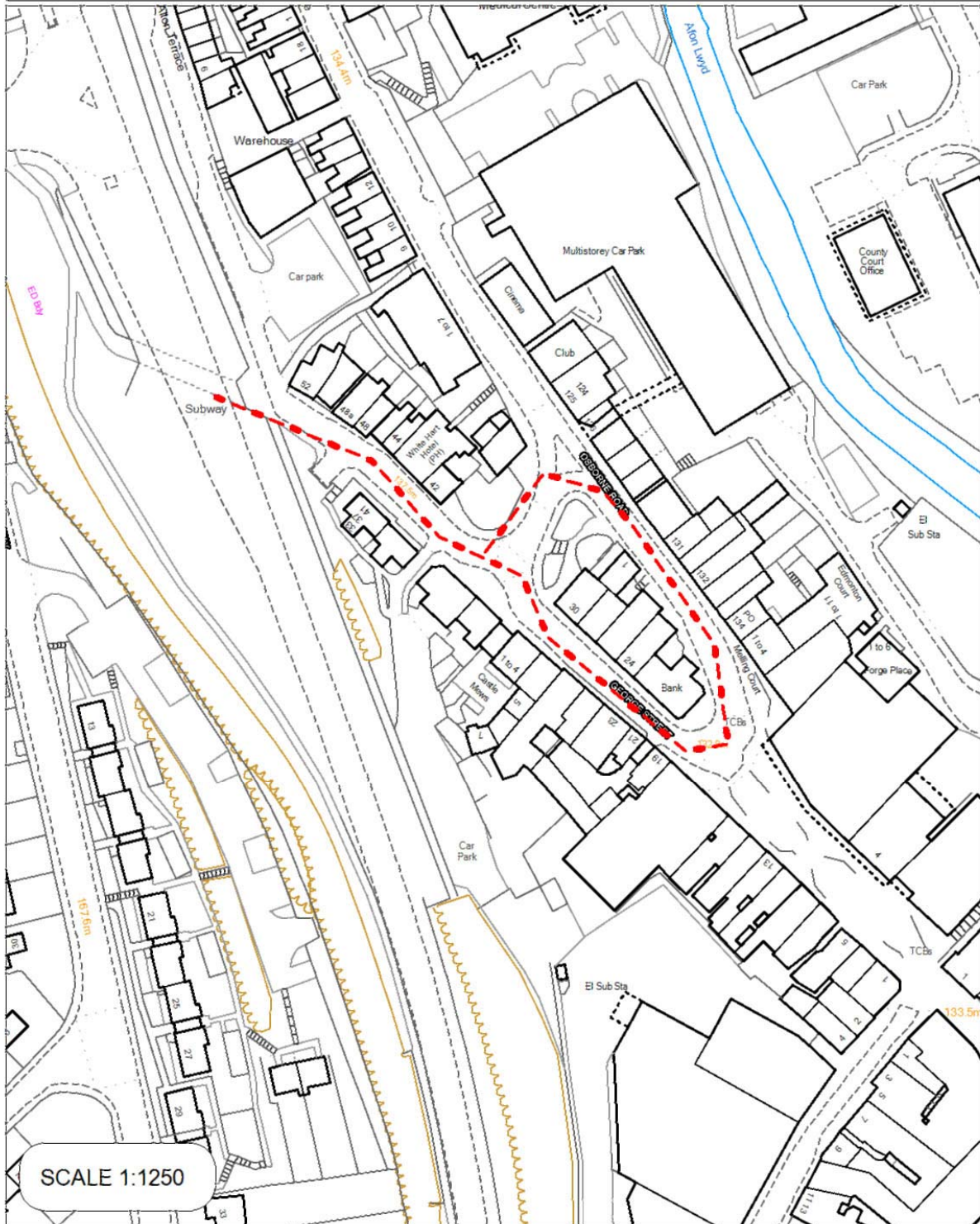


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Torfaen LDP rMAC20c (Policy T3/6) - Deletion of National Cycle Route Network 492 to Pontypool Town Centre



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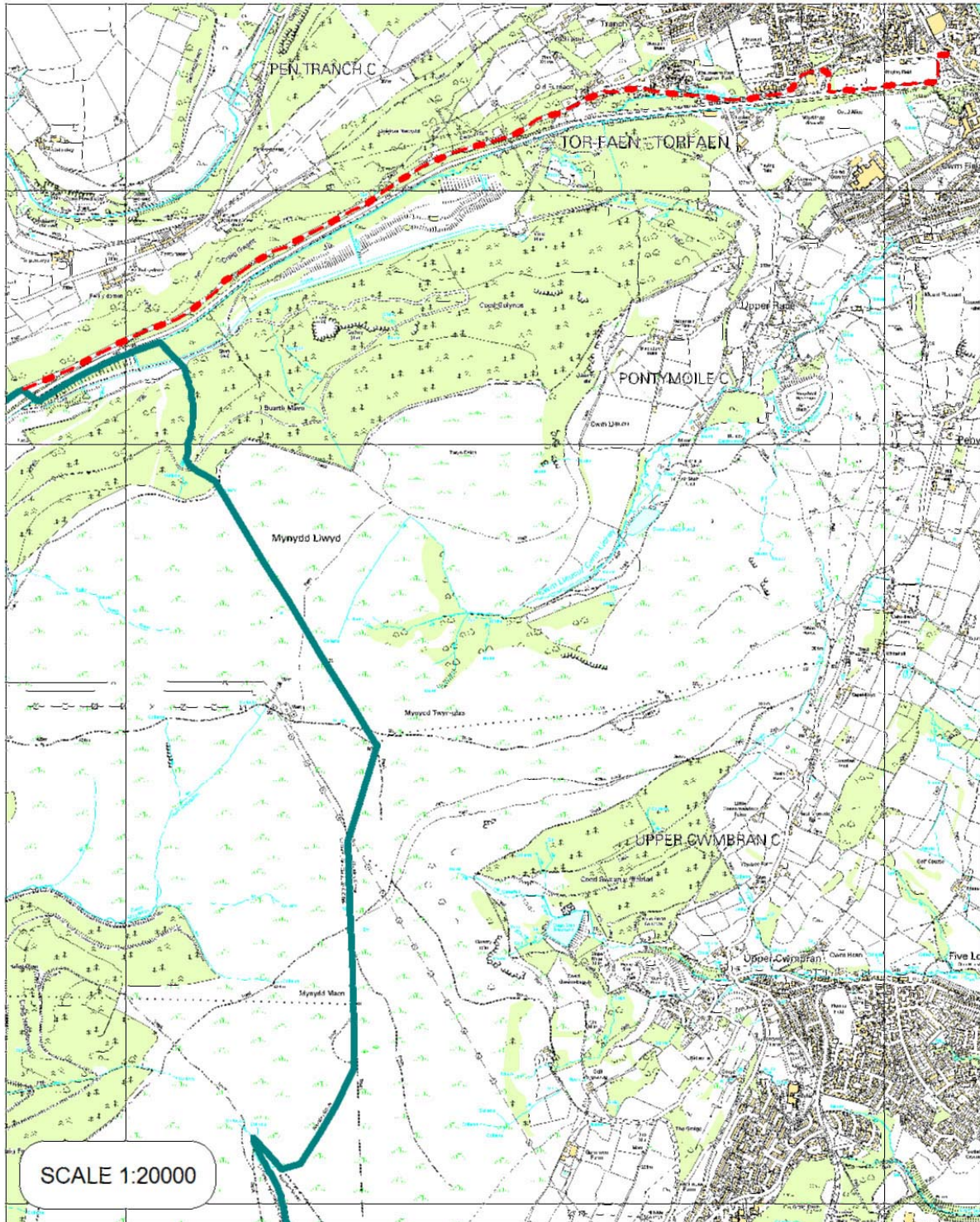


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Torfaen LDP rMAC20d (Policy T3/10) - Deletion of Pontypool to Crumlin / Hafodryns (Caerphilly) Cycle Route



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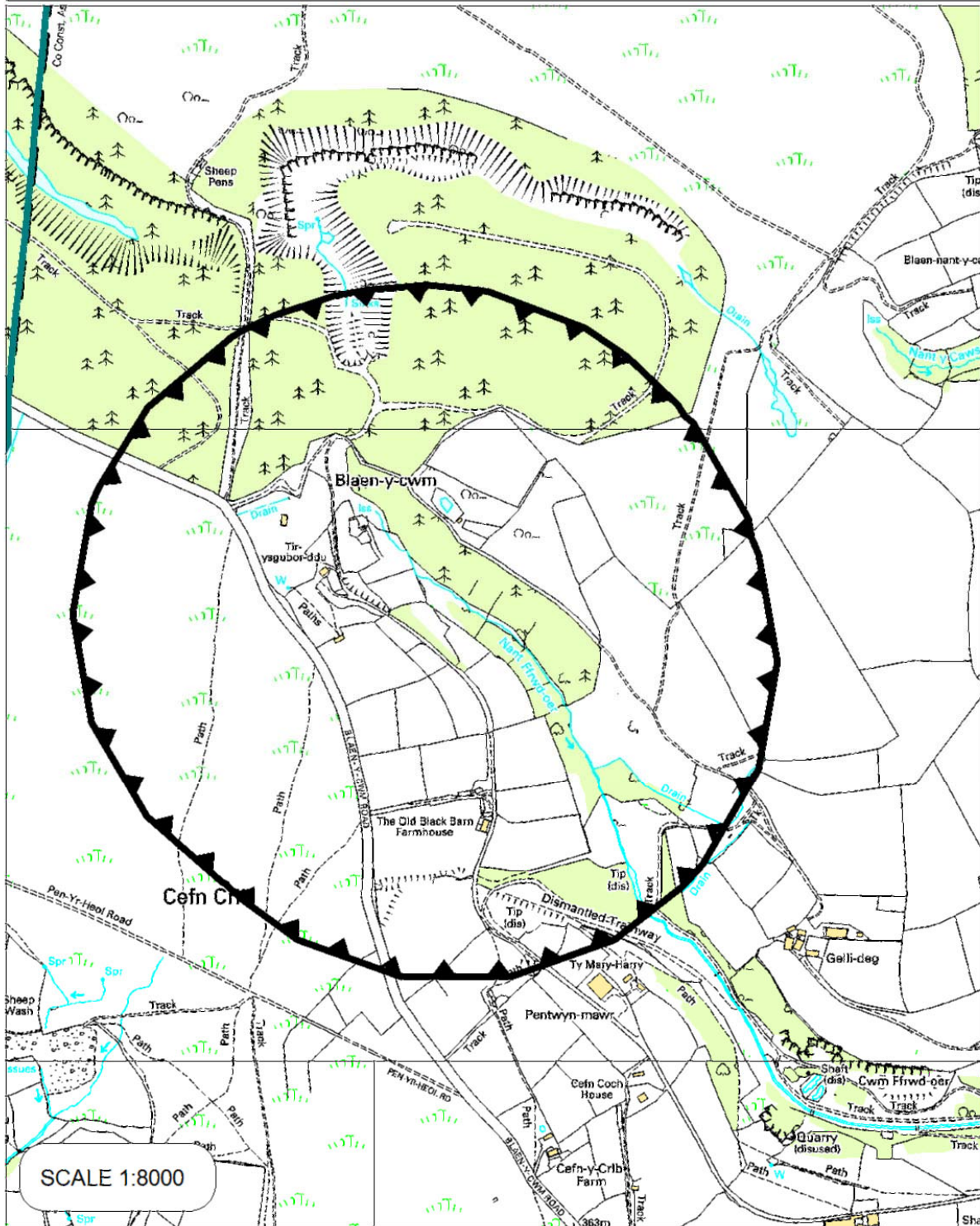


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Torfaen LDP rMAC26 (Policy M4) - Deletion of Mineral Site Buffer Zone at Black Barn Mine, Pontypool



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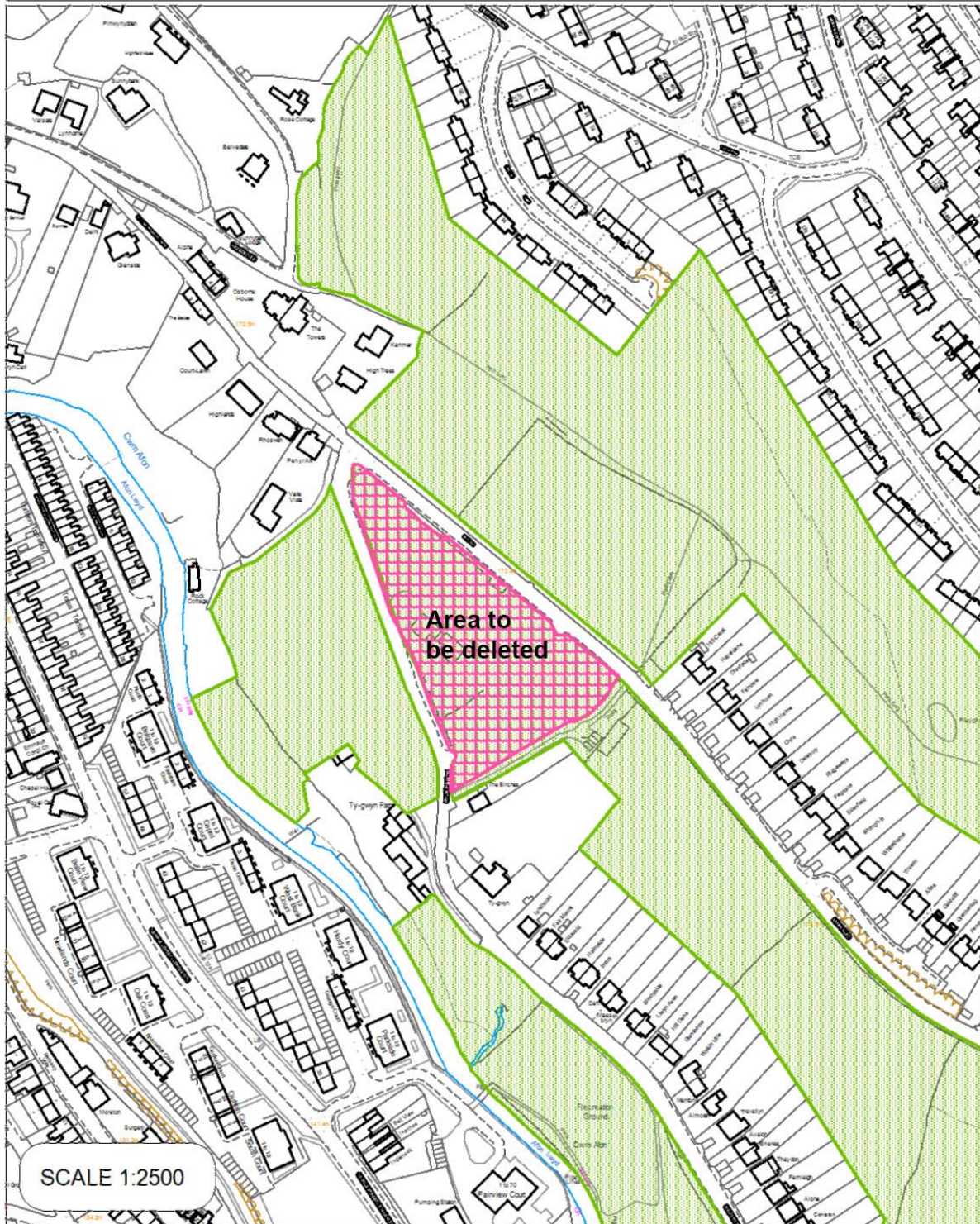


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Torfaen LDP rMAC27 (Policy CF4) - Deletion of Important Urban Open Space at the Former Pontypool Hospital



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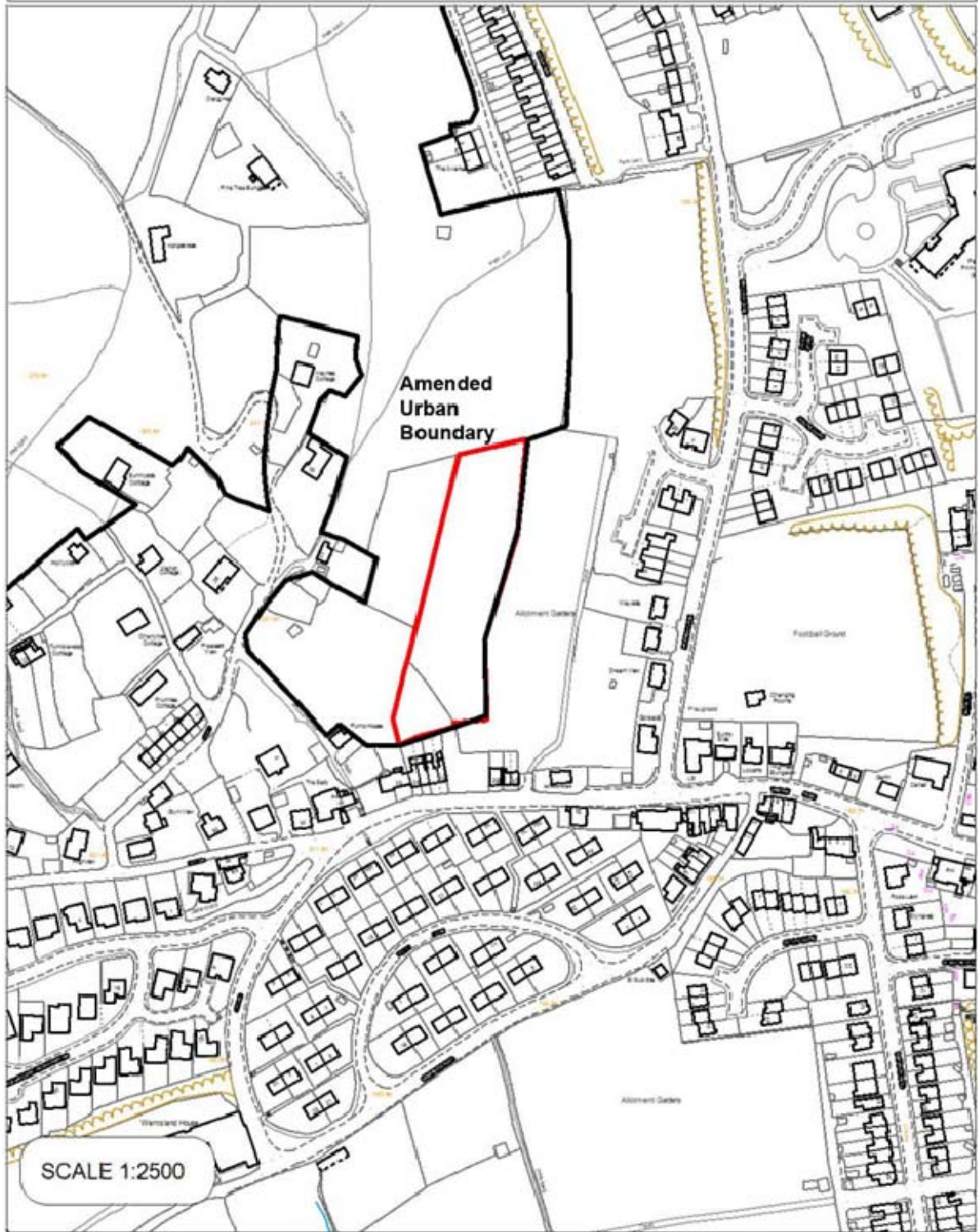


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Torfaen LDP rMAC32 (Policy S1) - amendment to Urban Boundary to allow relocation of the allotments at Animal Pound & adj Land, Wainfelin to Richards Fields



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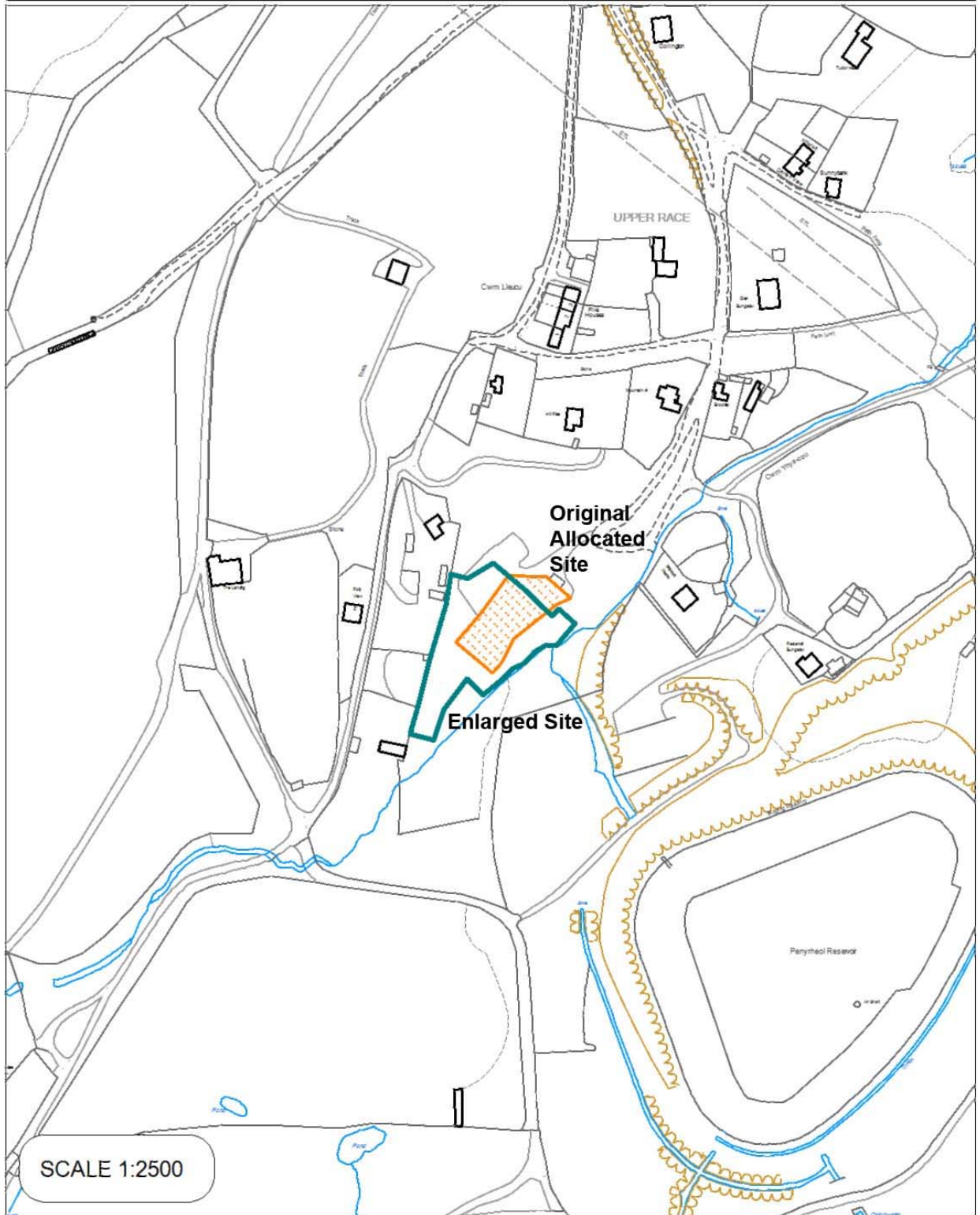


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rMAC 36 (Policy H7/1) - Enlargement of Rose Cottage Gypsy & Traveller Site, Cwmynyscoy



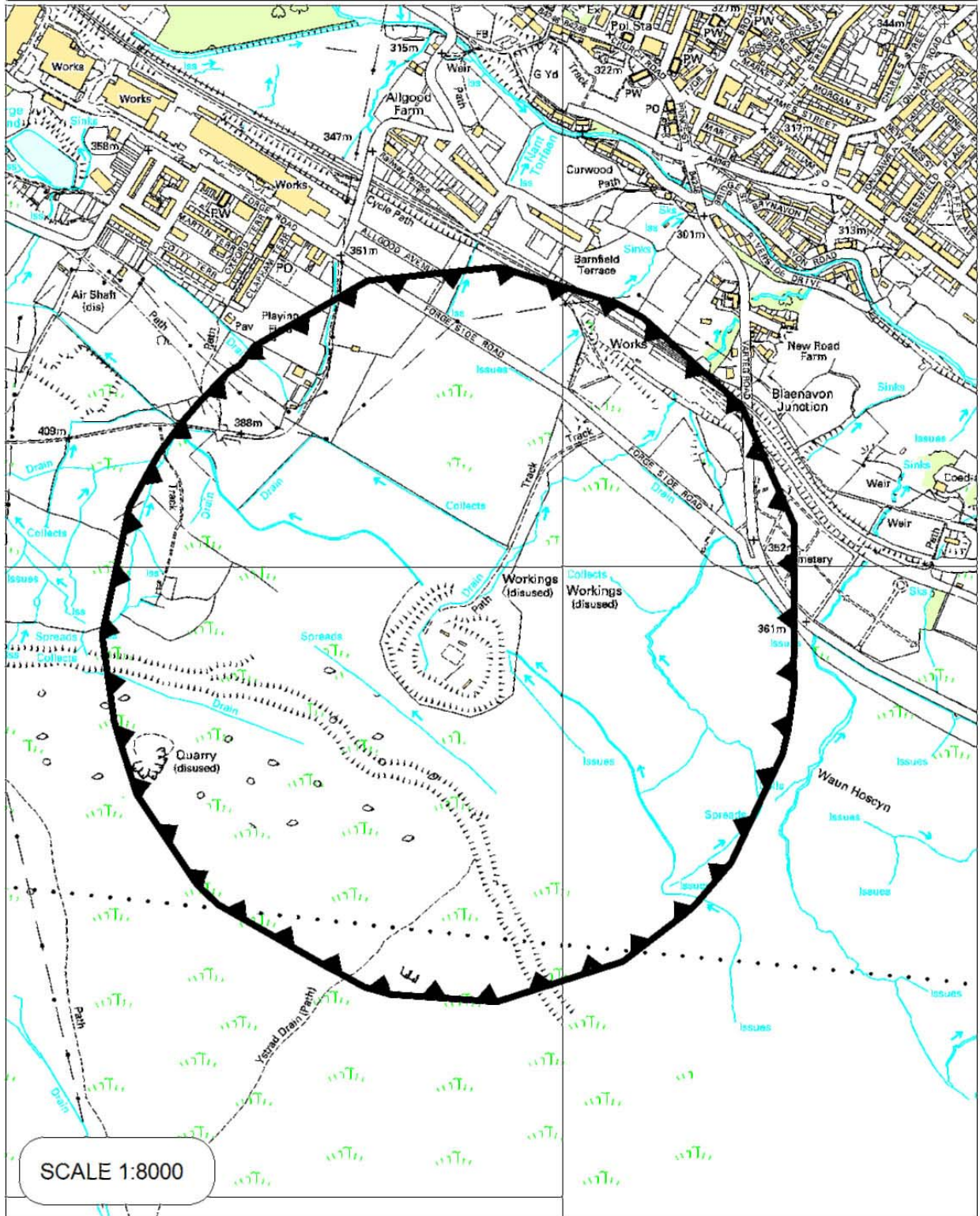
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rMAC37 (Policy M4) - Deletion of Mineral Site Buffer Zone at Johnson Mine, Blaenavon.



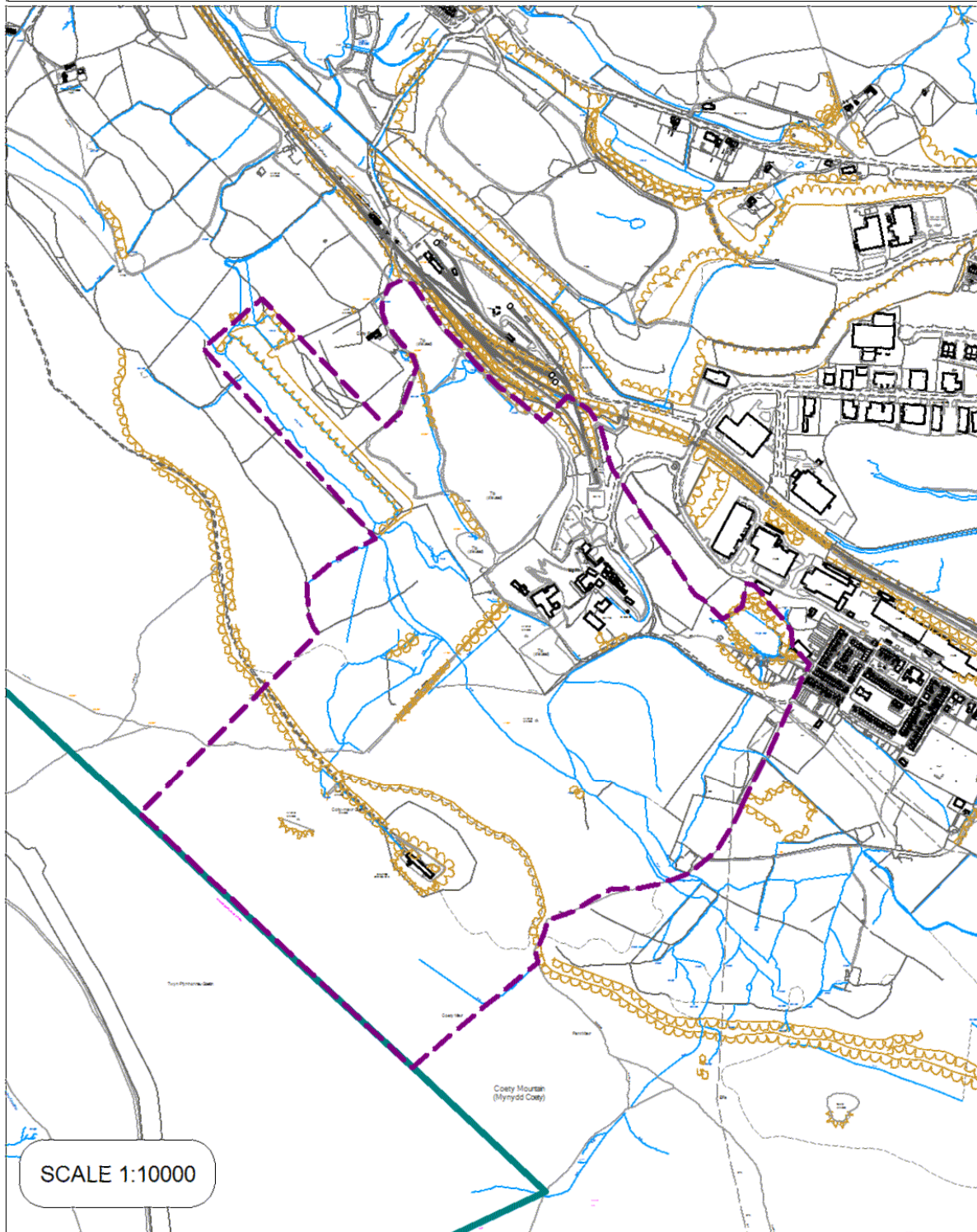
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TCBC LDP MAC7.3 (Policy BG1) Allocation of Regionally Important Geological Site (RIGS) at Big Pit, Blaenavon



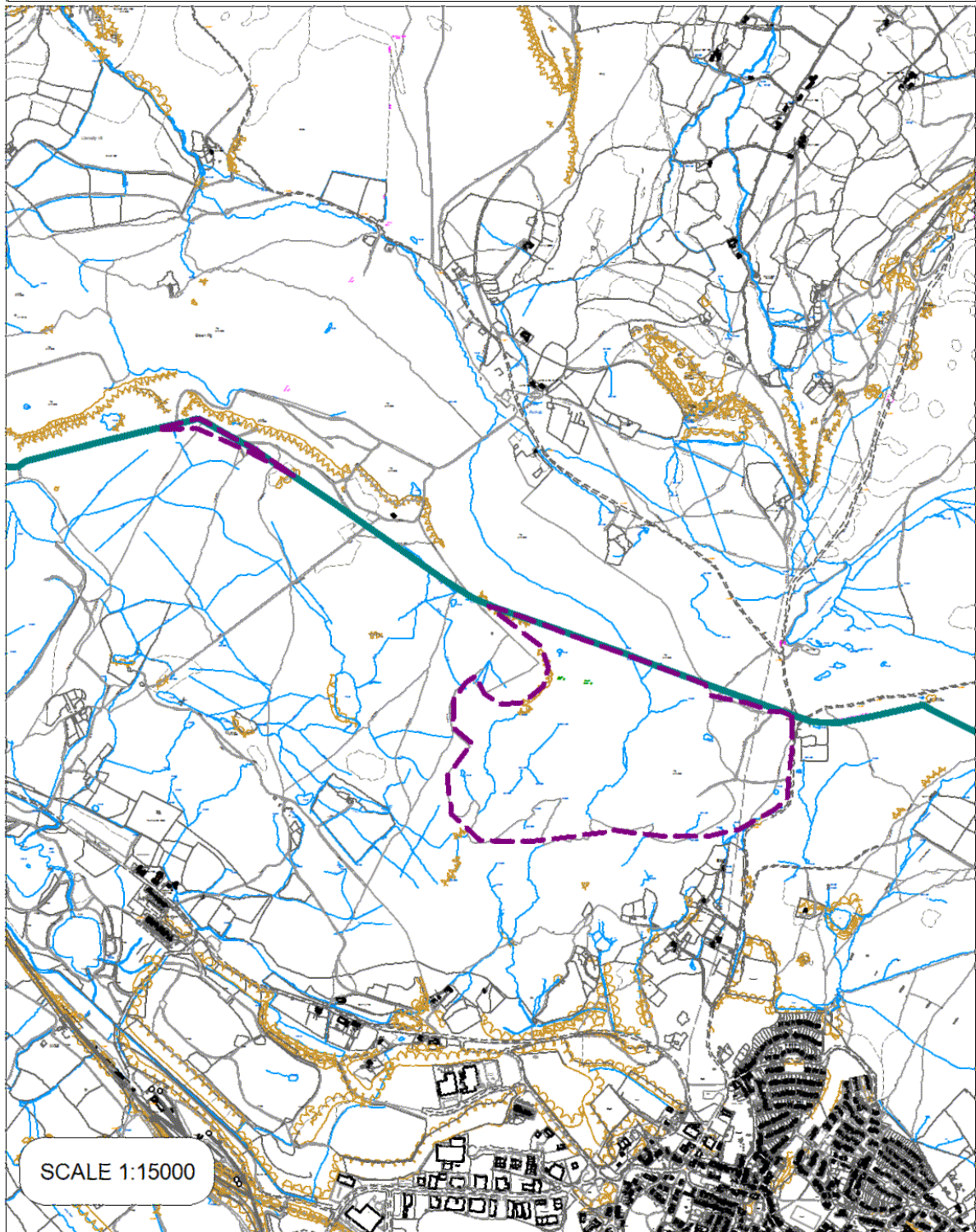
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TCBC LDP MAC7.3 (Policy BG1) Allocation of Regionally Important Geological Site (RIGS) at Blaen Pig and Canada Tips



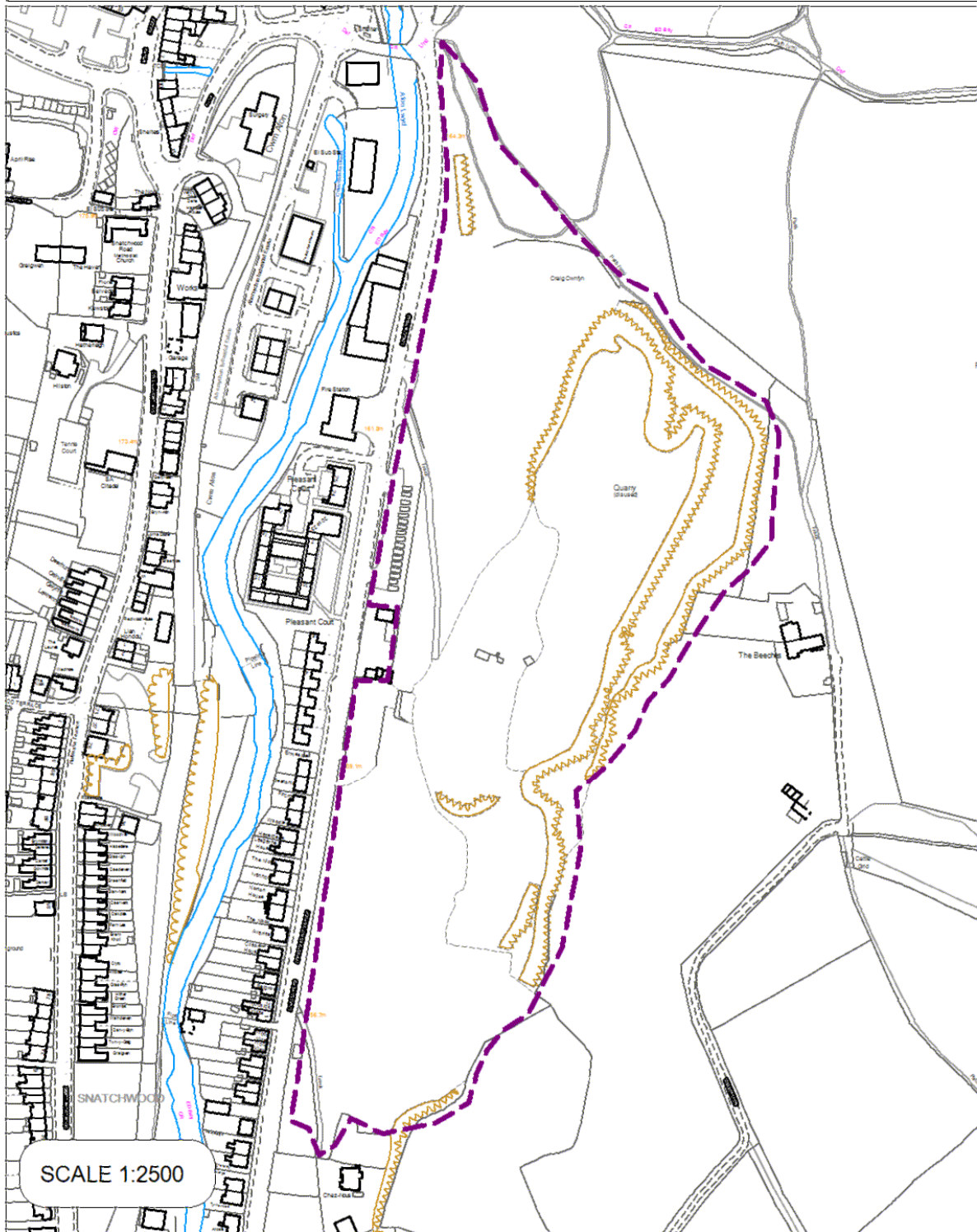
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TCBC LDP MAC7.3 (Policy BG1) Allocation of Regionally Important Geological Site (RIGS) at Craig Cynfyn Quarry, Pontypool



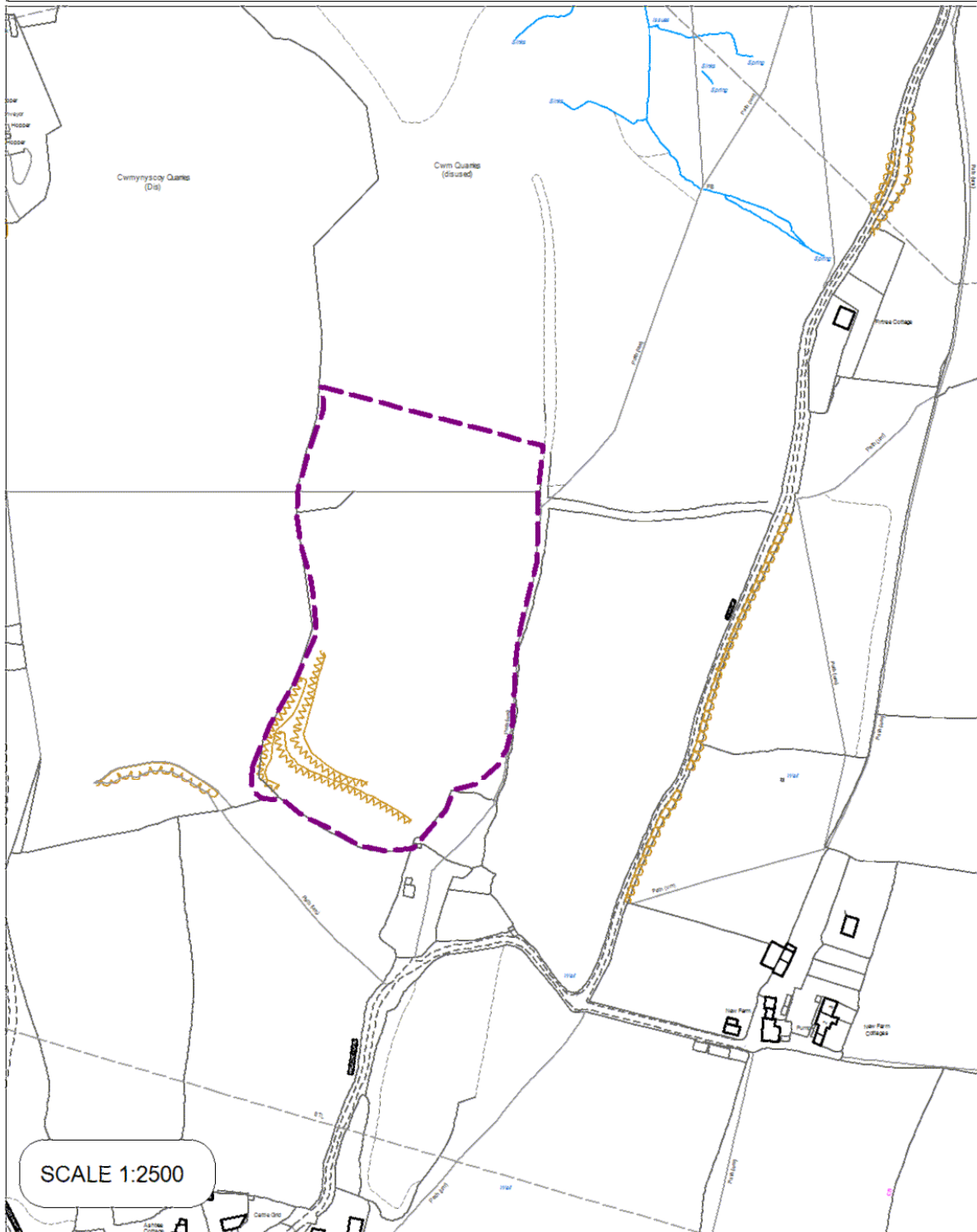
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TCBC LDP MAC7.3 (Policy BG1) Allocation of Regionally Important Geological Site (RIGS) at Cwmyrnyscoy Quarries East, Pontypool



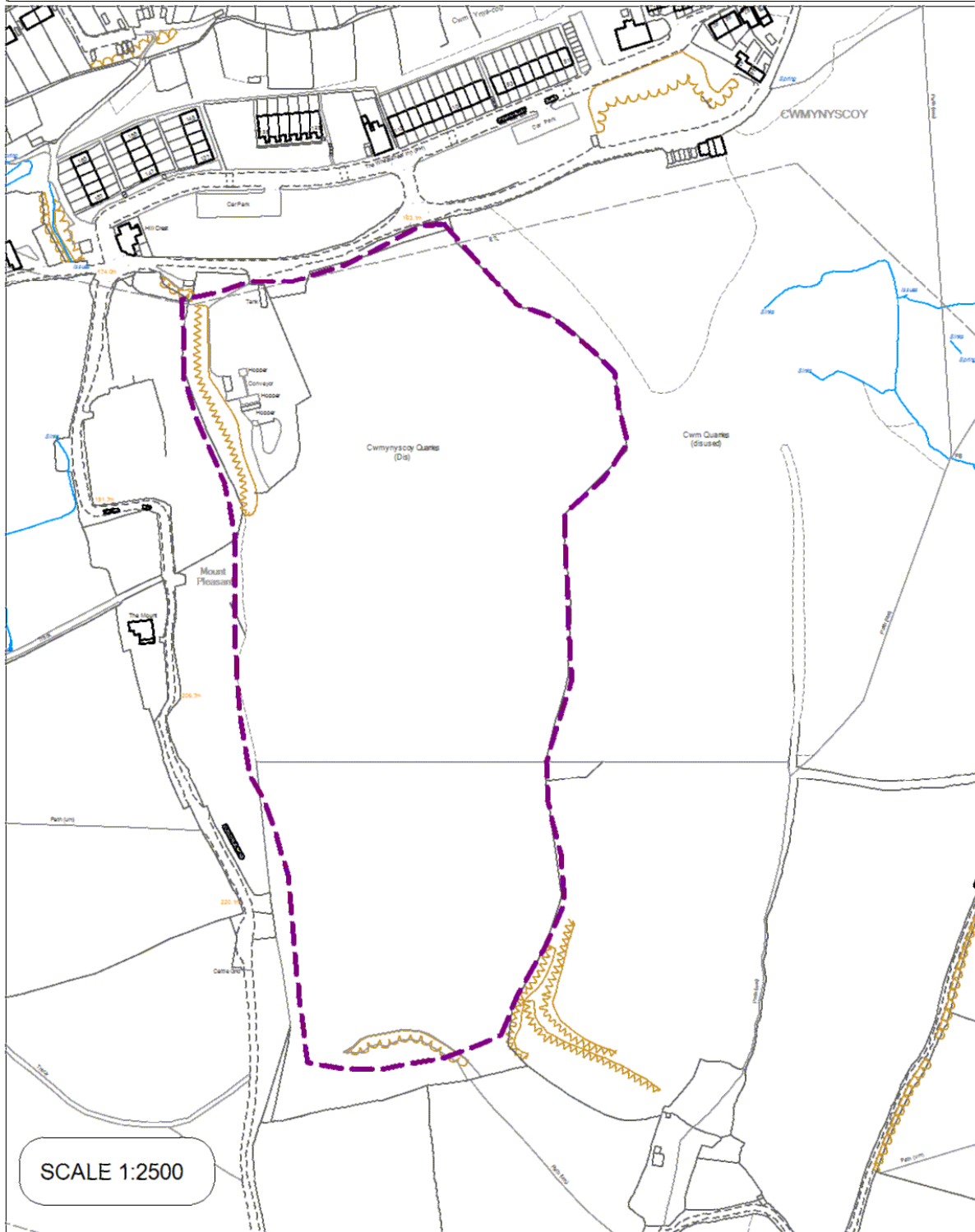
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TCBC LDP MAC7.3 (Policy BG1) Allocation of Regionally Important Geological Site (RIGS) at Cwmyncyoy Quarries West, Pontypool



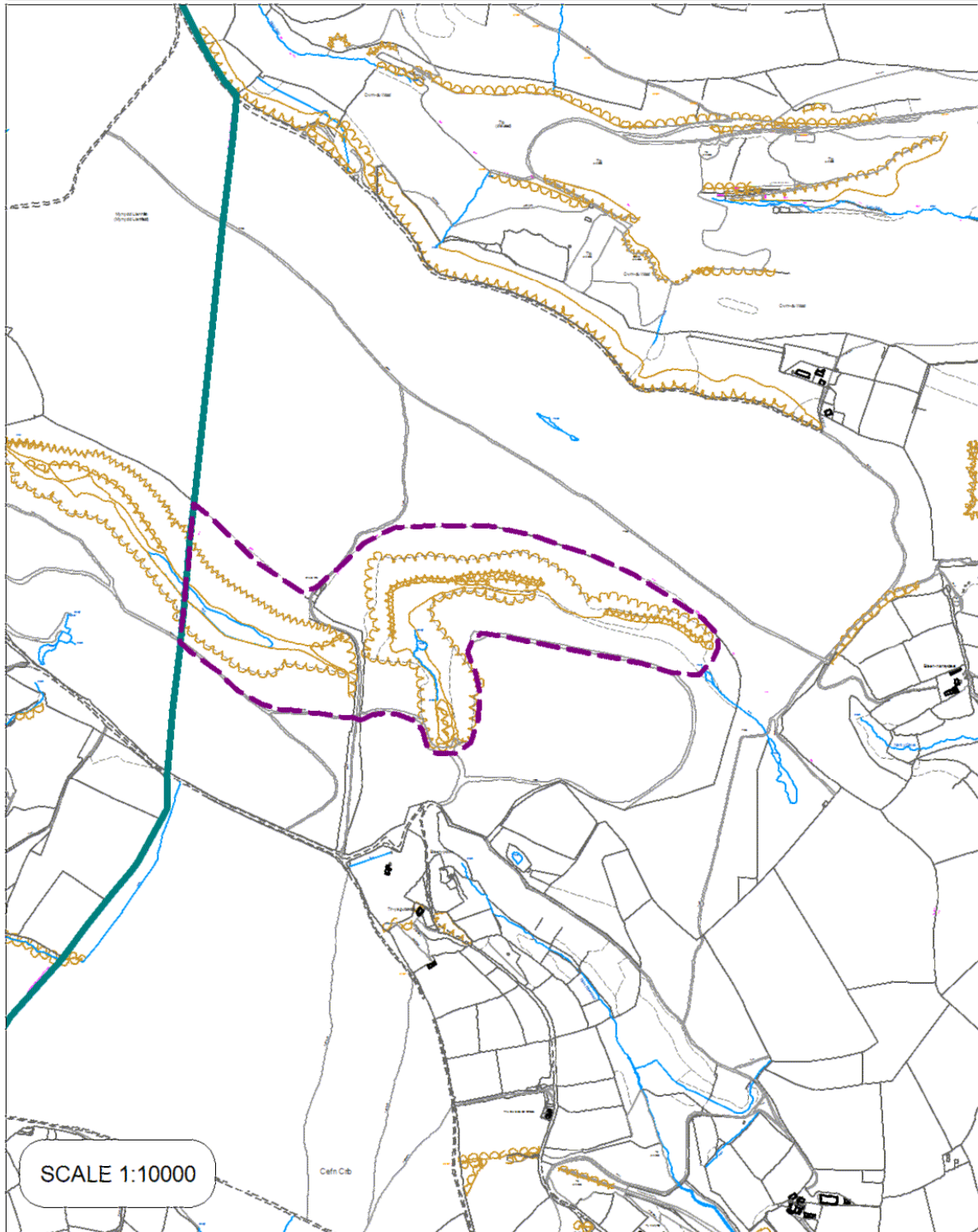
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TCBC LDP MAC7.3 (Policy BG1) Allocation of Regionally Important Geological Site (RIGS) at Llanhilleth (Tirpentwys), Pontypool



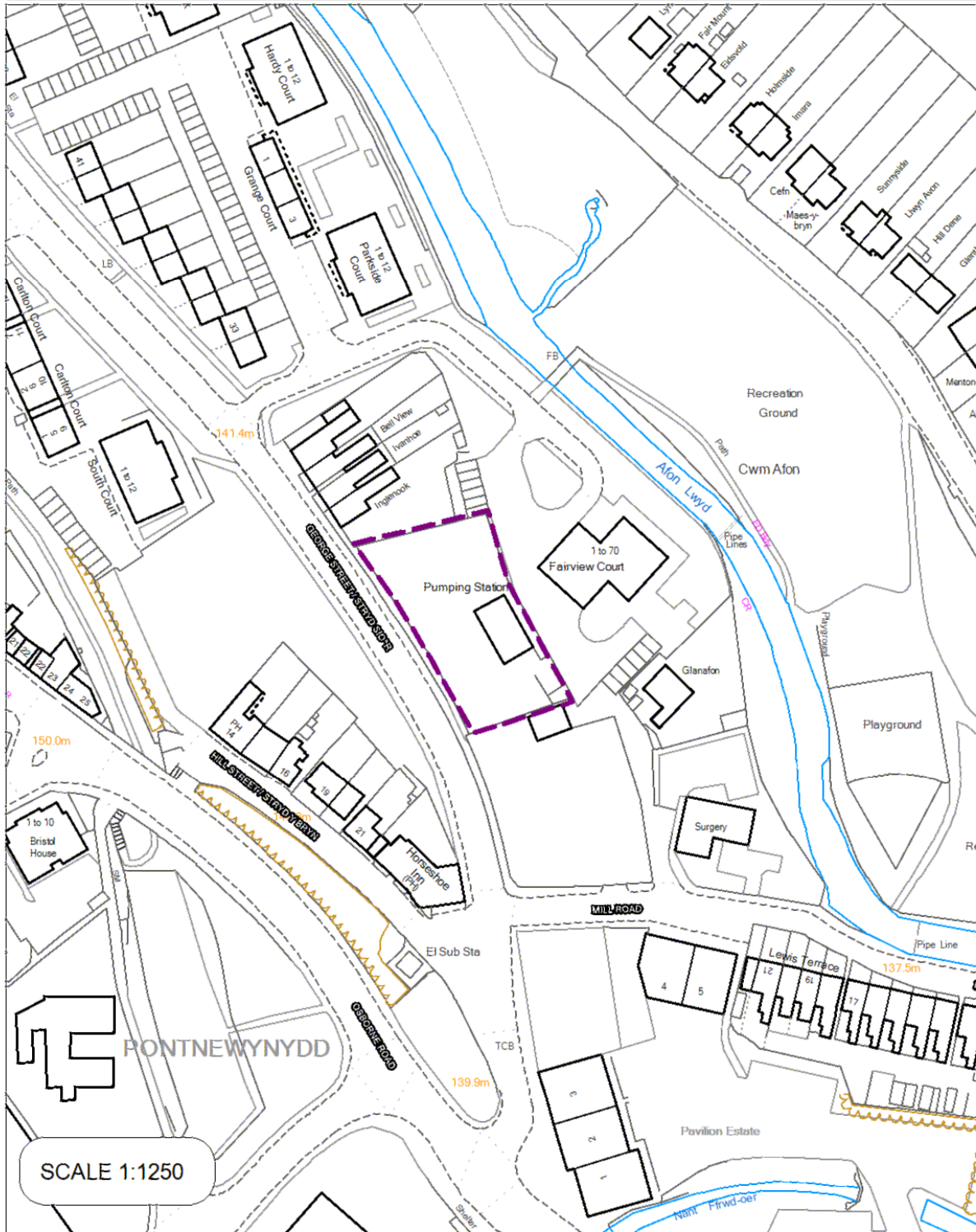
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TCBC LDP MAC7.3 (Policy BG1) Allocation of Regionally Important Geological Site (RIGS) at Pontnewynydd Risings, Pontypool



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Appendix B:

Changes recommended by the Inspector

| Inspector Change Number | Policy and/or paragraph | Change required |
|-------------------------|--|--|
| IC01 | SAA7 & relevant sections of the Monitoring Framework | <p>Amend text of policy to read:</p> <p>‘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 [healthcare related] employment land, community facilities, playing pitch provision, children’s play areas and public open space. <u>The land uses may necessitate strategic highway infrastructure improvements and this requirement should be determined through a Traffic Impact Assessment</u>’</p> <p><u>Amend relevant sections of the Monitoring Framework to take account of the above change.</u></p> |
| IC02 | Para 7.8.3 | <p>Amend text of paragraph to read:</p> <p>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 comprises <u>will ultimately comprise</u> the following elements:</p> <ul style="list-style-type: none"> • 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, <u>if deemed to be required in support of the development proposed by a Traffic Impact Assessment.</u> |

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| | | <ul style="list-style-type: none"> • Provision of <u>appropriate</u> strong pedestrian and cycle linkages to surrounding areas; • <u>Reasonable</u> 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; <p>Consideration of the remains associated with White Hall as part of any proposed development scheme’</p> |
| IC03 | Para 7.8.4 | <p>Amend text of paragraph to read:</p> <p>The delivery of this SAA should come forward in a phased manner with the enabling works for the SCCC, including <u>any necessary</u> highway improvements, delivered first, followed by the SCCC itself and finally the housing. 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.</p> |
| IC04 | Para 9.27.4 | <p>Amend text of paragraph to read:</p> <p>Llanfrechfa Grange Link Road, Llanfrechfa: To facilitate development of Llanfrechfa Grange site a new link road will <u>may</u> be required through the site to link the B4236 near Selby Close with the B4236 at Edghill. <u>The requirement is subject to a Traffic Impact Assessment which should assess specific development proposals for the hospital, housing and employment uses. The link road will provide an effective alternative route to the existing B4236</u></p> |
| IC05 | LDP Appendix 1 - Former Police College and Adjacent Land, Cwmbran | <p>Replace text under heading ‘Housing Numbers’ with:</p> <p><u>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.</u></p> |

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| | | <p>Delete text and table under heading ‘Phasing’ and replace with:</p> <p><u>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.</u></p> |
| IC06 | Policy S6, Paragraph 5.6.2 & Policy Target 1 of the Monitoring Framework. | Delete 42.1ha in line 2 of Policy S6, line 1 of paragraph 5.6.2 and Policy Target 1 of the Monitoring Framework and insert <u>40.3ha</u> in their place. |
| IC07 | EET3 | <p>Revise text of Policy to read:</p> <p>During the Plan Period 2006-2021 the following land in the North Torfaen area is allocated for the provision of approximately 10.0ha <u>8.0ha</u> (which includes the British Strategic Action Area (at least 2.0ha)) of employment development as identified on the Proposals Map: (remainder of text unaltered)</p> |