



Adopted Local Plan for the County Borough of Torfaen

Including Waste Policies

(Excluding Brecon Beacons National Park)

Adopted 27 July 2000



**TORFAEN
COUNTY
BOROUGH**



**BWRDEISTREF
SIROL
TORFAEN**

...torfaen local plan

A d o p t e d
L o c a l P l a n
f o r t h e
C o u n t y
B o r o u g h
o f T o r f a e n

Including Waste Policies

(Excluding Brecon Beacons National Park)

Adopted 27 July 2000

Andrew Fretter
Director for the Environment
Torfaen County Borough
County Hall, Cwmbran NP44 2WN

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...foreword

I am very pleased to present the adopted Torfaen Local Plan, the first detailed development plan to be produced for the whole of the County Borough.

The plan has paid due regard to the representations made by those with an interest in the County Borough during the various stages of its evolution. Accordingly, I believe the Torfaen Local Plan provides an effective framework for development which reflects the aspirations of the citizens of Torfaen, whilst meeting the objectives of protecting and enhancing the best of the County Borough's natural and built environment.



J A Marshall

Councillor John A Marshall
Executive Member for Development

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...introduction

1.1 TORFAEN: THE EASTERN VALLEY OF GWENT

- 1.1.1 Torfaen, the eastern most valley of the south wales coalfield, includes the communities of Blaenavon, Pontypool, the new town of Cwmbran and their surrounding rural areas. Within the County Borough there are a variety of urban and rural landscapes; the remnants of historic development patterns and natural topographic features.
- 1.1.2 The development of the valley was based on the exploitation of coal and iron. Pontypool and Blaenavon were founded upon these industries and developed as they flourished. As these industries declined so have their dependent valley communities. This decline has been particularly marked over the past four decades during which time the valley has witnessed major social and economic change and has inherited a legacy of problems.
- 1.1.3 In contrast, over this same period, the new town of Cwmbran has been the focal point of growth within the County Borough since its designation in 1949. The early and mid years of its evolution saw major housing developments and growth in population. The latter years, however, were typified by industrial development and promotion aimed at offsetting the effects of economic recession during the 1970s and 1980s. Its new town status ceased in 1988.
- 1.1.4 Table 1 illustrates the population trends experienced by the County Borough's three principal urban areas over the last five census counts (1951-1991). The population in the north of the County Borough (Pontypool and Blaenavon) has decreased over this period with the largest loss being experienced during the 1950s and 1960s.



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TORFAEN COUNTY BOROUGH POPULATION TRENDS					
URBAN AREA / COUNTY BOROUGH	CENSUS YEAR				
	1951	1961	1971	1981	1991
Blaenavon	9777	8451	7186	6386	6066
% Change to next Census	-13.5	-15.0	-11.1	-5.0	-
% Change to 1991	-38.0	-28.2	-15.6	-5.0	-
Pontypool	42683	39930	37030	36815	36699
% Change to next Census	-6.4	-7.2	-0.6	-0.3	-
% Change to 1991	-14.0	-8.1	-0.9	-0.3	-
Cwmbran	15140	32887	44092	47013	47762
% Change to next Census	+117.2	+34.0	+6.6	+1.6	-
% Change to 1991	+215.5	+45.2	+8.3	+1.6	-
Torfaen	67600	81262	88308	90223	90527
% Change to next Census	+20.2	+8.7	+2.2	+0.3	-
% Change to 1991	+33.9	+11.4	+2.5	+0.3	-

All figures taken from 1991 Census ©Crown Copyright Reserved

Table 1 *Torfaen County Borough population trends*

1.1.5 Cwmbran's population, in contrast, increased most dramatically between 1951 and 1971 corresponding with major house building programmes completed during this period by the new town corporation. Its population continued to grow between 1971 - 1991 but at a relatively slower rate.

1.2 EXISTING PLANNING BACKGROUND

1.2.1 Under the Local Government (Wales) Act 1994, the original two-tier structure of Local Authorities, ie. County and Borough councils, was reorganised into single-tier Unitary Authorities called County Boroughs. This reorganisation has resulted in a major change to the system of development plans for the County Boroughs.



- 1.2.2 Under the original two-tier system, local authorities had a responsibility to prepare development plans for the future development of their area. The former Gwent County Council was responsible for the production of the County Structure Plan (structure plan), which provided the strategic context for development, setting out guidelines and broad policies governing development. The former Borough Councils were responsible for producing local plans, which translated the broad structure plan policies and guidelines into detailed policies and proposals for specific areas.
- 1.2.3 The new Unitary Authorities, under Section 10A of the Town & Country Planning Act 1990 (as amended by Section 20 of the Local Government (Wales) Act 1994), are required to produce a Unitary Development Plan (UDP) by the year 2000. A UDP is an amalgam of the old structure and local plans into a single document. This document is split into two distinct parts, with part 1 fulfilling the structure plan role of providing broad strategic policies and guidelines and part 2 fulfilling the role of the local plan distilling the broad policies into specific policies and proposals for identified areas.
- 1.2.4 Chapter 1, Part II of the Town & Country Planning Act 1990 afforded County Boroughs the opportunity to request permission from the Secretary of State for Wales to continue work on existing local plans that had not been adopted on or before 1 April 1996. Torfaen County Borough made such a request to continue work on the Torfaen Local Plan. This request was granted by the Secretary of State for Wales on 16 May 1996.
- 1.2.5 Torfaen County Borough Council's decision to progress the Torfaen Local Plan to adoption was taken in the light of three factors: the first being that the Gwent Structure Plan 1991 - 2006 was adopted on 1 March 1996 and as such was an up-to-date structure plan. The second being that Torfaen County Borough has only one adopted local plan, the South East Pontypool Local Plan, which covers only 15% of the County Borough.

Thirdly it was considered essential that a County Borough-wide local plan was adopted, to assist in the planned growth for the County Borough and the control of development.

STATUTORY PLANNING BACKGROUND

1.2.6 Until the adoption of the Torfaen Local Plan the County Borough was covered by a range of statutory and non-statutory plans that provided the basis for decision making. Their content provided a significant part of the assessment and analysis necessary in preparing the Torfaen Local Plan. These documents are:-

a) Monmouthshire County Development Plan

1.2.7 Adopted in November 1953 by the former Monmouthshire County Council. This plan considers all major development issues within the county. It should be noted that the plan is now largely out-of-date. (NB. This plan does not cover the former designated Cwmbran New Town area or the South East Pontypool Local Plan area). The Torfaen Local Plan has now superseded the Monmouthshire County Development Plan.

b) Structure Plan

1.2.8 The former Gwent County Council was responsible for the preparation of the structure plan that sets out broad guidelines and policies for development. It contains guidance on housing land, the economy, transportation, shopping, environment, mineral extraction and agriculture. The Gwent Structure Plan 1991-2006 was formally adopted on 1 March 1996. The Torfaen Local Plan has been written in conformity with the Gwent Structure Plan 1991-2006. All the Policies specifically referring to sites in the County Borough are listed in Appendix 1.

c) Brecon Beacons National Park Plan

1.2.9 A small area of the County Borough, located to the east of Pontypool, lies within the Brecon Beacons National Park for

which the National Park Committee is the statutory planning authority. The Brecon Beacons National Park Local Plan was published in 1999. All of the policies specifically relevant to Torfaen are listed in Appendix 1.

d) Cwmbran Master Plan and South West (Land Use) Expansion Area Plan

- 1.2.10 The Cwmbran Master Plan was prepared in 1951 by Cwmbran Development Corporation; the body responsible for the development of the new town. The master plan sets out the overall framework of land uses within the former Cwmbran new town designated area. The Development Corporation also prepared the South West (Land Use) Expansion Area Plan that was approved in 1979, and amended in 1985, shortly before their demise. The South West (Land Use) Expansion Area Plan sets out land use allocations in the Coed Eva, Henllys, Ty Canol and Greenmeadow areas. The Torfaen Local Plan has now superseded the Cwmbran Master Plan and the South West (Land Use) Expansion Area Plan.

e) Local Plans

- 1.2.11 Local plans were prepared by the former Borough Councils and distil the broad structure plan policies into detailed policies and proposals for specific areas. The former Torfaen Borough Council only adopted one local plan, the South East Pontypool Local Plan, which was adopted in 1984. The Torfaen Local Plan has now superseded the South East Pontypool Local Plan.
- 1.2.12 The former Torfaen Borough Council also produced three local plans that were published, but never formally adopted. These documents were:-
- i) Blaenavon Draft Local Plan (1985)
 - ii) South Cwmbran Draft Local Plan (1985)
 - iii) Pontypool Town Centre Draft Local Plan (1986)

These local plans have been formally withdrawn and no longer form part of the development plan structure for the County Borough.

- 1.2.13 The County Borough Council is responsible for producing a minerals local plan for the Torfaen area. The County Borough Council do not intend to produce an individual minerals local plan nor has a specific section on minerals been included in the Torfaen Local Plan. It is considered more appropriate to use the current structure plan policies and to include minerals in the UDP.

NON-STATUTORY PLANNING GUIDANCE

- 1.2.14 The former Torfaen Borough Council also produced a number of policy statements for specific subject areas or smaller communities experiencing development pressures. They are:-
- i) Upper Cwmbran Interim Planning Policy Statement (1980).
 - ii) Llanfrechfa Village Interim Planning Policy Statement (1984).
 - iii) Monmouthshire and Brecon Canal Plan (1985).
 - iv) Shopfront Design Guide (1992).
 - v) Pentwyn Village Green Development Brief (1993).
 - vi) Henllys Policy Statement (1993).
 - vii) Shopfront Security Policy Document (1995).
 - viii) Graig View Policy Statement (1995).
 - ix) Draft Llantarnam Industrial Park Development Brief (1996).
 - x) Draft Mamhilad Development Brief (1996).
 - xi) Development and its Incorporation within the Landscape: a Guide for Developers (2000).
 - xii) Abbey Cottages Development Brief (2000).

- xiii) Montessor Nursery Development Brief (2000).
- xiv) Varteg Development Brief (1999).

These documents provide Supplementary Planning Guidance (SPG) to the statutory policies and proposals contained in the development plan. Whilst not having the status of a development plan, SPG has a crucial role in considering specific planning issues or sites and providing in depth, detailed planning guidance. It is the County Borough's intention to produce SPG where the need arises, affording it widespread consultation.

1.3 WHY A NEW LOCAL PLAN?

1.3.1 The County Borough is subject to both social and economic pressures for change. Therefore it is essential to have an integrated policy framework in place to guide future patterns of development. The local plan provides the framework and basis for sound and effective development control and is the primary consideration in the determination of planning applications. Prior to the adoption of the local plan the planning framework for the County Borough was fragmented using a range of statutory and non-statutory plans that, in some cases, date back to the 1950s.

1.3.2 In recognition of the above problem the former Torfaen Borough Council resolved, in February 1989, to prepare a Borough-wide local plan to provide a sound basis for the future development of Torfaen through the period 1991 - 2006.

THE TORFAEN LOCAL PLAN

1.3.3 The Draft Torfaen Local Plan was published in October 1991. This was the first stage of the progression of the Local Plan to adoption. The draft plan was afforded wide publicity and, as a result, 162 representations upon its content were received and considered by the former Torfaen Borough Council.



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1.3.4 The representations received in respect of the draft local plan, along with other factors, including revised guidance issued by central government, resulted in a number of alterations to the draft local plan.

1.3.5 These alterations formed the basis of the redrafting of the Draft Torfaen Local Plan to produce the deposit version. The deposit stage is the first statutory step in progressing the plan to adoption. The diagram below illustrates the stages to adoption in the local plan process.

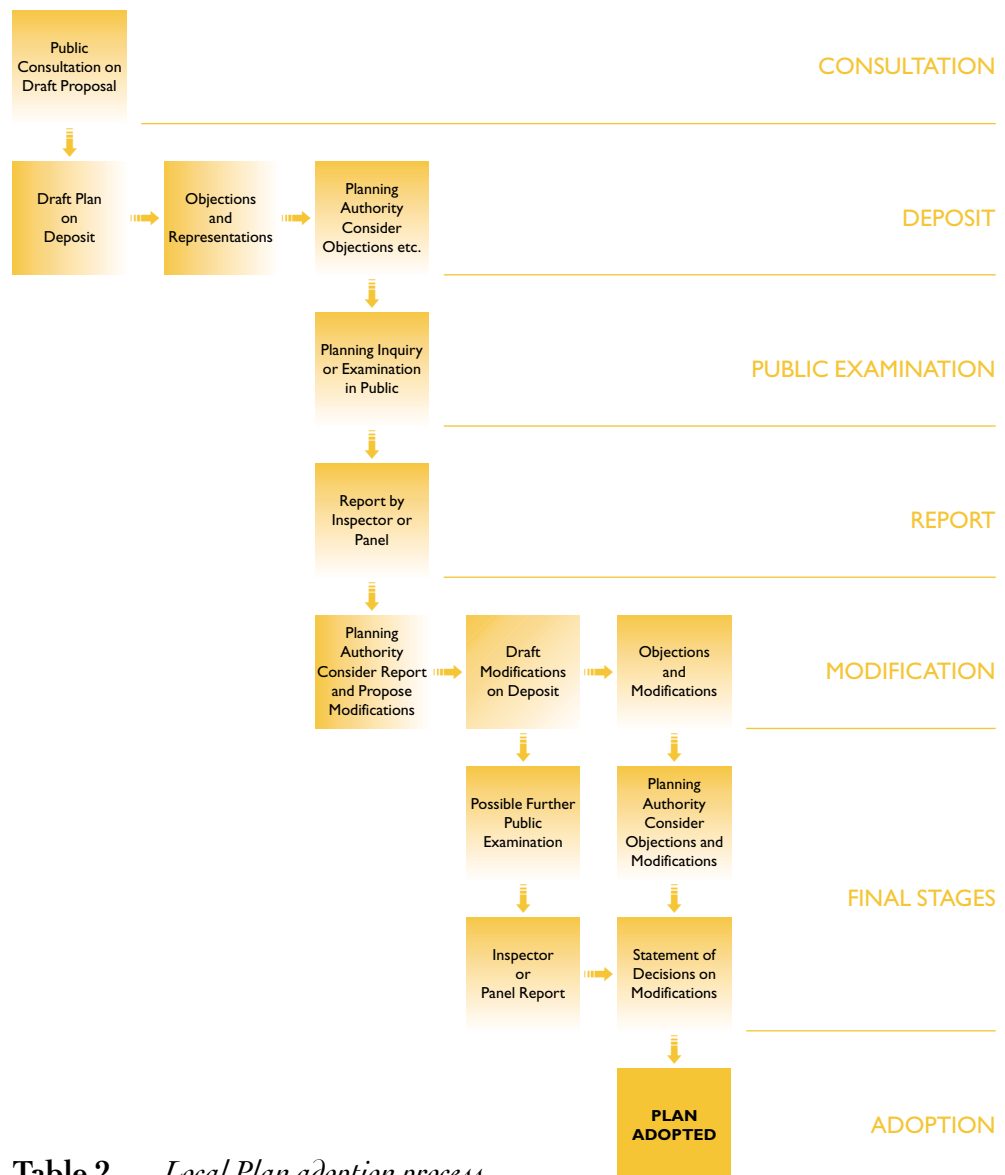


Table 2 *Local Plan adoption process*

- 1.3.6 The Torfaen Local Plan was placed on Deposit on 13 May 1996 and, following a fourteen-week consultation period, over 1800 objections were received. The Council considered all of the objections and, in response to some of the objections, proposed a number of amendments. These were published in the Proposed Changes Document. This document was published in December 1997, was subject to a seven-week consultation period and over 800 counter objections were submitted. The Council considered these objections and as a result a further set of amendments to the deposit local plan was published in the Suggested Changes Document in April 1998.
- 1.3.7 A Public Local Inquiry into all objections, made in respect of the deposit local plan, and its proposed amendments, was held between June and November 1998. The Inquiry was chaired by an independent Planning Inspector. In March 1999 the Council received the Inspector's report of the Inquiry. This report considered each objection and included recommendations for changes that he considered should be made to the local plan. At the Council meeting held on 15 November 1999, the Council identified which of the Inspectors recommendations they would accept and which they would not. The agreed changes were published in the Proposed Modifications Document in December 1999. The Proposed Modifications Document was the subject of an eight week public consultation period. Over 200 representations were received on the Proposed Modifications Document. The Council considered that none of these representations materially affected the content of the plan. Accordingly at the Council meeting held on 16 May 2000 it was recommended that the Torfaen Local Plan should proceed to adoption. The Council formally adopted the Torfaen Local Plan 1991 - 2006 on 27 July 2000.

2...overall view

2.1 FORM AND CONTENT

2.1.1 This section of the plan considers the layout and content of the document. It also includes the broad objectives of the plan and general development policies against which all development will be considered.

2.1.2 This plan has been prepared under the provisions of the Town & Country Planning Act 1990 and the Planning & Compensation Act 1991 and provides:-

- i) An interpretation of the Gwent Structure Plan at a local level.
- ii) A basis for co-ordinating investment in the development and use of land.
- iii) Guidance as to which land will or will not be released for development in the future.
- iv) Guidance for development control decisions.

2.1.3 The Local Plan consists of a Written Statement and accompanying Proposals Map.

2.1.4 The Written Statement sets out the policies for the area. In doing so, each section of the Written Statement considers the following:-

- i) The general background to the subject area.
- ii) The relevant structure plan guidance.
- iii) The objectives relating to each subject area.
- iv) The policies relating to each subject area.

2.1.5 The Proposals Map, comprising of two sheets, covers the whole of the plan area, identifying the areas where policies apply and the location of specific proposals. In the event of conflict between the Proposals Map and the Written Statement, the Written Statement shall prevail.



2.2 THE ROLE AND PRIMARY AIMS OF THE TORFAEN LOCAL PLAN

The role and primary aims of the local plan are:-

- 1) To ensure that development within the County Borough is sustainable, protecting non-renewable and finite resources for future generations.
- 2) To ensure the best possible use of land for the benefit of the community.
- 3) To safeguard and improve the quality of life for the communities in Torfaen.

2.3 GENERAL POLICIES

The general policies are to be read in conjunction with the other policies of the local plan and their requirements are to be applied wherever relevant.

G1 Proposals for development will be permitted where they satisfy the related policies of the local plan and the following criteria, insofar as they apply:-

- A** The impact of the proposed development in relation to existing / proposed uses and the general character of the area. In particular, the following factors will be considered:-
- i) The proposal does not constitute over development of the site in terms of the density, massing and form of the development.
 - ii) The design and visual appearance of the proposal, including materials, respect the existing architecture of the area.
 - iii) The proposal respects the setting of the site in terms of the proposed layout, massing and form.



- iv) The proposal respects the urban fabric of the area in terms of the space around and between buildings.
- v) The proposal does not have an unacceptable impact upon the amenities of the residents in adjoining or neighbouring properties.

B The impact of the proposal upon the environment. In particular, the following factors will be considered:-

- i) The proposal is consistent with the principles of sustainable development.
- ii) The design for the site ensures that the proposal does not pollute the environment.
- iii) The proposal does not prejudice the topography, landscape and natural features of both the site and the surrounding area in terms of design and layout.
- iv) The proposal respects the historical / archeological interest of the site and does not prejudice the recording or conservation of the archaeology present on the site.
- v) The proposal does not result in the unacceptable loss of, or damage to, areas identified as being of special nature conservation importance.

C The proposal does not result in the loss of valuable agricultural land to an extent that would prejudice the viability of an existing farming operation or deplete the stock of grades 1, 2 and 3a agricultural land to an unacceptable degree.

D The proposal does not prejudice the existing or proposed level of service provision.

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- E** The proposal sustains and/or enhances the existing level of community facilities.
- F** The proposal has convenient access to and can be readily serviced by the public transport network.
- G** Access to the proposed site can be achieved without detriment to highway safety.
- H** The road network is capable of sustaining the additional traffic generated by the proposal.
- I** A landscaping scheme that respects the surroundings and natural features of the site has been included as part of the proposal.
- J** The proposal can be connected to the existing foul sewer network or through other facilities that do not have a significant adverse impact upon the amenity / use of land or causes a public health nuisance or water pollution.
- K** The site is, or can be adequately serviced without requiring visually intrusive infrastructure.
- L** The proposal does not adversely affect the quality or quantity of surface or ground water resources.
- M** The proposal does not result in the loss of important urban open space or woodland.
- N** The proposal will not be at risk from flooding nor would increase the risk of flooding to other areas by virtue of its location or increased surface water run off.

Reasoned Justification:

It is the intention of the County Borough Council, in setting down a general development policy, to identify those criteria against which development proposals will be considered. Clearly not all criteria will be relevant in all circumstances and in some instances other criteria of importance will be identified in appropriate sections of the plan. It is also important to note that development briefs will be produced for some sites

that will give more detailed advice. Where proposals for development fall under the requirements of the Town & Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 the developer will be required to submit an Environmental Impact Assessment.

G2

Development outside the designated Urban Boundary in areas north of Pontymoile will only be permitted where the proposal satisfies the criteria of Policy G1 and all of the following:-

- A The proposal relates well to the designated Urban Boundary or existing settlement and does not constitute a ribbon, sporadic or fragmented form of development or is required for either agriculture or forestry purposes, or constitutes an appropriate rural use.
- B The proposal is of appropriate scale and design such that it would not detract from the overall character and appearance of the area to an unacceptable degree.
- C The existing highway and drainage infrastructure is capable of supporting such development.
- D The site is, or can be, adequately serviced without requiring visually intrusive infrastructure.



Reasoned Justification:

Development in the north of the County Borough is constrained by poor access, substandard infrastructure, and in certain areas by derelict land and undermining. Demand for a range of uses, most importantly housing and industry, is low resulting in significantly lower building rates compared with those in the south of the County Borough. The range and quality of available property is subsequently poor in comparison. Furthermore settlement patterns which exist in this area largely result from ad hoc development during the 19th Century. The identification of a firm boundary is, therefore, difficult. This policy aims to create a degree of controlled flexibility which recognises there may be suitable

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opportunities for development which may not be realised if too prescriptive a boundary is drawn. The policy also reflects the County Borough Council's view that regeneration of the mid/north areas is afforded the widest encouragement. Exceptions to this policy in terms of residential development are contained in Policies S7 and S8, exceptions in respect of economic development are contained in policy ED9, and exceptions in respect of the countryside are contained in Policies E1, E2 and E6.

- G3** Development outside the designated Urban Boundary in areas south of Pontymoile will only be permitted where the proposal satisfies the criteria of policy G1 and all of the following:-
- A** The proposal is required for either agricultural or forestry purposes or constitutes an appropriate rural use.
 - B** The site is, or can be, adequately serviced without requiring visually intrusive infrastructure.
 - C** The scale, design and character of the development is appropriate to the area.
 - D** The proposal respects its rural setting in terms of layout and design and minimises the visual intrusion into the landscape.
 - E** The site can be accessed without detriment to highway safety.

Reasoned Justification:

The demand for the release of land in the south of the County Borough, for a range of uses, has been consistently high. This pressure for development, if not properly controlled, could result in urban sprawl and inappropriate development. In view of this, a rigid Urban Boundary has been identified to ensure that future growth is planned. Urban forms of development are not appropriate in the countryside. Consequently proposals for development will only be permitted where they are required for agriculture or forestry purposes, or constitute an appropriate rural use, ie. a development which is in keeping with the countryside or one

which would not cause unacceptable harm to a countryside setting. Exceptions to this policy in respect of residential development are contained in Policies S7 and S8, exceptions in respect of the countryside are contained in Policies E1, E2 and E6.

The area of Upper Race, Pontypool, whilst being located outside the designated Urban Boundary, has scope for limited development and redevelopment. It is not the Council's intention to preclude development in the area. However, a general presumption in favour of development could result in undesirable, fragmented and isolated development. The Council therefore, will undertake a study of the Upper Race area to identify the location and the amount of development that can be accommodated, in consideration of other factors such as infrastructure, landscape and service provision.

G4

The County Borough Council will negotiate with developers on development proposals to make provision for related infrastructure, community facilities and environmental and community benefits where the need for such provision arises from the development. Such matters may form the basis of legal agreements that will be finalised prior to the issue of any permission. Such provision will normally take the form of contributions from developers and may include one or more of the following:-

- A The provision of facilities within the site to ensure an acceptable balance of uses in a mixed use development and its servicing.
- B The provision of off site facilities where the development would put additional strain on existing resources.
- C The retention and / or replacement of wildlife habitat.



Reasoned Justification:

All development proposals have an impact, to varying degrees, upon the existing infrastructure, services, community and the environment. It is

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now commonly accepted that the provision of infrastructure and community facilities, at the cost of the landowner or developer, is a material consideration in the determination of planning applications. The Planning and Compensation Act 1991 and Circular 53/91 expand upon the role of planning obligations and unilateral undertakings (matters previously referred to as 'planning gain') through the use of legal agreements such as those under Section 106 of the Town & Country Planning Act 1990. Proposals for development should make provision for improvements to infrastructure, services, social and community facilities, and amenities necessitated by the proposed development. The Council will seek agreements with landowners and developers to ensure such provisions.

G5

All development proposals will be considered against the following highway criteria:-

- A** The proposal can be accessed safely.
- B** The proposal is compatible with the existing road network.
- C** Satisfactory parking provision can be made on the site.
- D** The layout allows for adequate servicing throughout the proposal.
- E** Adequate pedestrian provision can be made, eg. by the formation of new footways and footpaths, which integrate and enhance the existing pedestrian network.
- F** The proposal is, or can be, easily serviced by public transport.

Where proposals are considered appropriate, the developer will be expected to enter into planning and/or highway agreements in order to ensure that necessary on and off site highway works are provided.

Reasoned Justification:

The impact of new development upon the existing highway network, if not carefully assessed and designed, can result in the creation of highway dangers and the creation of undesirable levels of traffic. This policy aims to ensure that new development is compatible with, does not place an undue strain upon, or create traffic dangers within, the existing highway network. It is also essential that sufficient parking is made available on the site in order that traffic hazards are not created, or exacerbated, by on street parking. All developments, therefore, should provide parking provision in line with the parking guidelines laid down by the South Wales Standing Conference on Regional Policy. It is also necessary to consider ways of promoting choice in terms of transport in order to reduce congestion, to ensure government objectives on pollution are met and to promote access for everyone. New proposals should, therefore, seek to encourage alternative methods of transport such as public transport, walking and cycling where possible. Where improvements / alterations are required to enable a development to proceed, the necessary works (both on and off highway) will be undertaken at the developers expense. In such cases the developer will be required to enter into a highway agreement.

G6

All development proposals which are intended for use and access by the general public should make adequate provision for special needs groups such as people with disabilities, parents with young children and the elderly. All such proposals should seek to provide the following:-

- A** Identified and conveniently located parking for special needs users.
- B** Appropriately designed layout of access routes.
- C** Suitable ramps or entrance lifts.
- D** Adequate circulation space and access routes throughout the development.

Reasoned Justification:

It is important that all residents of the County Borough can access places that are for use by the general public; this includes people with disabilities, the elderly and parents with young children. Access should be available to shopping centres and shops, public buildings, sports stadiums and leisure centres. It is the County Borough Council's intention to encourage access improvements for special needs users to existing buildings and ensure that the design of new buildings takes full account of their needs.

3

...settlement & housing

3.1 BACKGROUND

- 3.1.1 The provision of housing into the next century is an important element of the local plan. Planning Guidance (Wales): Planning Policy (First Revision) provides guidance on how land for housing should be made available. It requires that a five year supply of land *'...is not only free, or readily freed from planning, physical and ownership constraints, but also capable of being developed economically, in areas where potential house buyers want to live, and suitable for the wide range of housing types which the housing market requires'*. It also allows the County Borough, through relevant policies in the local plan, to ensure that sufficient social housing is provided in conjunction with private development.
- 3.1.2 An element of this requirement will be met by infill sites within the built up area, on sites which are redeveloped or reclaimed, through the conversion of existing property and the implementation of existing planning permissions (see Appendix 2 for list of sites with planning permission). A substantial proportion, however, will require the release of greenfield sites with the associated social, economic and environmental implications (see Appendix 3 for detailed explanation of housing land provision in the local plan).
- 3.1.3 Over the past four decades, the majority of land released for housing has occurred in the south of the County Borough. Since 1950, Cwmbran has consistently accommodated high levels of housing development. This was encouraged by strategic policies that controlled its evolution. Outside the new town designated area, only south east Pontypool experienced significant levels of new housing development.
- 3.1.4 In contrast, over a similar period, the settlements in the north of the County Borough have experienced decline. Low levels of house building activity and a lack of choice in terms of the range, type and quality of housing stock have typified and exacerbated the wider social and economic problems which exist in the area.



- 3.1.5 The nature of this demand must be addressed in the local plan alongside a range of other factors in order to comply with Planning Guidance (Wales): Planning Policy (First Revision). These include building rates, demand patterns and the need to enable the provision of a range of stock in terms of house type, quality and affordability.
- 3.1.6 Over the past fifteen years in excess of 80% of new house provision has been built in the south of the County Borough (south Pontypool and Cwmbran). The activity of volume builders has been concentrated almost entirely in this area. Similarly, demand for council house provision reflects the locational preference of potential occupiers for property in the south of the County Borough.
- 3.1.7 It is unlikely that these trends will alter considerably during the period of this plan. Accordingly the majority of housing land, necessary to ensure the provisions of Planning Guidance (Wales): Planning Policy (First Revision) are met, is allocated in the south of the County Borough.
- 3.1.8 A substantial proportion of the new release of land is allocated on the South Sebastopol site. The County Borough Council considers that, due to the scale of land release required, the creation of a new urban settlement at South Sebastopol will enable the attendant social and community provision to be accommodated within an integrated framework of development.
- 3.1.9 In the north of the County Borough an over provision of land for housing purposes has been identified in the local plan that, in terms of the remit of Planning Guidance (Wales): Planning Policy (First Revision), is not necessary to meet its requirements. The Council considers that such an approach is appropriate to encourage the regeneration of the northern areas by increasing the type, range and quality of housing stock available through the identification of suitable sites in the local plan. If successfully applied this strategy will have the effect of

reducing demand for housing in the south and will assist in stemming out migration, creating a more balanced population in the north.

- 3.1.10 The developments proposed at The British and South Sebastopol comprise large scale, multi-use proposals. Although considerable investigation of each site has been undertaken, further assessment is required before the detailed disposition of land uses can be determined. In view of this these sites have been designated in the local plan as General Development Areas (GDAs). It is intended that development frameworks will be prepared for each of the sites that will identify detailed land use allocations.
- 3.1.11 Development briefs will also be produced to guide the development of large and sensitive housing sites. Development briefs are beneficial, as supplementary guidance to the local plan, in providing advice to the developer on use, allocations, access, phasing, design and landscaping at an early stage in the development process.

3.2 STRUCTURE PLAN

- 3.2.1 Structure plans should normally make provision for new housing for a period of at least fifteen years from the base date of the plan. The Gwent Structure Plan, which will form part of the development plan until it is superseded by the Torfaen Unitary Development Plan, identifies the need for 3,600 additional dwellings in Torfaen in the period 1991 - 2006. A significant proportion of that requirement has already been met, the remainder will be met by the implementation of existing planning permissions, the redevelopment or reclamation of existing sites, the conversion of existing buildings and development on greenfield sites.



Housing units required:

Structure Plan housing requirement (units)	3,600
Completed (1991 - 1997)	2488 -
Total requirement	1112
Committed (extant planning permissions)	743 -
Land and locations required for:-	369

3.2.2 Planning Guidance, (Wales), Planning Policy (First Revision), requires that local planning authorities ensure that sufficient land is available to provide a five year supply of land for housing, judged against the general objectives and the scale and location of development provided for in the Development Plan. If, during the plan period, shortages of housing land are detected, ie. the five year supply is not being maintained, releases of land in addition to that identified to be developed during the plan period in Appendix 3 (600 at South Sebastopol and 200 at The British), may be permitted at South Sebastopol and The British to facilitate the construction of more dwellings, to maintain the residual target rate of 190 units per annum. Development in the immediate future is expected to take place in the following areas and in the years indicated:-

Year	Location:
1999	Blaenavon, Fairwater, Two Locks, Ponthir, Llantarnam, Wainfelin, Panteg, New Inn, Hollybush.
2000	Blaenavon, Fairwater, Two Locks, Wainfelin, Llanyrafon, Panteg, Snatchwood, Ponthir.
2001	Blaenavon, Snatchwood, Wainfelin, Upper Cwmbran, Pontnewydd, Llanyrafon, Llantarnam, Panteg.
2002	Blaenavon, Two Locks, Wainfelin, Upper Cwmbran, Pontnewydd, Panteg, Llanyrafon, Llantarnam, Pentwyn.
2003	Blaenavon, Two Locks, Wainfelin, Upper Cwmbran, Pontnewydd, Panteg.

3.3 OBJECTIVES

The principle objectives of the local plan in terms of settlement are:-

- 1) To ensure that a sufficient range, choice and supply of land is available to meet the foreseeable housing needs of the County Borough.
- 2) To ensure that new development is well related to existing urban areas and does not give rise or lead to the potential for urban sprawl.
- 3) To ensure that pressure for residential development within the existing built-up area does not result in the loss of land required for public open space/recreation or other uses considered necessary for the maintenance of balanced communities.
- 4) To ensure the planned renewal of older buildings within the built-up area and open countryside.

3.4 POLICIES

The general policies of the local plan are to be read in conjunction with the policies of the Settlement chapter and applied equally and wherever relevant.

S1 Development of the following sites identified for residential use will be permitted:-

North

S1/1	New Road Farm (Varteg Road), Blaenavon 5.2 ha (12.85 acres)
S1/2	Land adjacent to Post Office, Varteg 1.8 ha (4.4 acres)
S1/3	Commercial Road, Talywain 0.8 ha (2 acres)
S1/4	Pentwyn Village Green, Pentwyn 1.7 ha (4.1 acres)

SETTLEMENT & HOUSING

S1/5	Penywain Lane (west) 1.0ha (2.5 acres)
South	
S1/6	Maesderwen Road, Griffithstown 1.5 ha (3.7 acres)
S1/7	Abbey Cottages (north), Llantarnam 4.3 ha (10.6 acres)
S1/8	Montessor Nursery (east), Llantarnam 1.2 ha (3.0 acres)
S1/9	Llanfrechfa Grange (north) 3.7ha (9.1 acres)
S1/10	Llanfrechfa Grange (south) 12.0ha (29.7 acres)

Reasoned Justification:

The above sites have been identified for residential development in order to meet the housing land requirement of 1112 plots and the five year housing land supply in accordance with Planning Guidance (Wales): Planning Policy (First Revision).

The Montessor Nursery (east), Llantarnam sites lies within the Llantarnam Conservation Area and adjacent to the listed buildings of St. Michael's Church and The Greenhouse Public House. Residential development on this site should be of a design and arrangement to preserve and enhance this part of the Conservation Area and to have particular regard to maintaining the unique character of the adjoining Abbey Row.

S2

The following sites are designated as General Development Areas:-

S2/1	The British
S2/2	South Sebastopol

Proposals for development within General Development Areas which are in conformity with the development framework and other relevant policies of this local plan will be permitted.

Reasoned Justification:

General Development Areas (GDAs) have been identified at locations where a comprehensive mixed use form of development will be permitted. The disposition of land uses will be in accordance with development frameworks prepared for each site and approved by the County Borough Council after consultations with the public, landowners, developers and others with an interest in the land. Development frameworks will reflect the different characteristics of the two GDAs and cover the disposition of land uses, their scale, phasing if necessary, access arrangements, landscaping and open space requirements. Proposals for development within the GDAs should be in conformity with the development frameworks.

The British

The British comprises a large area of derelict land that has been the subject of detailed investigation by the County Borough Council. The preparation of the site, requires major land reclamation works to create a landform suitable for the development proposed. Once reclaimed it is considered that the site is capable of accommodating a mix of uses including housing (between 300 and 400 dwellings), industry, a new primary school, local shopping facilities, community uses and formal and informal open space. The realisation of the full development potential of this site will require improvements to the system of roads, in particular the B4246 / A4043 corridor, which provides access to the site. It is anticipated that 200 dwellings will be built on this site during the plan period.

South Sebastopol

South Sebastopol is the principal housing allocation in the local plan. Its development will span the plan period and beyond the year 2006. On completion it is expected to accommodate some 1200 dwelling units. The site will also include:-

- i) *Neighbourhood shopping provision.*
- ii) *A primary school.*
- iii) *Community facilities.*
- iv) *Formal and informal open space.*

Provision of these facilities will be phased to coincide with appropriate stages of residential development. Before the commencement of each stage the County Borough Council will seek agreement from developers for the provision of appropriate facilities.

The primary access to the site will be from the Avondale Road roundabout. Two secondary accesses, open to all traffic, will be provided as part of the development, one onto Oaklands Road in Sebastopol and one onto Cwmbran Drive, mid-way between the Avondale Road and Grove Park roundabouts. Residential development will largely be confined to the eastern and northern parts of the GDA. Its limits, and the eventual Urban Boundary, will be determined by the requirement to accommodate some 1200 dwelling units and by the development framework. Development on the western part of the site, which is in accordance with Policy L2 and other relevant policies of this local plan will be permitted, subject to its compatibility with the development framework which shall take precedence.

Residential development will be in small and distinct neighbourhood groups. Particular importance will be attached to protecting the key landscape areas from development and to maintain and enhance the green wedges where they occur naturally. The rural nature of the canal will be retained and the prominent upland areas will be protected.

It is expected that 600 dwellings will be built on this site during the plan period.

S3

Residential development within the designated Urban Boundary on sites not identified in the local plan will be permitted where the proposal satisfies all of the following criteria:-

- A** The proposal pays due regard to the integrity and character of the area.
- B** The proposal is compatible with adjoining uses.
- C** The proposal can be accessed without detriment to highway safety and is in accordance with current adoptable highway standards.
- D** Parking provision can be made on the site to a standard approved by the County Borough Council.
- E** The proposal incorporates a landscaping scheme that respects the site's surroundings and has the approval of the County Borough Council.



Reasoned Justification:

Policy S1 identifies specific sites for residential development. Other sites within the urban boundary may become available for residential development during the period of the plan. It is not the intention of the local plan to restrict development solely to sites identified on the Proposals Map, but to encourage residential development subject to the above criteria, the provisions of Policy L6 and the protection of the important urban spaces listed in Appendix 15.

- S4** In the event of there being a demonstrable need in the County Borough for affordable housing, the provision of such housing within large sites and the means of ensuring the continued occupation of such housing by those for whom it was intended, will be negotiated with the developer(s) of those sites.

Reasoned Justification:

With the role of the local authority in the housing field changing from that of the provider to the enabler, the County Borough Council will encourage alternative means of ensuring that local residents have access to affordable housing for sale or rent. Affordable housing, for the purposes of the local plan, is defined as starter homes for purchase, low



cost homes for rent, or houses for shared ownership schemes or flexible tenure. Planning Guidance (Wales): Planning Policy (First Revision) recognises the need for affordable housing but considers specified targets should be based on demonstrable need. The County Borough Council will develop detailed information on housing need, in order to assist developers in identifying the type of affordable housing required in any one area. Until such information is available no targets will be set. Where provision for affordable housing is expected, the amount of the provision will be a matter of negotiation between the County Borough Council and the owners / developers of large sites, and will be stipulated in planning briefs for the sites.

The Council will expect affordable housing schemes for rent to benefit people requiring such properties, thus providing social housing for the future. The best way of ensuring affordable housing will be enjoyed by successive as well as the initial occupiers, is by the involvement of a housing association or some other social body (eg. a trust). Other arrangements may include:-

- i) Use of a restrictive covenant as a condition of sale of land owned by the County Borough Council.*
- ii) Use of planning agreements to control the subsequent selling on of affordable housing.*
- iii) Schemes which offer an initial discount purchase price, only where priority nomination to existing County Borough Council tenants is agreed. This will allow the re-letting of Council property.*

S5

The conversion of existing buildings within the Urban Boundary to single or multiple residential use will be permitted where the proposal satisfies all of the following criteria:-

- A** The building is capable of being converted without requiring substantial extension which would result in an over development of the site or impact on the character and appearance of the area.

- B** The number of units proposed by the conversion does not constitute over development of the building.
- C** The proposal would not unduly impact upon the amenities of adjoining or neighbouring residential properties.
- D** Satisfactory parking provision can be made on the site.
- E** Amenity space is provided in accordance with the County Borough Council's standards for residential uses.
- F** Parking provision can be made on the site to a standard approved by the County Borough Council.

Reasoned Justification:

There are a number of vacant buildings, including secondary retail premises and places of worship, which are no longer required for their original purpose and, in many cases, are in a state of disrepair. The conversion of such buildings to residential use can be beneficial to the general appearance of an area and provide much needed accommodation. The division of suitable properties into smaller units can be beneficial in providing a wider range of accommodation for small households. The benefit of such sub-division must be gauged against the possible impacts on neighbouring residential properties that will result from an increase in the use of the building. Careful consideration will be given, therefore, to the level of sub-division that is proposed and the likely impact this will have on the adjoining area.

- S6** Provision of open space, landscaping and play facilities will be sought within proposals for new residential development.

Reasoned Justification:

The Council considers that certain standards are necessary to ensure that new residential schemes are developed with adequate levels of usable amenity space. The Council has produced the policy document 'Development and its Incorporation within the Landscape: a Guide for



Developers' which sets out the requirements expected to be incorporated in development proposals (for the open space and play provision standards included in the policy document please refer to Appendix 4). The application of these standards will be dependent on the scale and the nature of the development proposed and will be subject to negotiation. When the provision of open space and play facilities is inappropriate for reasons of scale or type of development or for reasons of prematurity, contributions from developers towards the cost of maintaining existing and future facilities may be sought.

S7

The development of new residential buildings outside the designated Urban Boundary will only be permitted where the proposal satisfies all of the following criteria:-

- A** The proposal is required for agricultural or forestry purposes in that specific location and cannot be provided in a nearby building or settlement.
- B** The site is or can be adequately serviced without requiring visually intrusive infrastructure.
- C** The scale, design and character of the development is appropriate to the area.
- D** The proposal respects its rural setting in terms of layout and design and minimises the visual intrusion into the landscape.
- E** The site can be accessed without detriment to highway safety.

Reasoned Justification:

The purpose of this policy is to prevent sporadic development in the countryside which could be visually detrimental or place undue strain on services whilst also providing a background against which instances of genuine need can be accommodated. This will ensure the continued viability of the rural economy. Where proposals are justified on the grounds of agriculture or forestry they will be considered against the

functional and financial tests prescribed by Planning Guidance (Wales): Planning Policy (First Revision). Where need is proven, the design and location of any proposal will be examined carefully to prevent loss of amenity and detriment to the environment and landscape.

S8

The conversion or rehabilitation of existing buildings located outside the designated Urban Boundary for single or multiple residential use will only be permitted where the proposal satisfies all of the following criteria:-

- A The site is or can be adequately serviced without requiring visually intrusive infrastructure.
- B A substantial proportion of the building remains intact providing sufficient evidence of the original features to allow for sympathetic conversion.
- C The form, bulk, materials and general design reflects the character and design of the original building.
- D The site can be accessed without detriment to highway safety and the proposal would not generate a significant increase in traffic movements in the locality.
- E The original building would not require extensive alteration, rebuilding or extension.
- F The creation of a curtilage for the proposed use would not significantly adversely affect the character and visual amenity of the countryside.
- G A landscaping scheme has been provided as part of the proposal which reflects the sites surroundings and, where appropriate, screens the proposal from adjoining or neighbouring residential properties.

Reasoned Justification:

Many disused or under used buildings of intrinsic character can be rehabilitated or converted to other uses to the benefit of an area. Many such buildings are of architectural or historic merit reflecting a former

way of life or demonstrating a particular form of local building. In the case of agricultural and other buildings, where they have been soundly constructed, conversion may be appropriate where it does not adversely affect the integrity of the building. When converting such buildings the size and massing of the original building should be respected. This particularly applies to the existing fenestration (window openings) where conversions should attempt to retain the existing scale and proportion of window openings, without the creation of significant numbers of new openings.

Proposals for the conversion of buildings that could only be brought back into use by complete or substantial reconstruction, extension alteration and/or significant extension will be considered as a proposal for a new building and will not be considered under this policy. In all cases a structural survey will be required as part of any application. The structural survey must indicate the current structural integrity of the building, highlighting all structural faults that exist. In addition, the structural survey should demonstrate how the existing structure would be capable of conversion for the proposed use and identify any additional structural alterations that would be required in order to implement the proposal.

S9

The development of gypsy sites will only be permitted where the proposal satisfies all of the following criteria:-

- A** The site is or can be serviced without requiring visually intrusive infrastructure.
- B** The proposal respects its surroundings and does not unduly impact upon the amenities of adjoining or neighbouring residential properties.
- C** Where new buildings are proposed they will only be permitted where they are not residential in use and are essential and ancillary to the operation of the site.
- D** The proposal does not constitute an overdevelopment of the site in terms of the number and location of caravans and pitches.

- E** The proposal respects its settings in terms of design and layout and a suitable landscaping scheme has been provided as part of the proposal.
- F** The proposal can be accessed safely without detriment to highway safety and satisfactory parking can be provided on the site.
- G** The proposed development will not adversely affect the amenity and privacy of existing buildings and their residents.

Reasoned Justification:

Central government has recently removed the requirement for local authorities to provide sites for gypsy camps enabling the private sector to play the leading role in the provision of such sites. Whilst Torfaen already accommodates a serviced site for this purpose, it is necessary to include a policy in the Local Plan against which future proposals can be considered.

4

...economic development & tourism

4.1 BACKGROUND

Economic Development

- 4.1.1 National economic trends have, to a large extent, dictated the progress of Torfaen's economy. The early to mid-eighties were difficult years, marked by high levels of unemployment and a slow uptake of industrial floor space. With the economic upturn in the mid-eighties unemployment decreased and the net availability of floor space fell. The early to mid 1990s was another difficult period with a return to recession and the problems of a failing local economy. The downturn in economic conditions was stemmed in part by a fragmented recovery within small sectors of the economy. More recent years have seen a return to buoyancy
- 4.1.2 Against this background, Torfaen exhibits marked contrasts of economic fortune. North Pontypool and Blaenavon have been most affected during periods of recession, whilst the south of the County Borough has withstood the worst effects.
- 4.1.3 The north Pontypool and Blaenavon areas have historically been reliant upon coal and iron production. Whilst a small number of mines do still operate, providing small-scale employment, the overwhelming decline of the scale of these industries has caused considerable social and employment problems for the area. The major initiatives for alleviating these problems have been undertaken by the public sector, with new industrial units developed by the former Torfaen Borough Council, the former Gwent County Council and the Welsh Development Agency. Private investment in new industry has been minimal. The resultant local economies of Blaenavon and north Pontypool have a narrow economic base and are ill suited to survive recession or take advantage of more buoyant times.
- 4.1.4 In contrast the south Pontypool and Cwmbran area, along with Newport, represent the major centres of employment for Torfaen residents. The area comprises mainly flat or



undulating land that is well situated, being in close proximity to the M4 and having excellent trunk road access. This situation has been improved by the opening of both the Brynglas Tunnels / Malpas Relief Road and the Llantarnam Bypass. The Second Severn Crossing also improves accessibility to the County Borough by shortening journey times to and from the south west of England and beyond the M4 corridor.

4.1.5 Despite all of these advantages, Cwmbran has still experienced unacceptably high levels of unemployment during periods of recession, reinforcing the County Borough Council's view that economic development throughout Torfaen should be a top priority.

4.1.6 The County Borough Council supports the principle of sustainable development and has identified new industrial development sites that are well related to existing urban areas, highway networks and centres of population.

4.1.7 The County Borough Council understands the role that telecommunications can play in encouraging home based working and teleworking, and the significance that this can have for economic development and growth within the County Borough.

4.1.8 It must be emphasised that the local plan cannot solve the deep-rooted problems associated with unemployment. Through a planned approach the local plan can ensure that an adequate range of industrial sites are made available and include realistic policies which provide a framework for continued economic growth.

Tourism

4.1.9 A planned approach is required that seeks to achieve economic diversity by recognising there are employment opportunities, other than those offered in the manufacturing, office and retail sectors, which can contribute towards widening the economic

base. One such opportunity exists in tourism. The development of existing, and creation of new, tourist attractions can significantly contribute to local income generation and the creation of new employment opportunities.

- 4.1.10 Tourism in Torfaen reflects the characteristics of the County Borough with a rich industrial heritage in the north and a range of sports, arts, family attractions and tourist accommodation in the south. The industrial heritage in the north of the County Borough is a valuable asset, which can be utilised and interpreted for tourism purposes. This is illustrated by attractions such as Big Pit Mining Museum, a premier Welsh tourist attraction (with over 100,000 visitors per year), which offers the unique experience of an underground tour of a working mine. In addition to this there are a range of listed buildings within the north, and a number of scheduled ancient monuments, including the Blaenavon Ironworks, which is currently being renovated by CADW. Other attractions are the Valley Inheritance Museum and Pontypool Park, the latter accommodating a number of attractions including the longest dry ski slope in Wales. There are few overnight accommodation facilities present in the north of Torfaen. The County Borough Council, therefore, fully supports the development of serviced accommodation in the north of the County Borough.
- 4.1.11 The south of the County Borough also contains substantial tourist attractions. Greenmeadow Community Farm has over 100,000 visitors per year and brings a rural way of life to the urban area. Llantarnam Arts Centre hosts a range of arts events including exhibitions and classes. Cwmbran offers a good range of tourist accommodation, from high quality conference venues to small bed and breakfast facilities.
- 4.1.12 The Council recognises the important contribution that tourism can make to economic development. It is especially important in the north of the County Borough where there has been a

greater decline in the economy. Tourism has a direct effect in terms of job creation and visitor spend, with the spin-off effects of improving the perception and image of the area and encouraging investment. An additional benefit of tourism is that use by visitors can assist in sustaining facilities primarily used by residents (eg. post offices, village stores and performance venues etc.).

4.2 STRUCTURE PLAN

Economic Development

- 4.2.1 The importance the County Borough Council attaches to economic development reflects structure plan policies that are aimed at providing adequate industrial land of a scale, quality and range to meet the needs of, and create a receptive climate for, industrial development.
- 4.2.2 The structure plan determines the industrial and business land requirements for Torfaen from the past take-up of land, which is translated into estimates of employment need over the plan period. The structure plan requirement for industrial land in Torfaen has been set at 100 hectares for the period 1991 - 2006. The local plan has allocated a series of sites, totalling 104 hectares, throughout the County Borough, in order to provide both a range and choice of sites for future employers. In addition to this a total of 13 hectares of land have already been developed for industrial purposes since publication of the draft local plan in 1991.
- 4.2.3 The structure plan recognises two key employment locations at Llantarnam Industrial Park and Mamhilad. The local plan has therefore allocated a significant proportion of the structure plan requirement for this use at these locations. There is further recognition of the need to provide sites throughout the County Borough to extend the range and choice of available

industrial sites and attention is drawn to the possibility of utilising suitable reclaimed land for industrial purposes. In light of this the County Borough Council has identified sites for local and neighbourhood industrial uses in addition to those at Llantarnam and Mamhilad.

Tourism

- 4.2.4 Structure plan policies relating to tourism concentrate mainly on encouraging suitable tourist facilities and accommodation.

4.3 THE RATIONALE BEHIND THE LOCATION AND CATEGORIES OF INDUSTRY

- 4.3.1 The local plan has identified sites for industrial development to cater for a wide range of activities. It is important to note, however, that not all types of industrial activity will be acceptable at all locations. For example a steel manufacturing plant would not be appropriately sited within a residential area. Consequently the sites have been allocated under four separate headings, prestige industrial sites, high quality industrial sites, local industrial sites and neighbourhood industrial sites. Each of these categories has particular requirements for any industry that is proposed to be sited on it.

Prestige Industrial Sites

- 4.3.2 Prestige industrial sites are defined as being located on prime sites with good connections to the M4 motorway and characterised by their high quality of development. These sites are located at Llantarnam and Croesyceiliog and have easy access to the primary road network. The sites have been allocated for high quality industrial uses that fall primarily within Class B1 of the Town & Country (Use Classes) Order 1987 (as amended). These sites are identified in order to attract prestigious industrial uses, including those uses

associated with research and technology. It is intended that these sites will cater for major inward investment companies, possibly high-tech or research and development uses.

High Quality Industrial Sites

- 4.3.3 High quality industrial sites are defined as being located in attractive surroundings, that are well positioned in relation to the county's principal highway network. These sites are located at Mamhilad and have direct access onto the A4042(T). These sites have been allocated for high quality industrial uses that fall within Classes B1, B2 and B8 of the Town & Country Planning (Use Classes) Order 1987 (as amended). These sites have been identified for high quality uses, with high building standards.

Local Industrial Sites

- 4.3.4 Local industrial sites are defined as being located in close proximity to the primary road network, adjacent to existing settlements. These sites have been allocated for general industrial uses that fall within Classes B1, B2 & B8 of the Town & Country Planning (Use Classes) Order 1987 (as amended). These sites are all located on existing industrial estates throughout the County Borough.

Neighbourhood Industrial Sites

- 4.3.5 Neighbourhood industrial sites are defined as being located within the existing built up areas, within, or in close proximity to, residential areas. These sites, due to their location, have been allocated for light industrial uses that fall within Class B1 of the Town & Country Planning (Use Classes) Order 1987 (as amended). Only industrial uses that are compatible with residential use will be approved for these sites. It is intended that these sites will cater for uses that would not cause detriment to residential amenity by virtue of dust, noise, vibration or smell.



- 4.3.6 It is the Council's view that the four categories adequately define the nature of industrial development proposed for each site. It is also the Council's view that the overall industrial land allocations cater for the industrial land needs for the plan period.

4.4 OBJECTIVES

Economic Development

The critical objective of the economic strategy must be to create the basis for a strong, broad based economy with good prospects for long term growth across the whole of Torfaen. The local plan, in seeking to assist economic regeneration, will focus on the following objectives:-

- 1) To ensure that there is adequate supply of land for industrial/ business development.
- 2) To provide clear, realistic and consistent guidance for development control decisions relating to economic matters.
- 3) To ensure that industrial land is efficiently used and not lost unnecessarily to competing uses.

Tourism

- 4) To promote the development of major attractions with tourism potential.
- 5) To create an environment conducive to tourism development.

4.5 POLICIES

ECONOMIC DEVELOPMENT

The general policies of the local plan are to be read in conjunction with the policies of the Economic Development & Tourism chapter and applied equally and wherever relevant.

ED1 The following sites are identified for prestige industrial development:-

ED1/1	Ty Coch Lane	2.2 ha (5.4 acres)	A*
ED1/2	Cottage Farm	9.7 ha (24.0 acres)	B**
ED1/3	Land north of Malthouse Lane	9.3 ha (23.0 acres)	B***
ED1/4(i)	Land west of Ty Coch Farm	2.9 ha (7.2 acres)	A
ED1/4(ii)	Banjo Site	5.7 ha (14.1 acres)	A
ED1/4(iii)	Land adjacent to Newport Road and Ty Coch Lane	9.4 ha (23.2 acres)	A
ED1/5	William Brown Close	1.3 ha (2.3 acres)	A
ED1/6	Craig-y-Felin	21.5ha. (53.1 acres)	A

- A Ready for development
- B Being brought forward for development
- * Site is expected to become available imminently
- ** Site is expected to become available before 2002
- *** Site expected to become available by the end of the Plan period

Reasoned Justification:

The allocations at Llantarnam will expand the existing prestigious industrial estate known as Llantarnam Industrial Park. Prestige industrial sites are defined as being located on prime sites with good connections to the M4 motorway and characterised by their high quality of development. These sites will be primarily restricted to Class B1 of the Town & Country Planning (Use Classes) Order 1987 (as amended).

A draft development brief for the Llantarnam Industrial Park area has been produced providing guidance on the design and layout of the sites taking full account of their proximity to the Llantarnam Conservation Area and their visual prominence at this gateway to the County Borough.

It should be emphasised that any development on sites at Llantarnam Industrial Park will be expected to be of a particularly high standard of design with buildings of architectural merit, utilising quality materials and a landscaping scheme of a similarly high standard. Development on sites ED1/4(i), ED1/4(ii) and ED1/4(iii) will be expected to be commensurate with the standards of their surroundings, in accordance with Policy G1. Proposals for development at Llantarnam Industrial Park which do not reach the expected standards of this 'gateway site' will not be permitted.

The allocation at Craig-y-Felin has been made in order to rectify the shortfall of existing developable industrial floorspace in relation to the Structure Plan requirement and to accommodate the anticipated increased demand for high quality industrial land associated with the spin off effect of the LG factory locating to the eastern side of Newport. Suitable land for LG associated industries is in short supply and as such this site has been allocated accordingly. The site will be developed to high a design standard, both in terms of the quality and layout of the buildings and the level and nature of structural planting.

ED2

The following sites at Mamhilad are identified for high quality industrial development:-

ED2/1	Usk Road	5.9 ha (14.6 acres)	A
ED2/2	Torfaen Business Park	4.0 ha (9.9 acres)	A
ED2/3	Bryntovey	6.7 ha (16.6 acres)	A

A Ready for development

Reasoned Justification:

The land allocated for high quality employment use at Mambilad Industrial Park adjoins a similar allocation within Monmouthshire. High quality industrial sites are defined as those sites offering high quality employment on sites located in attractive surroundings, which are well positioned in relation to the County’s principal highway network. Its greenfield setting will require high standards of design for any proposed development. Therefore a development brief has been produced for the Mambilad sites which sets out the standards and requirements for their development. The allocated sites will be reserved for high quality industrial development falling within Classes B1, B2 and B8 of the Town & Country Planning (Use Classes) Order 1987 (as amended).



ED3

The following sites are identified for local industrial development:-

ED3/1	Fibreglass, Pontyfelin	6.3 ha (15.6 acres)	C
ED3/2	Land adjacent to Panteg Steelworks, Griffithstown	1.95 ha (4.8 acres)	C
ED3/3	Polo Grounds, New Inn	3.0 ha (7.5 acres)	A
ED3/4	Gilchrist Thomas Estate, Blaenavon	3.2 ha (7.9 acres)	A
ED3/5	Kays & Kears (west), Blaenavon	6.8 ha (16.8 acres)	C
ED3/6	New Road, New Inn	2.6 ha (6.4 acres)	A
ED3/7	Ty Coch Way, Two Locks	1.2 ha (3.0 acres)	A

- A Ready for development
- C Constrained from development

Reasoned Justification:

Located close to good transport links, local sites provide an opportunity for the establishment of a range of general / light industrial or warehouse uses falling within Classes B1, B2 and B8 of the Town & Country Planning (Use Classes) Order 1987 (as amended). Many of the sites

adjoin areas of residential development. Those parts of the sites which adjoin, or are in close proximity to, housing will be limited to Class B1 development, ie. those industries which do not unduly impact upon the amenities of adjoining residential properties, particularly in respect of noise, dust, vibration and smell.

All of the land allocated by this policy is located on well-established industrial estates that provide significant employment opportunities for local residents. It is anticipated that the land allocated by this policy will be developed for similar industries to those that already exist on these estates.

ED4

The following sites are identified for neighbourhood industrial development:-

ED4/1	Varteg Road, Garndiffaith	1.9 ha (4.7 acres)	B*
ED4/2	Gwenallt, Cwmffrwdoer	1.8 ha (4.4 acres)	A

- A Ready for development
- B Being brought forward for development
- * Site expected to become available by the end of the Plan period

Reasoned Justification:

Located within the built-up area, neighbourhood industrial sites provide an opportunity for small-scale industrial development aimed at accommodating small new and existing businesses that are unsatisfactorily located. The use of such sites, given their proximity to residential areas, will generally be limited to light industry. The allocated sites will be reserved for neighbourhood industrial development falling within Classes B1 of the Town & Country Planning (Use Classes) Order 1987 (as amended).

ED5

Industrial development on sites, located within the Urban Boundary, not identified in the local plan, will be permitted where the proposal satisfies all of the following criteria:-

ECONOMIC DEVELOPMENT & TOURISM



- A** The proposal does not unduly impact upon the amenities of adjoining residential properties, particularly in respect of noise, dust, vibration, smell and increase in traffic.
- B** The site can be accessed without detriment to highway safety.
- C** Adequate parking provision and sufficient manoeuvring space for heavy goods vehicles can be provided on the site.
- D** A landscaping scheme has been provided as part of the proposal which respects the site's surroundings and screens the site from any adjoining or neighbouring residential properties.
- E** Proposals that are located within or adjacent to a residential area will only be permitted where proposed use falls within Class B1 of the Town & Country Planning (Use Classes) Order 1987 (as amended).

Reasoned Justification:

Policies ED1, ED2, ED3 and ED4 identify specific sites for industrial development. Other sites within the urban boundary may become available for industrial development during the period of the plan. It is not the intention of the Local Plan to restrict development solely to sites identified on the Proposals Map, but to encourage development, subject to the above criteria and in the light of policy L6 which seeks to protect important areas of public open space. Where proposals are located within or adjacent to a residential area, it is essential that the amenity of these areas is protected.



ED6

The expansion of existing industrial premises on land within or adjacent to an existing site, will be permitted where the proposal satisfies all of the following criteria:-

- A** The increase in the operation does not unduly impact upon the amenities of adjoining residential properties, particularly in respect of noise, dust, vibration, smell and increase in traffic.

- B** The proposal can be accessed without detriment to highway safety.
- C** Adequate parking provision and sufficient manoeuvring space for heavy goods vehicles can be provided on the site.
- D** A landscaping scheme has been provided as part of the proposal which respects the site's surroundings and screens the site from any adjoining or neighbouring residential properties.
- E** Proposals that are located outside the designated Urban Boundary will only be permitted where they do not unduly impact upon the landscape of the surrounding area, particularly in respect of visual amenity, noise and increase in traffic.

Reasoned Justification:

The local plan has not allocated land specifically to accommodate the expansion of existing industrial premises. It is not, however, the intention of the local plan to prevent this form of development. The local plan will seek to encourage the expansion of existing premises where the proposals are sympathetic to the area and do not impact upon the residential amenities of adjoining properties.

ED7

The conversion of existing buildings, located within the designated Urban Boundary, to industrial use will be permitted where the proposal satisfies all of the following criteria:-

- A** Where the building is located within or adjacent to residential properties the proposed use is an acceptable use for a residential area.
- B** The proposal does not unduly impact upon the amenities of adjoining residential properties, particularly in respect of noise, dust, vibration and smell.

- C** The proposal can be accessed without detriment to highway safety.
- D** Adequate parking provision and sufficient manoeuvring space for heavy goods vehicles can be provided on the site.
- E** A landscaping scheme has been produced as part of the proposal which respects the site's surroundings and screens the site from any adjoining or neighbouring residential properties.
- F** Proposals that are located within or adjacent to a residential area will only be permitted where the proposed use falls within Class B1 of the Town & Country Planning (Use Classes) Order 1987 (as amended).



Reasoned Justification:

The conversion of existing buildings to industrial use can provide a valuable source of floor space for expanding the industrial base of the County Borough. The local plan will therefore seek to encourage the conversion of suitable buildings. Where the building is located within or adjacent to a residential area the proposal will only be permitted where the use falls within Class B1 of the Town & Country Planning (Use Classes) Order 1987 (as amended).

- ED8** The development of existing industrial land and buildings, and those new sites identified under Policies ED1, ED2, ED3 and ED4 will not be permitted for any other purpose except where:-
- A** The proposed uses are complementary to or ancillary to the primary uses of the land.
 - B** In case of factory shops, it can be demonstrated that the operation is strictly ancillary to the main use of the site, that is the goods being sold have been manufactured on the premises.

C The existing use is considered to be detrimental to the character or amenity of the area, or there is sufficient evidence to show that the last use is impracticable for reasons of location, lack of facilities or infrastructure or other compelling reasons.

Criterion B will not apply to those sites allocated by Policies ED1 and ED2.

Reasoned Justification:

It is important to maintain a choice and variety of industrial land in Torfaen and restrict its use for other purposes when and where it is in short supply. This is becoming an increasingly significant matter as a substantial proportion of employment growth in the County Borough is likely to be provided by activities other than manufacturing, the 'traditional' major employment sector in south wales, such as retailing and leisure for example. Land is allocated in the plan for these uses which have their own specific land requirements, accordingly industrial land should not be developed for these uses unless there is considered to be a surplus.

There will, however, be instances where the existing industrial use should not be encouraged, where it would be detrimental to the amenity of an area by virtue of noise, smell or pollution. This can be a particular problem in older areas where industrial development has occurred adjacent to housing at a time when planning consent was not required. It is not the intention of the local plan to perpetuate such unsatisfactory situations. In other instances, where the industrial use has ceased, its redevelopment may prove impracticable. It is not the intention of the local plan to sterilise land that could be put to beneficial use. Beneficial redevelopment proposals should ensure they are both in keeping with the character of the area and in accordance with the other policies of this local plan.

ED9

The conversion or rehabilitation of existing buildings outside the Urban Boundary for employment uses will be permitted where the proposal satisfies all of the following criteria:-

- A** The proposed use is compatible with its rural location and would not cause harm to its countryside setting.
- B** The proposed use would not significantly impact upon the amenities of adjoining residents particularly in respect of noise, dust, vibration, smell and increase in traffic.
- C** Adequate services are readily available or can be reasonably provided without requiring visually intrusive infrastructure.
- D** A substantial proportion of the building remains intact providing sufficient evidence of the original features to allow for sympathetic conversion.
- E** The form, bulk, materials and general design reflects the character and design of the original building.
- F** The site can be accessed without detriment to highway safety and the proposal would not generate a significant increase in traffic movements in the locality.
- G** The original building would not require extensive alteration, rebuilding or extension.
- H** The creation of a curtilage for the proposed use would not significantly adversely affect the character and visual amenity of the countryside.
- I** A landscaping scheme has been provided as part of the proposal which reflects the sites surroundings and, where appropriate, screens the proposal from adjoining or neighbouring residential properties.

Reasoned Justification:

Many disused or under used buildings, of intrinsic character, within the countryside can be rehabilitated or converted to employment uses that would benefit the rural economy. The proposed use for the building should be compatible with its countryside setting, being a use that would normally be located in such an area. Given the fact that country roads

are often winding and tortuous it is essential that the proposed use would not significantly increase the amount of traffic, particularly heavy goods traffic, which would use the rural highway network. In considering proposals for conversions or rehabilitation to employment use particular consideration will be given to the impact the proposed use will have on the amenities of adjoining or neighbouring residential properties.

Many of the buildings, which can be converted or rehabilitated, are buildings of architectural or historic merit reflecting a former way of life or demonstrating a particular form of local building. In the case of agricultural and other buildings, where they have been soundly constructed, conversion may be appropriate where it does not adversely affect the integrity of the building. When converting such buildings the size and massing of the original building should be respected. This particularly applies to the existing fenestration (window openings) where conversions should attempt to retain the existing scale and proportion of window openings, without the creation of significant numbers of new openings

Proposals for the conversion of buildings that could only be brought back into use by complete or substantial reconstruction, alteration and/or significant extension will be considered as a proposal for a new building and will not be considered under this policy. In all cases a structural survey will be required as part of any application. The structural survey must indicate the current structural integrity of the building, highlighting all structural faults that exist. In addition, the structural survey should demonstrate how the existing structure would be capable of conversion for the proposed use and identify any additional structural alterations that would be required in order to implement the proposal.

Tourism

ED10

The former high level railway line between Waunavon and Talywain is identified for the development of a steam railway. The development of a steam railway along this line will be permitted where the proposal satisfies all of the following criteria:-



- A** The proposal is viable and forms part of a planned expansion of the existing facility.
- B** The proposal does not prejudice the implementation of either the Newport - Abergavenny Cycle Route or the National Cycle Route.
- C** The proposal does not unduly impact upon the amenities of adjoining residential properties.
- D** Any new station/pick-up-points required for the line can be accessed without detriment to highway safety and adequate parking provision can be accommodated on the site.
- E** A landscaping scheme has been produced as part of the proposal which respects the site's surroundings and screens the site from any adjoining or neighbouring residential properties.

Reasoned Justification:

The Pontypool & Blaenavon Railway Company Limited operate a steam railway along a short section of the former railway line north of Blaenavon. There is potential for expansion of the operating line north to Waunavon and south to Talywain. The Council supports the principle of extending the line providing that an economically viable proposal is advanced. The track bed also forms part of the northern sections of the Newport to Abergavenny Cycle Route and the National Cycle Route (see Policy L7). A large proportion of the cycle route can be accommodated without conflicting with the steam railway proposal. There are, however, 'pinch' points where the re-routing of the cycleway will be necessary, should implementation of the steam railway proposal proceed. It is likely that the cycle route will be implemented prior to the railway. In such an event, all measures will be taken to ensure that any conflict, which may arise, will be minimised should dual operation result.

ED11 The following sites are identified for tourism related development:-

- ED11/1 Big Pit Mining Museum
- ED11/2 Blaenavon Ironworks
- ED11/3 Pontypool Park and Valley Inheritance Museum
- ED11/4 Greenmeadow Community Farm
- ED11/5 Llanyrafon Farm
- ED11/6 Garn Lakes
- ED11/7 Glyn Pits

Tourism related and ancillary developments on these sites will be permitted where the proposal satisfies all of the following criteria:-

- A** The site can be accessed without detriment to highway safety.
- B** Adequate parking provision can be provided on the site.
- C** The proposal does not unduly impact upon the amenities of adjoining or neighbouring residential properties.
- D** A landscape scheme has been produced as part of the proposal which respects the site's surroundings and screens the site from any adjoining or neighbouring residential properties.



Reasoned Justification:

There are a number of established tourist attractions where the Council will encourage further appropriate development. Tourist attractions, by their nature, need to continually develop and evolve in order to maintain and increase visitor numbers. The Council will therefore encourage the expansion and diversification of tourist attractions in order to strengthen the tourism base of the County Borough.

In respect of Glyn Pits it should be noted that the structures on site are not in a suitable condition to allow visitor access at present. Vehicle access to the site is also substandard. These issues are presently being addressed but the site will not be of a sufficient standard to allow general public access until full restoration has taken place. In the meantime, where possible, limited access will be afforded.

ED12

The development of tourism related projects will be permitted where the proposal satisfies all of the following criteria:-

- A The proposed development respects its surroundings in terms of design and layout.
- B The road network as existing, or as improved by the developer, is capable of supporting the levels of traffic generated by the proposal.
- C The proposal can be accessed without detriment to highway safety.
- D Adequate parking provision can be provided on the site.
- E The proposal does not unduly impact upon the amenities of adjoining or neighbouring residential properties.
- F A landscape scheme has been produced as part of the proposal which respects the site's surroundings and screens the site from any adjoining or neighbouring residential properties.

Reasoned Justification:

The Council will seek to encourage appropriate new tourism related proposals in order to broaden and strengthen the tourism base in Torfaen, in recognition of the contribution this sector of the economy can make towards increasing local income generation. In considering such proposals potential benefits will be balanced against their impact upon the surrounding area.



5.1 BACKGROUND

5.1.1 Torfaen has three main shopping centres at Cwmbran, Pontypool and Blaenavon. These centres exhibit a wide variety of characteristics in terms of size, function, accessibility and attractions. Cwmbran is the dominant centre in the County Borough providing the main shopping and administrative facilities and serving a wide catchment area.

Cwmbran

5.1.2 Cwmbran provides a wide range of retail accommodation within a fully pedestrianised centre, serviced predominantly by free parking. A number of food retail stores have been developed on the edge of the town centre, complementing existing provision and extending the range of shops. Pressure for out of town food retailing development continues. Any proposals submitted that would undermine the vitality, attractiveness and viability of Cwmbran, or would prejudice strategies for the enhancement of the town centre, will be resisted by the County Borough.

5.1.3 The town centre is owned by Cwmbran Shopping Prudential Assurance Co. Ltd. who manage the centre and its operation. A number of improvements to the shopping and car parking areas have greatly enhanced the town's retail appeal.

Pontypool & Blaenavon

5.1.4 Pontypool and Blaenavon are representative of traditional valley centres. They are constrained by the topography of their valley locations and the decline of their traditional employment base. These centres have suffered as a consequence. Pontypool, the larger of the two centres, retains an important indoor market, a range of food and comparison shops together with two retail development sites. Blaenavon has a small and contracting retail centre, which caters primarily for the local community.



5.1.5 Both Pontypool and Blaenavon have been the subject of ongoing regeneration projects undertaken by the County Borough Council. For example, the core of Pontypool has been pedestrianised. Such projects have enhanced the shopping environments in both towns, assisting in stemming decline and providing a catalyst for future private investment. Embraced within this programme of regeneration is a commitment to the co-ordination and development of town centre related services in line with the philosophy of good town centre management, as set out in Planning Guidance (Wales): Planning Policy (First Revision)

5.1.6 Pontypool has been the subject of pressure for out-of-town food retail development. The planning authority would again resist such proposals where they would undermine the vitality, attractiveness and viability of Pontypool.

Neighbourhood Centres

5.1.7 Neighbourhood centres are also of vital importance to the local community, especially for the elderly and those without access to a car. They also promote a sustainable form of shopping as they encourage non-car based shopping. The generic neighbourhood centres are located throughout the County Borough within the older valley centres, such as Griffithstown and Abersychan, whilst more recent purpose built blocks can be found in Cwmbran, for example Llanyrafon and Fairwater. The major neighbourhood centres are listed below:-

Cwmbran

Blenheim Square

Fairwater

Llanyrafon

North Road

Old Cwmbran



Oakfield
 Edlogan way
 Maendy square
 Pontnewydd village
 Thornhill
 St dials

Pontypool

Griffithstown
 New inn
 Pontnewynydd
 Trevethin
 Abersychan
 Garndiffaith



5.2 STRUCTURE PLAN

5.2.1 The policies in the Gwent Structure Plan support the maintenance and enhancement of the existing hierarchy of shopping centres. The hierarchy within Torfaen is defined as follows:-

Cwmbran	Minor Sub-regional Centre
Pontypool	District Centre
Blaenavon	Principal Local Centre

5.2.2 The structure plan also supports the enhancement of existing shopping centres and seeks to protect them from the harmful effects of out of town retailing.

5.3 OBJECTIVES

Each of the shopping centres is important in different ways. Their role in the community is reflected by the type and range of functions to be found in any one of them, with the primary functions being those of retail and service uses. The existing shopping pattern plays an important role within the County Borough and the Council wishes to see this maintained and enhanced. The prime objectives can be summarised as follows:-

- 1) To encourage and stimulate enhancements that will improve the shopping environment.
- 2) To strengthen the existing shopping centres by encouraging the expansion of the range and variety of shopping available.
- 3) To encourage the widest possible use of existing shopping centres by the community, utilising all available modes of transport.
- 4) To protect existing shopping centres from proposals which would have an adverse impact upon their vitality and viability.
- 5) To maintain and enhance the functions of the existing shopping centres for the benefit of the whole community.

5.4 POLICIES

The general policies of the local plan are to be read in conjunction with the policies of the Retail chapter and applied equally and wherever relevant.

R1 The following sites are identified for retail development:-

R1/1	Land at Broad Street/ Market Street, Blaenavon	*
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R1/2	Land Between George Street and Crane Street, Pontypool	#
R1/3	Land South of Crane Street to the Clarence, Pontypool	#
*	For uses within Classes A1 & A2 of the Town & Country Planning (Use Classes) Order 1987 (as amended).	
#	For uses within Classes A1, A2 and A3 of the Town & Country Planning (Use Classes) Order 1987 (as amended).	

Reasoned Justification:

Sites have been identified which will build upon the retail base of the existing shopping centres thus consolidating their economic position. In the case of Pontypool there are two complementary sites which should be developed in an integrated manner, with strong links between each other and into the central core of Pontypool. Development on the identified sites must be intrinsically linked with the town centres and fall within the appropriate use class as defined by the Town & Country Planning (Use Classes) Order 1987 (as amended).

R2 Proposals for new retail and leisure development which cannot be located on town centre sites, edge-of-centre sites, in district or local centres will only be permitted where the proposal satisfies the following criteria:-

- A** The proposal is not of a scale or type or in a location that is likely, either individually or cumulatively with other development, to create an impact that would undermine the vitality, attractiveness and viability of existing town or district centres, as defined on the Proposals Maps.
- B** The proposal would not prejudice strategies for the enhancement of any town or district centre, as defined on the Proposals Maps.
- C** The proposal would not result in an unacceptable traffic impact or reduction in highway safety.
- D** The proposed development is accessible by public transport.



E A need for the development is demonstrated in terms of the capacity of the catchment area to support the proposed development and the enhancement of the retailing base of the County Borough.

Planning permission for out of centre, non-food retail development which complies with the above criteria will only be granted subject to conditions limiting the goods sold to bulky goods which cannot be readily sold from town centre or edge of centre locations. Any subsequent change of use will also be limited by similar conditions. This policy will apply only to retail units exceeding 235 sq. m gross floor area.

Reasoned Justification:

Government policy is now firmly in favour of concentrating retail development in existing town, district and local centres but it would be unrealistic to operate a strategy that did not recognise that certain retail activities are occasionally unsuited to these locations. The County Borough Council is, however, concerned that such proposals do not adversely affect, to a significant degree, existing town centres and do not prejudice other proposed land uses.

Existing town centres provide a range of food retail outlets and comparison shops. The provision of food retail units in Cwmbran has been extended by developments on the edge of the town centre providing a healthy range of stores utilising available sites. Sites have been identified in Pontypool and Blaenavon town centres that will strengthen the existing retail bases and extend the range and quality of retailing within these centres.

R3

Town centres have been identified in the following areas:-

- R3/1** Blaenavon
- R3/2** Pontypool
- R3/3** Cwmbran

Reasoned Justification:

The retail strategy for the local plan is based on focussing retail development within the existing town centres. It is important, therefore, that these town centres are actually defined in the local plan. It should be noted that the town centre designation identifies the limits of the town centre, which includes areas of mixed retail uses (A1, A2 and A3 uses), and does not identify primary retailing frontages. Primary retail frontages are identified in policy R6.

- R4** The conversion of the upper floors of retail properties within shopping centres to office or residential use will be permitted where the proposals would not detract from the overall character and appearance of the central retail area.

Reasoned Justification:

The upper floors of shop premises are often under-utilised. Bringing them into use can contribute to the overall vitality, viability and appeal of a centre, whilst not detracting from the retail frontage.

- R5** The provision, improvement or extension of small shops will be permitted where the proposal satisfies all of the following criteria:-
- A** The proposal serves the immediate locality of an existing neighbourhood centre or an area where facilities are inadequate.
 - B** The proposal can be accessed without detriment to highway safety.
 - C** The proposal respects its surroundings in terms of design and does not constitute an overdevelopment of the site in terms of layout and spacing around and between buildings.

Reasoned Justification:

The purpose of this policy is to encourage the continued vitality of neighbourhood centres and shops, which provide a valuable service to local communities. Shops and post offices are of particular value to villages in providing a service to local people who do not have access to a car for shopping trips to other centres. Farm shops and shops ancillary to petrol stations can also be of benefit, though they should not compromise the viability of village stores.

R6

Primary shopping frontages are identified in the following retail centres:

R6/1 Cwmbran Town Centre

R6/2 Pontypool Town Centre

The development of, or the change of use to, non retail uses within the primary shopping frontage will only be permitted where the proposal satisfies all of the following criteria:-

- A** The proposed use is an appropriate town centre use.
- B** The concentration of non-retail uses at ground floor level does not exceed one third of the primary shopping frontage.
- C** The proposal would not prejudice the vitality and viability of the town centres retailing function.

Reasoned Justification:

Primary shopping frontages represent those sections of each shopping centre that are characterised by a high proportion of retail uses. This policy is not only intended to encourage retailing uses; it also seeks to permit a certain level of those non-retail uses which strengthen the retail centre, ie. uses that fall within classes A2 & A3 of the Town & Country Planning (Use Classes) Order 1987 (as amended), eg. banks and estate agents. However it is important that such A2 and A3 uses do not dominate primary shopping frontages and undermine their retail function. To maintain the retail function it is essential that uses falling

within Class A1 of the Town & Country Planning (Use Classes) Order 1987 (as amended) form the majority of the frontage within primary shopping centres. In order to ensure that the retail function is not undermined, the retail element should not form less than two-thirds of the total frontage length. Therefore, suitable non-retail uses will only be considered favourably where the proposal does not result in the proportion of non-retail uses exceeding one third of the total frontage length. Total frontage length is defined as being the total length of a continuous street frontage, including both lengths where a frontage continues around a corner and any recesses in the frontage.

R7

The following sites are identified for neighbourhood shopping provision:-

R7/1	Golf Road, New Inn
R7/2	Henllys Village Road, Henllys
R7/3	Llantarnam Park, Llantarnam

Reasoned Justification:

The aim of the policy is to ensure that areas of recent growth and those areas that are the subject of large scale residential or industrial proposals are adequately served by small neighbourhood shopping centres and associated community facilities.

A large proportion of New Inn residents live some distance away from existing local shopping facilities. A site for suitable local shopping provision has been identified within the main residential area enabling better access to convenience goods provision. At Henllys, as a result of the rapid rate of residential development experienced in this area, retail and community facilities are proposed to serve the locality. The retail facility comprises a neighbourhood retail outlet whilst the community provision is for a doctors surgery. At Llantarnam, an on-site service use would provide a complimentary facility for industrial uses in the area. Appropriate uses for this site would include a bank, newsagent and possibly a crèche. The community facilities associated with these sites are detailed in the Community Services section of the local plan.

6...transport

6.1 BACKGROUND

6.1.1 An effective transport system, including roads, public transport, cycling and pedestrian links, is essential to the economic and social well being of the County Borough.

Roads and Parking

6.1.2 The responsibility for maintaining, improving and managing roads is vested in the National Assembly for Wales for trunk roads and in the County Borough Council for all other highways.

6.1.3 The main links within the County Borough can be summarised as follows:-

- 1) A4042 - providing links to the M4, A40(T), M50 and A465.
- 2) A4051 Cwmbran Drive - providing access throughout Cwmbran and to Cwmbran town centre.
- 3) A4043 - providing the primary link between Pontypool and Blaenavon.
- 4) A472 - providing the primary link to the Western Valleys and Usk.
- 5) B4248 - providing access to the Heads of the Valleys Road (A465).

6.1.4 The Brynglas Tunnels / Malpas Relief Road scheme and the Llantarnam Bypass scheme have increased accessibility to the County Borough from the south and the M4. Work on the A472 Mid Valleys Strategic Route (Pontymoile Improvement) Scheme has been completed and provides complete dualling of the link between the A4042(T) and the A4043 Pontypool Western Bypass.

6.1.5 Although the Pontypool Western Bypass has been completed, access to the north of the County Borough is still poor. This





remains a major constraint to the economic growth and regeneration of the area. There are, at present, no programmed proposals for the major improvement of the road system north of Pontypool. The Abersychan Regeneration Project is, however, currently implementing improvements to the road network around the village core. Such improvement to the localised network in this area will remove the existing traffic bottleneck in the village core.

- 6.1.6 Car parking provision within the County Borough is diverse with privately owned and operated facilities within Cwmbran town centre and publicly owned and maintained facilities elsewhere. Car parking is largely free throughout the County Borough, with one commercial car park operating within Cwmbran town centre. A multi-storey car park at Riverside in Pontypool was opened in July 1995 and has considerably improved the level of car parking within the town centre. The County Borough Council will support, and seek to implement, car parking schemes as and when appropriate. The Council is aware that parking problems, particularly on-street parking in many residential parts of Torfaen, is a major concern for local residents. The County Borough Council will support, and seek to implement, car parking schemes to improve this situation as and when appropriate. The use of alternative modes of travel will also be encouraged by the promotion of footpaths and cycleways.



Public Transport

- 6.1.7 Torfaen County Borough is well served by public transport. Although the local rail network only extends as far north as Pontypool, both Cwmbran and Pontypool are on the main line service to Manchester and Crewe. Pontypool / New Inn station has recently undergone refurbishment. Both stations have park and ride and commuting facilities that the County Borough Council will seek to protect and encourage greater use of. In particular, encouragement will be given to the

provision of park and ride facilities relating to both rail and bus services.

- 6.1.9 There is a comprehensive network of public bus services that provide access to, and throughout, the whole of the County Borough. Locally based private bus companies operate services in Cwmbran and the north of the County Borough, with a small number of Newport Transport services operating between Cwmbran and Newport. The County Borough Council became responsible for public transport procurement as a result of local government reorganisation in 1996. Torfaen County Borough Council, in conjunction with Blaenau Gwent, Monmouthshire and Newport County Borough Councils, consider that this function is most appropriately implemented at a more strategic level, whilst retaining decision making powers at the County Borough level. Therefore, the four County Borough Councils have set up, and fund, a public transport procurement team to administer it on their behalf. It is the County Borough Council's intention to continue supporting the bus network throughout the County Borough and encouraging the instigation of new routes where appropriate.

Cycling and Pedestrian Links

- 6.1.10 Compared with the flatter parts of Britain cycling is not a major mode of transport within the County Borough. The County Borough Council is promoting the National Cycle Route which allows safe passage for cyclists, pedestrians and, on certain sections, horse riders via a dedicated route. The National Cycle Route runs throughout the County Borough, from south of Cwmbran to north of Blaenavon and utilises much of the Torfaen stretch of the Newport to Abergavenny Cycle Route.



6.2 STRUCTURE PLAN

6.2.1 The structure plan recognises a hierarchy of roads that are defined as follows:-

- 1) Strategic roads providing links within the national / regional context.
- 2) County roads providing links between major towns within the County Borough .
- 3) Local routes providing access to rural areas as well as providing links to the strategic and county network.

6.2.2 The structure plan contains policies that identify highway schemes and their timescale for implementation.

6.3 OBJECTIVES

The principle objective of the local plan is to promote the creation of an efficient, safe, transportation network for all users by:-

- 1) Identifying and implementing highway improvements to the existing network.
- 2) Identifying and implementing traffic management schemes.
- 3) Improving the provision of parking within built-up areas.
- 4) Identifying and implementing improvements to the public transport systems.
- 5) Encouraging and implementing alternative forms of transport links.

6.4 POLICIES

The general policies of the local plan are to be read in conjunction with the policies of the Transport chapter and applied equally and wherever relevant.

T1 Schemes for the improvement of the following highways will, subject to available finance, be identified and implemented during the plan period:-

T1/1	B4246 - between Abersychan, Blaenavon and Abergavenny.
T1/2	B4248 between Blaenavon and Brynmawr.

Reasoned Justification:

Whilst most of the current focus on highway improvements is concentrated in the south of the County Borough, the north remains poorly served in highway terms with inadequate and poorly aligned roads north of Pontypool. It is essential, as part of the economic development and regeneration programme for the mid/north Torfaen area, that consideration is given to improving the road network. The County Borough Council will, where appropriate, identify schemes for road improvements and seek finance for their implementation.

7...environment

7.1 BACKGROUND

Environment

- 7.1.1 The environment of Torfaen is characterised by a sharp diversity of rural and urban environments. Landscape features range from upland valley scenery in the north to the rolling countryside around Cwmbran; whilst traditional valley settlements contrast with the planned new town of Cwmbran. The Afon Lwyd, a tributary of the Usk, flows through the valley from Blaenavon in the north to Ponthir in the south and is present in all the major built up areas of the County Borough.
- 7.1.2 Coal and iron production, linked to other extractive processes, has played a considerable part in shaping the man-made landscapes that intersperse both the rural and urban areas. Quarries, pit-head remains and waste tips bear witness to the County Borough's past. Major land reclamation schemes, undertaken over the past two decades, have removed much of the worst dereliction but large areas of derelict land remain, particularly in the north of the County Borough. Where development proposals are submitted for sites which are known or suspected to be contaminated, the developer will be required to submit the results of an investigation into the nature and extent of the contamination and details of the remedial measures proposed in conjunction with the planning application. Early consultation with the local planning authority and the Environment Agency is essential to determine the most appropriate form and extent of the investigation to comply with Policies G1 and E13.
- 7.1.3 The natural environment is subject to a variety of pressures which, if not controlled, could result in the destruction of this prime asset. The County Borough, for much of its eastern and northern boundaries, adjoins, and contains a small part of, the Brecon Beacons National Park, thus indicating the quality of these upland areas. The Welsh Development Agency has



sponsored a landscape appraisal study for the whole of the County Borough which seeks to identify areas of special landscape value and recommend policies for their protection and management.

- 7.1.4 Torfaen has three designated Sites of Special Scientific Interest (SSSIs) which are protected by legislation (please refer to Appendix 10 for a list of SSSIs). Further sites which are put forward for designation as SSSIs will be supported where there is a significant nature conservation interest and the site satisfies the requirements for SSSI designation.
- 7.1.5 The County Borough Council has produced a countryside strategy which informs the planning process by providing specific advice and a detailed context for the implementation of proposals in respect of landscape preservation and enhancement and nature conservation. It also ensures that the needs of users of the countryside are met in terms of access and recreation. A number of areas of common land lie wholly or partially within the Torfaen area. Common land is a category of green space that is protected under separate legislation.
- 7.1.6 Trees and hedgerows are very important features within the urban and rural environment. The Council is empowered to protect trees that have a high amenity value and contribute significantly to the landscape. Where appropriate the Council will consider their protection by the use of Tree Preservation Orders. The Council will also seek, wherever possible, to retain hedgerows within the countryside, as they are one of the principal features in the landscape and contribute towards maintaining diverse habitats for flora and fauna. In addition the Council will support appropriate afforestation proposals where they are undertaken at suitable locations and the planting includes appropriate native species.
- 7.1.7 The former Gwent County Council produced the Gwent Woodland Strategy, which promotes the enhancement of existing woodland with appropriate new planting and

management schemes. The woodlands throughout the County Borough are an important visual and recreational amenity and a valuable environmental asset. The County Borough Council fully supports the aims and policies of the Gwent Woodland Strategy, which will be taken into consideration in the determination of proposals that have an impact upon the County Borough's woodlands. In considering such proposals the archaeology and nature conservation interests of such sites will also be taken fully into account by the County Borough Council.

- 7.1.8 The County Borough Council is now the mineral planning authority for the area as a result of local government reorganisation. It is not intended to produce a specific minerals local plan for Torfaen in the immediate future, or to include a section specifically on minerals in this local plan. It is, however, considered more appropriate to progress the Torfaen Local Plan through to adoption and consider minerals in the UDP. In the meantime the existing policies contained in the Gwent Structure Plan and the policies contained within this local plan should be used to consider minerals applications.

Sustainability

- 7.1.9 'This Common Inheritance', a Government white paper published in 1990, was the first officially produced document to consider all aspects of environmental concern. The paper identifies local authorities' key role in setting and attaining environmental objectives and resolving the many pressures placed on the natural environment. This role includes the efforts being made by the Council in respect of Agenda 21, the document produced at the Rio Earth Summit for Global Action to effect the transition to sustainable development.
- 7.1.10 One major issue for consideration in the local plan is the promotion and encouragement of sustainable development. The Government strategy document 'Sustainable Development - The UK Strategy' suggests a definition of sustainable

development as ‘development that meets the needs of the present without compromising the ability of future generations to meet their own needs’. The central aim in encouraging sustainable development should therefore be to ensure that non-renewable resources are protected as far as is reasonably possible. With increasing pressure being placed on the environment a prime role of the local plan is to ensure that, wherever possible, proposed developments are sustainable.

Waste Disposal



- 7.1.11 Torfaen County Borough is both a waste collection and a waste disposal authority. Of the various categories of waste, uncontrolled, controlled and special, the County Borough Council’s main responsibility is for collecting and disposing of controlled municipal solid waste (from households). The County Borough’s business and commercial activities and other municipal operations (building maintenance, highway and civil engineering operations etc) also generate waste. In addition, the authority offers a charged service for the collection of commercial waste from businesses in Torfaen. Industrial waste is not collected.
- 7.1.12 Until 1993, waste disposal in Torfaen was predominantly to a landfill site within the County Borough, located in the Tirpentwys Valley to the north of Pontypool. When this site closed, a tendered ten year contract for the disposal of waste outside Torfaen was won by a waste contractor who initially transported all waste to a site south of Bristol. This destination changed in 1994 to a landfill site at Merthyr Tydfil, and in 1999 changed again to the Silent Valley landfill site in Blaenau Gwent.
- 7.1.13 There are no disposal sites within the County Borough that can accept municipal solid waste, although there are currently three private sites that are licensed for the disposal of inert waste.
- 7.1.14 A solid waste transfer station was constructed in New Inn in 1987 to facilitate collection of waste from the south of Torfaen. All waste collected and generated by the authority, with the

exception of recycled material deposited at 'bring' sites, now passes through the transfer station, which also receives commercial and civic amenity waste. Compacted waste is then transported by road to the final disposal point.

- 7.1.15 The waste disposal contract requires re-assessment of the estimated remaining capacity of the landfill being used and proposed throughout the period of the contract, which ends on 31st March 2003. The life of the current final disposal site, Silent Valley, is estimated at six-seven years at the present rate of deposition.
- 7.1.16 The authority is preparing a medium / long term waste management strategy for Torfaen. The strategy will address the disposal, and other forms of waste management, including collection, minimisation and recycling, beyond the end of the current contract. Central to this process are discussions on possible co-operation measures with neighbouring local authorities, including alternative disposal options.

Renewable Energy

- 7.1.17 Encouraging the provision of renewable energy is an important aim of central government as part of the programme to conserve non-renewable resources and reduce carbon dioxide emissions. It is likely that proposals within the County Borough aimed at achieving this will principally take the form of wind farms. These, by their very nature, are usually sited on visible upland locations. Whilst supporting the promotion of renewable energy sources, the County Borough Council considers that proposals must be assessed carefully to prevent adverse impact upon adjoining communities and the environment.
- 7.1.18 The recovery of energy from waste is also an appropriate method for minimising the level of disposable waste as well as offering an alternative form of energy production. Opportunities for such operations will be considered where they are identified during the plan period.

7.2 STRUCTURE PLAN**Environment**

7.2.1 The structure plan's overall aim is to protect and enhance the environment. Within the County Borough three land classifications have been identified:-

- 1) Green Spaces which are intended to prevent the coalescence of urban areas.
- 2) Special Landscape Areas (SLAs) which are intended to protect and conserve individual and characteristic landscapes.
- 3) Landscape Improvement Areas (LIAs) which are intended to identify areas within which efforts and resources should be concentrated to gain environmental improvements.

Minerals

7.2.2 The structure plan includes policies relating to mineral activity in the County Borough.

Waste Disposal

7.2.3 The structure plan includes a policy that encourages a co-ordinated approach to waste management, emphasising the role of recycling and waste minimisation.

Renewable Energy

7.2.4 The structure plan includes a renewable energy policy that encourages such development, subject to environmental considerations.

7.3 OBJECTIVES

Environment

One of the overall aims of the local plan is to safeguard and improve the quality of life for the communities of Torfaen. The policies of this section are intended to create a pleasant and attractive environment by:-

- 1) Adopting a planning role which is effective in dealing with the changing pressures being placed upon the countryside.
- 2) Protecting important environmental features in the countryside, by identifying and protecting important areas of public open space and important landscape features within the urban boundaries and by resisting all development proposals which would be detrimental to their existence.
- 3) Safeguarding the countryside from inappropriate forms of development, whilst at the same time, promoting its sensitive management and positive use.

Sustainable Development

- 4) To ensure that development proposals take full account of wider environmental issues and the goals for achieving sustainability.

Waste Disposal

- 5) To ensure that the environment is protected from the potentially damaging effects of waste disposal activities.

Renewable Energy

- 6) To promote the role of renewable energy against the background of other equally important environmental considerations.

7.4 POLICIES

The general policies of the local plan are to be read in conjunction with the policies of the Environment chapter and applied equally and wherever relevant.

Environment

E1

Green spaces are identified at the following locations in order to prevent the coalescence of urban areas.

E1/1 Land south of Cwmbran

E1/2 Land between Llantarnam and the B4236 Caerleon Road

Development within designated Green Spaces will only be permitted where the proposal can be justified on agricultural or forestry grounds, or where the proposal constitutes an appropriate rural use and can satisfy all of the following criteria:-

- A** The site is or can be adequately serviced without requiring visually intrusive infrastructure.
- B** The scale, design and character of the development is appropriate to the area.
- C** The proposal respects its rural setting in terms of layout and design and minimises the visual intrusion into the landscape.
- D** The proposal can be accessed without detriment to highway safety.

Reasoned Justification:

Green Spaces have been designated in accordance with the Gwent Structure Plan in order to prevent the coalescence of Cwmbran and the Bettws/Malpas areas of Newport. In designated green spaces development will not be permitted except where the applicant can satisfy Policies S7, S8 and ED9 or the proposal constitutes an appropriate rural use i.e. a development which is in keeping with the countryside or one which would not cause unacceptable harm to a countryside setting.

E2

The following areas of high quality landscape value are identified as Special Landscape Areas:-

- E2/1** Land to the west of the designated Urban Boundary from Mynydd Henllys in the south to Coity Mountain in the north.
- E2/2** Land to the east of the designated Urban Boundary from Ponthir in the south to New Inn in the north.
- E2/3** Land to the east of the designated Urban Boundary from New Inn in the south to the Brecon Beacons National Park boundary in the north.
- E2/4** Land to the east of the designated Urban Boundary from the Brecon Beacons National Park boundary in the south to Mynydd-y-Garn Fawr in the north.

Within areas designated as Special Landscape Areas, the conservation of the environment and landscape will be the primary consideration. Development within designated Special Landscape Areas will only be permitted where the proposal can be justified on the grounds of agriculture or forestry or where the proposal constitutes an appropriate rural use and satisfies all of the following criteria:-

- A** The site is, or can be, adequately serviced without requiring visually intrusive infrastructure.
- B** The scale, design and character of the development is appropriate to the area.
- C** The proposal respects its rural setting in terms of layout and design and minimises the visual intrusion into the landscape.



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D The proposal can be accessed without detriment to highway safety.

Reasoned Justification:

Special Landscape Areas (SLAs) have been designated in accordance with the Gwent Structure Plan in order to protect their special landscape value. SLAs represent areas that warrant protection based on their landscape value in a regional / countrywide context. The prime consideration, in assessing proposals within SLAs, will be ensuring the protection or enhancement of their character in terms of landscape and environment. Development within SLAs will be resisted unless the applicant can satisfy Policies S7, S8 and ED9 or the proposal constitutes an appropriate rural use, ie. a development which is in keeping with the countryside or one which would not cause unacceptable harm to a countryside setting.



E3 The following area is identified as an area of restraint and is designated on the Proposals Map. Development which would change the nature of character of this area will not be permitted.

E3/1 Land to the east of Candwr Lane

Reasoned Justification:

There is an area on the fringe of the urban boundary of Pontbir that is not allocated for development but does not warrant the same designation as that of the surrounding countryside. The general character of the area should be protected for its amenity value and in order to secure the orderly development of the area.

E4 The following areas are identified as Landscape Improvement Areas:-

E4/1 Lower and Upper Race and Cwm Lickey

E4/2 Pen Tranch

E4/3 Land to the west of the B4246 from Snatchwood in the south to Garn-yr-Erw / Pwll-Du in the north (including Blaenserchan Colliery and Pant Glas)

Land reclamation and environmental enhancement schemes within Landscape Improvement Areas will be permitted where the proposal improves and enhances the quality, character, and visual and ecological amenities of the area.

Reasoned Justification:

There are areas of dereliction remaining in Torfaen that would benefit from land reclamation. Landscape Improvement Areas (LIAs) have been designated to identify areas within which the removal of dereliction should be afforded a high priority. The Council will seek to promote land reclamation projects within LIAs. Part of the area included within E4/5 has been identified as 'Landscape of Outstanding Historic Interest' and is therefore afforded special protection under Policy H7. Any reclamation works, which are of such a scale that they would adversely affect the overall integrity of the Blaenavon Historic Landscape, will not be permitted.

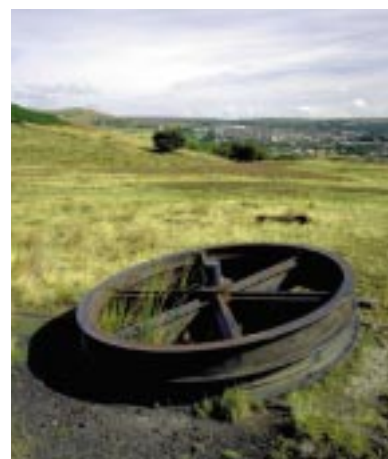
E5

The reclamation of derelict land will be permitted where the proposal enhances and improves the environment and satisfies all of the following criteria:-

- A** The proposal has regard to the existing nature conservation value of the site.
- B** The proposal has regard to the underlying archaeology and historic buildings or structures on the site.
- C** Proposals for after use that respect the setting of the site and its surroundings have been submitted to and approved by the County Borough Council.

Reasoned Justification:

The County Borough Council will generally encourage appropriate proposals for the reclamation of derelict land both within and outside landscape improvement areas. In assessing proposals for land reclamation the County Borough Council will give due consideration to



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the possible historic or ecological features of the site to ensure that a sensitive approach to this activity is taken. The County Borough Council will, also, carefully consider the after use proposed both in terms of long term maintenance implications and possible redevelopment impacts. Any reclamation works, which are of such a scale that they would adversely affect the overall integrity of the Blaenavon Historic Landscape, will not be permitted.

- E6** Proposals for development which may affect a National Nature Reserve or proposed or notified Sites of Special Scientific Interest and their consultation zones will only be permitted where they have no unacceptable effects which would directly or indirectly:-
- A** Damage the site.
 - B** Detrimentally affect its conservation interest, or
 - C** Detrimentally affect the site's value in terms of its designation.

Reasoned Justification:

National Nature Reserves (NNRs) and Sites of Special Scientific Interest (SSSIs) are statutorily designated areas of national nature conservation importance. They have been identified in order to protect their intrinsic nature conservation value. As statutory designations NNRs and SSSIs represent the nations best and rarest examples of habitats rich in nature conservation. Consequently any proposals for development, whether located within, adjacent or in close proximity to an nnr or sssi will not be permitted where the proposals would cause harm to the areas nature conservation interest, whether directly or indirectly.

- E7** Proposals for development on non-statutory sites of wildlife, geological or geomorphological importance will only be permitted where they satisfy all of the following criteria:-
- A** Proposals shall preserve as far as possible the site's conservation value.

- B** Wherever possible, proposals shall provide for replacement habitats or features where damage is unavoidable.
- C** Proposals shall comply with other policies in this Local Plan.

The County Borough Council will consider the attachment of conditions or enter into agreements that would overcome the potentially damaging effects of development on the habitats of species of conservation importance.

Reasoned Justification:

In addition to the statutorily designated NNRs and SSSIs, there are many other sites that contain habitats or species that are locally rare or important. Such areas will be identified by the local authority, eg. Local Nature Reserves, and will be protected from potentially damaging impacts from development. Where development proposals are advanced, which may have an adverse impact upon such sites, the County Borough Council will, in consultation with the appropriate organisations, ensure that adequate consideration and protection is afforded to their nature conservation importance. If a proposed development has the potential to cause harm to the areas nature conservation interest then the Council would seek to ensure that appropriate mitigation measures were put in place to ensure that damage did not occur. These measures would be enforced through the use of appropriately worded conditions and/or legal agreements. Where a proposal would necessitate the loss of part of an area, identified as being of nature conservation importance, the development will only be permitted where compensatory provision is provided by the developer. The minimum standard for such compensatory provisions shall be the provision of the same size of area and of equal standard to the area that will be lost. Where such provision is made, conditions will be imposed that will require the developer to maintain the area for at least five years. Proposals that would result in the loss of the whole of the area will not be permitted.

E8 Proposals for development in areas not formally designated as being of nature conservation importance will only be permitted where they satisfy all of the following criteria:-

- A** Trees considered as being of high amenity value, on the site, are retained as far as is reasonably practicable and are protected during any construction periods.
- B** The existing hedgerows on the site are retained as far as is reasonably practicable and are protected during any construction periods.
- C** Wetlands habitats, watercourses, geological features and other important natural features or habitats are retained as far as is reasonably practicable and are protected during any construction periods.
- D** Landscaping schemes, submitted as part of the Proposals, include appropriate native species, except where special requirements in terms of purpose and location dictate otherwise.

Where trees, hedgerows, wetland habitats and other important natural features or habitats are inevitably required to be lost as a result of the development, proposals will only be permitted where compensatory provision will be made as part of the proposal to a minimum standard of that has been lost.

Reasoned Justification:

The Council will seek to ensure that development is undertaken in the optimum sustainable manner taking into account natural ecological processes, nature conservation interests and the limitations of the development proposed. Trees and hedgerows of amenity importance can be protected from unnecessary felling or damage by the placement of Tree Preservation Orders. A number of such orders are currently in force within the County Borough which the local authority are duty bound to enforce. It would be impractical however to formally protect every tree or hedgerow of high amenity value within the County Borough. A policy is

therefore needed to protect such trees and hedgerows from development. Once development is complete these trees and hedgerows can enhance a development in terms of visual amenity and habitat from development.

The Hedgerows Regulations 1997 provides protection for hedgerows that are considered to be important by virtue of their composition, location and historical value.

Wetland habitats, watercourses and geological features are all very important in nature conservation terms. Such areas must be protected as far as is reasonably practical.

E9

The change of use of land or buildings for appropriate farm diversification will be permitted where the proposals satisfy all of the following criteria:-

- A** The proposal would be and remain ancillary to the farm enterprise.
- B** The proposal would not be significantly detrimental to agricultural operations on the farm.
- C** The proposal would not cause demonstrable harm to the amenity of residents adjoining or in the near vicinity of the proposal.

Reasoned Justification:

Farm diversification schemes which make good use of agricultural land, aid farm viability, provide employment and safeguard the countryside, whilst remaining ancillary to the farm enterprise, will be encouraged. Some forms of farm diversification do not require specific planning permission, such as growing new crops (eg. Biomass for fuel), other appropriate forms that do require planning permission include on-farm food processing, craft manufacture, tourist enterprises or leisure and educational facilities. Motorised sports, that will cause demonstrable harm to the amenity of residents, in terms of noise, dust and vibration will not be considered to be appropriate farm diversification proposals.

The essential factor in farm diversification proposals is that the primary use of the holding is for farming or forestry.

Farm diversification schemes may be permitted where other developments might not be considered acceptable, in order to support the farm enterprise. Conditions or legal agreements may therefore be required to attach the development to the whole farm holding and ensure the primary use of the unit remains as farming or forestry.

Waste Disposal

E10

Landfill and landraise development will only be permitted where the proposal satisfies all of the following criteria:-

- A** The proposal does not unduly impact upon the amenities of adjoining residential communities, in particular in terms of noise, dust, vibration, smell, other forms of airborne pollution and safety.
- B** The site can be accessed safely.
- C** The road network is capable of sustaining the additional traffic generated by the proposal.
- D** A landscaping scheme that respects the site's surroundings and screens the proposal from adjoining communities has been provided as part of the proposal.
- E** The proposal is designed with full regard to the protection of surface and sub-surface drainage from pollution.
- F** The proposal takes full account of the ecology of the site ensuring the protection and enhancement of areas identified as being of national or local nature conservation interest.

- G** The proposal takes full account of the archaeology of the site and ensures that areas identified as being of archeological importance are protected in situ or, where necessary, can be recorded as part of the operations on the site.
- H** The proposed duration of operations is appropriate for the site taking into account the estimated quantity of waste arising in the locality.
- I** The cumulative effect of the proposal, taking into account similar existing and /or proposed developments, would not result in an unacceptable impact upon surrounding communities or the landscape.
- J** Proposals for after use and after care / management will respect the site and it's surroundings provide an acceptable landform and restore the nature conservation interest of the site.

Reasoned Justification:

Landfill and landraise sites, by their very nature, have the potential for wide ranging environmental impact if not carefully assessed. The aim of the policy is to ensure that any proposal submitted is subjected to rigorous examination to ensure that full protection is afforded to residents of neighbouring communities and the environment. This may partially be achieved by ensuring that waste and cover materials tipped onto landfill sites is generated within the County Borough or within a 20 mile radius of its boundaries. Schemes that do not fully satisfy the policy criteria will not obtain the support of the County Borough Council. All proposals for landfill and landraise development will be accompanied by after use and landscaping proposals that will be fully implemented when the landfill or landraise development has ceased. Such proposals should take account of the location of the site and should include improvements to the nature conservation interest of the site.

- E11** Waste disposal and management facilities excluding landfill and landraise development will only be permitted where the proposal satisfies all of the following criteria:-
- A** The proposal does not unduly impact upon the amenities of adjoining residential communities, in particular in terms of noise, vibration, dust, smell, other forms of airborne pollution and safety.
 - B** The proposal can be accessed safely.
 - C** The road network is capable of sustaining the additional traffic generated by the proposal.
 - D** Where appropriate a landscaping scheme that respects the site's surroundings and screens the proposal from adjoining communities has been provided as part of the proposal.
 - E** The proposal is designed with full regard to the protection of surface and sub-surface drainage from pollution.
 - F** The proposal takes full account of the ecology of the site ensuring the protection of areas identified as being of national or local nature conservation interest.
 - G** The proposal takes full account of the archaeology of the site and ensures that areas identified as being of archeological importance are protected in situ or, where necessary, can be recorded as part of the operations on the site.
 - H** The cumulative effect of the proposal, taking into account similar existing and / or proposed developments would not result in an unacceptable impact upon the surrounding communities or the landscape.

Reasoned Justification:

Other forms of waste disposal and management include compaction, materials reclamation, composting & anaerobic digestion, incineration

and transfer & recycling stations. Such uses are generally located close to, or within, the urban area. Potential environmental or amenity impacts from these forms of waste disposal can give rise to problems if careful assessment is not undertaken. This policy provides a basis for rigorous examination of proposals. Schemes that do not fully satisfy the policy criteria will not obtain the support of the County Borough Council.

Renewable Energy

E12

The development of power generation facilities utilising non-nuclear renewable sources will only be permitted where the proposal satisfies all of the following criteria:-

- A** The proposal respects the setting of the site, and the surrounding area, in terms of size, form, location, materials and colour, with particular attention being given to minimising the impact on the landscape.
- B** The proposal can be adequately serviced with minimal intrusion into the landscape (where possible all associated servicing should be placed underground).
- C** The proposal does not have an unacceptable impact upon the amenities of neighbouring communities in the area in terms of visual intrusion and noise, nor does it interfere with telecommunications or cause a hazard due to shadow flicker.
- D** Where appropriate a landscaping scheme that takes account of the site's surroundings has been provided as part of the proposal.
- E** The proposal takes full account of the ecology of the site ensuring the protection of areas identified as being of national or local nature conservation importance.
- F** The proposal takes full account of the archaeology of the site and ensures that areas identified as being of archeological importance are protected in situ or,

where necessary, can be recorded as part of the operations on the site.

- G** The cumulative effect of the proposal, taking into account similar existing and /or proposed developments would not result in an unacceptable impact upon the surrounding communities or the landscape.

Reasoned Justification:

The encouragement of the development of renewable energy sources as an alternative means of power generation is an important element of Central Government's policy for protecting non-renewable resources and reducing the emission of greenhouse gasses. It is likely, therefore, that the pressure for renewable energy development as an appropriate rural use will increase in the foreseeable future. In order to assist in achieving the aims set by the Government, it is essential to include a realistic policy that does not preclude this form of development. It is equally essential, however, that such development proposals are not given precedence over other equally important considerations. A landscaping scheme that takes full account of the site surroundings and settings will be required as part of the proposal. Any permission granted for such uses will be the subject of conditions that require, should the equipment become obsolete without any proposed replacement, the equipment's full removal and the restoration of the land to its former condition.

- E13** Proposals for development on or in close proximity to land which is known or suspected to be contaminated and / or unstable will only be permitted subject to other relevant policies in this local plan and the developer demonstrating to the County Borough Council that the contamination and / or instability can be removed or reduced to an acceptable level in respect of:-

- A The health, safety and amenity of people on or near the site.
- B The flora and fauna on the site.
- C The quality of the local air and water.

Reasoned Justification:

It is Government policy to encourage the use of brownfield sites including those that may be affected by contamination or instability. It is important where development on such sites is proposed, that developers fully demonstrate to the County Borough Council, by way of detailed site investigation, that the problems can be overcome by remedial or other mitigating measures. Development will not be permitted to proceed until such measures have been approved by the County Borough Council and put into effect.

8

...leisure & recreation

8.1 BACKGROUND

- 8.1.1 Torfaen contains a wide range of existing leisure attractions including open countryside with upland scenery and walks, the Monmouthshire and Brecon Canal, an international athletics stadium, a number of leisure centres and associated facilities, a dry ski slope, a long distance cycle route and a variety of open spaces and playing fields.
- 8.1.2 In terms of formal facilities, such as leisure centres, the County Borough Council has numerous assets. There are leisure centres open to the public at Blaenavon, Pontypool and Cwmbran and joint use facilities exist at a number of schools. A large number of facilities are, therefore, available resulting in few deficiencies and few communities that are not served by basic recreation provision.
- 8.1.3 The Government seeks to support the development of sport and recreation. Planning Guidance (Wales): Planning Policy (First Review) recommends that the local plan should identify areas deficient in sport, recreation and open space and, where appropriate, allocate sites to provide for such facilities. In the light of this, the Council has published a document entitled 'Development and its Incorporation within the Landscape: a Guide for Developers' which sets out the Council's requirements for the provision of areas of general public open space and play areas for children in new developments. It is also the Council's intention to produce a report that will highlight any areas that are deficient in sport and recreation provision within the County Borough.
- 8.1.4 The County Borough Council has produced a countryside strategy that aims to promote an integrated approach to recreational and environmental objectives. It seeks to enhance the appreciation and understanding of the countryside by encouraging landscape conservation and enhancement, nature conservation and access to the countryside, therefore ensuring the needs of all users of the countryside are met.



- 8.1.5 It should be noted, however, that not every important open area is located in the countryside. The relationship between buildings and open spaces is important for the quality of life within the urban area. The Council has undertaken an initial survey of areas of open space in an attempt to try to identify areas that are important by virtue of their use or their visual and amenity impact. The list of sites has been included at Appendix 13.
- 8.1.6 The former Gwent County Council, in conjunction with the former Borough Councils, produced the Greater Gwent Cycling Strategy. This strategy seeks to encourage the implementation of cycle routes through the County Borough area, attaching particular importance to the Newport to Abergavenny long distance cycle route. This route has subsequently been adopted as part of the National Cycle Route Network. The Torfaen section of this route runs the length of the County Borough from Cwmbran in the south to Waunavon in the north.
- 8.1.7 The Monmouthshire & Brecon Canal runs through the middle and southern parts of the County Borough. The canal, particularly in Cwmbran, has fallen into disrepair with certain sections culverted, or cascaded, thus preventing navigation. At present this is an under-utilised recreational asset whose potential, if fully realised, could contribute considerably to the County Borough's leisure resources.

8.2 STRUCTURE PLAN

- 8.2.1 The structure plan proposes the identification of Leisure Priority Areas within which the development of leisure proposals will be favoured and encouraged. The use of forests/woodland, water areas and green spaces are advanced as locations for recreational use subject to consistency with conservation policies. In addition the promotion of the system of public rights of way for a variety of leisure uses is proposed.

8.3 OBJECTIVES

The main aim of the local plan in terms of recreation is to develop further opportunities and enhance existing facilities. The main objectives are to:-

- 1) Encourage the development of further recreational facilities especially in the vicinity of existing attractions and Leisure Priority Areas.
- 2) Encourage the development of major linear recreational routes.
- 3) Ensure the adequate provision of public open space and play provision within new developments.
- 4) Ensure that adequate provision for sport and recreation is maintained and provided throughout the County Borough.

8.4 POLICIES

The general policies of the local plan are to be read in conjunction with the policies of the Environment chapter and applied equally and wherever relevant.

L1 The following sites are identified as Leisure Priority Areas:-

L1/1	North Blaenavon
L1/2	Western Valleys (north west Pontypool)
L1/3	Llandegveth Reservoir
L1/4	Pontypool Park

Leisure and tourism development within Leisure Priority Areas will be favoured.

Reasoned Justification:

In accordance with the structure plan, Leisure Priority Areas have been identified as focal points for investment in appropriate forms of rural

LEISURE & RECREATION



recreation or tourism development. The North Blaenavon (L1/1) and Western Valleys (L1/2) sites may require the implementation of reclamation schemes prior to their full development for recreation. In such cases land reclamation will take precedence over the designation as a leisure priority area.

L2

The enhancement or diversification of existing recreational facilities will be permitted where the proposal satisfies all of the following criteria:-

- A** The proposal respects the site and does not represent an over development of the site in terms of layout, design, scale and massing.
- B** The proposal can be accessed safely.
- C** Satisfactory parking can be provided on the site.
- D** Any buildings proposed are essential and ancillary to the recreational use of the site.

Reasoned Justification:

The County Borough Council is committed to the improvement and enhancement of existing recreational facilities and will encourage such activities where appropriate. The expansion of facilities, and their diversification into other recreational uses, is an important means of increasing the recreational base of the County Borough. For proposals that seek to diversify existing facilities, the planning authority will ensure that the site retains its primary use as a recreational facility.



L3

The following sites are identified for recreation and leisure use:-

- L3/1** Cwmbran Central Recreation Area
- L3/2** Greenmeadow Community Farm

Recreation and leisure development on these sites will be favoured.

Reasoned Justification:

It is important that existing recreation facilities within the County Borough are maintained and enhanced in order to retain and improve the current high levels of provision. This is particularly important on the identified sites as these are acknowledged to be the principal recreational centres within the County Borough.

The Cwmbran Central Recreational Area is used for formal recreational use including football, cricket, squash, boating and angling, and for a range of informal uses centred around a riverside walk and generous open space.

Greenmeadow Community Farm is a tourist and recreational facility that covers a large area of western Cwmbran. The Council will actively encourage diversification and expansion of the existing facilities and provision on the site.

L4

Proposals that will improve the public rights of way network and accessibility to the countryside will be permitted subject to conformity with other policies in the local plan.

Reasoned Justification:

The Council will seek to ensure that proposals for development will enhance the existing provision by providing links or additional routes where appropriate.

The public rights of way network is a very important recreational facility, as well as a functional asset within Torfaen. The Council will seek to ensure that proposals to improve this network both in terms of increasing coverage and improving accessibility will be encouraged to achieve national targets. The County Borough will endeavour to bring the public rights of way network into useable order by the year 2000. The Council will seek to ensure that proposals for development will enhance the existing provision by providing links or additional routes where appropriate.

- L5** Proposals for the improvement and restoration of the Monmouthshire & Brecon Canal to navigable standards will be permitted subject to conformity with other policies in the local plan.

Reasoned Justification:

Within the County Borough the Monmouthshire & Brecon Canal is an under-utilised recreational asset. Many sections of the canal, particularly in Cwmbnan, are in disrepair having been culverted or cascaded preventing navigation. In 1994 the raising of Crown Bridge extended the canal's navigable length to Five Locks, Cwmbnan. This section of the canal will provide a focal point for the South Sebastopol development proposal (see Policy S2) and the provision of canal based activity within the County Borough.

The County Borough Council will support proposals to extend navigation and improve the environs of the canal and, in conjunction with Newport County Borough Council, Monmouthshire County Council, British Waterways and the Welsh Development Agency, have undertaken studies into the feasibility and potential benefits of restoring the canal to navigation standard. The joint venture is undertaking further studies into the detailed aspects of the restoration works.

- L6** Development of areas of formal and informal recreational open space will only be permitted where the area is no longer required for recreation use and the loss of the area would not result in a shortfall in the overall provision in the community.

Reasoned Justification:

Public open space and landscape features form an important part of the urban / rural fabric. It is essential to protect important spaces from development in order to ensure the quality of the environment is maintained. Development will only be permitted on land where it can be demonstrated that the facility currently available does not constitute an important formal or informal amenity for the community. Development will not be permitted on sites that, if lost, would reduce the public open



space provision for that community below the standards set out in the document 'Development and its Incorporation within the Landscape: a Guide for Developers'.

L7

The following are identified as formal long distance cycle routes:-

L7/1 Newport to Abergavenny Cycle Route

L7/2 National Cycle Route

Proposals for the development of links to these routes from the main town centres or centres of population will be permitted, subject to conformity with other policies in the local plan.



Reasoned Justification:

The National Cycle Route is a long distance cycle route that links north and south Wales and forms part of the larger national cycle route system. The preferred route takes the National Cycle Route through the entire length of Torfaen County Borough, utilising many of the sections of the Newport to Abergavenny Cycle Route. Much of the Newport to Abergavenny Cycle Route exists, between Torfaen's southern border and Forge-side, Blaenavon, utilising the canal towpath, sections of reclaimed railway line and dedicated routes on existing highways.

The County Borough Council supports these routes and will seek their implementation as and when finance becomes available. The County Borough Council will also encourage and support proposals for links to these cycle routes from existing urban areas, particularly between the cycle routes and the town and district centres. Proposals for the creation of these links will be sought, where appropriate, through new development and through appropriate Council schemes.

Policy ED10 identifies the parts of these routes, between Talywain and Waunavon, which will also be used for the extension to the steam railway and indicates that measures should be taken in designing the proposed cycle routes to ensure that any conflict, which may arise from dual operation, is minimised.

9...heritage

9.1 BACKGROUND

- 9.1.1 Torfaen has a rich and varied heritage that contributes towards its special character. Whilst much of this heritage is a legacy from the 19th century industrial period, there are also a wealth of pre-industrial buildings and remains in situ which illustrate the valley's development.
- 9.1.2 The County Borough Council's philosophy towards the conservation of the County Borough's heritage includes not only protection but also a positive approach towards the improvement and interpretation of its many assets. Increased access for public enjoyment will enhance the overall image and quality of the area and assist in encouraging tourism.
- 9.1.3 At the time of writing, Torfaen County Borough has 202 listed buildings (see Appendix 5); 18 scheduled ancient monuments (Appendix 6); two historic gardens (identified in the CADW / ICOMOS Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales Part 1 - Parks and Gardens of Historic Interest in Wales) (Appendix 7); one inclusion on the Register of Landscapes of Outstanding Historic Interest in Wales (Appendix 8), and five conservation areas (Appendix 9).
- 9.1.4 Additionally, in January 1994, the United Kingdom representative of the International Committee for the Conservation of the Industrial Heritage (TICCIH) recommended that the Blaenavon landscape should be forwarded to the World Heritage Committee to be considered for inclusion on the list of World Heritage Sites. In April 1999 the British government announced that the Blaenavon Industrial Landscape would be nominated for World Heritage status. The achievement of World Heritage status would confer upon Blaenavon a status similar to that of Ironbridge, Shropshire.
- 9.1.5 Planning Guidance (Wales): Planning Policy (First Review) details the importance attached, by the National Assembly for Wales, to the consideration of archaeological issues in assessing proposals for development.



9.2 STRUCTURE PLAN

- 9.2.1 The structure plan gives general support to the enhancement and conservation of the heritage within the County Borough, which is worthy of protection.

9.3 OBJECTIVES

The main objectives of the local plan in terms of heritage are:-

- 1) To protect sites and buildings of archeological and conservation importance from inappropriate development and enhance their setting and character through a positive approach to conservation.
- 2) To promote and encourage the interpretation of the County Borough's heritage.
- 3) To preserve and protect the essential features upon which Torfaen's heritage and character have been built.

9.4 POLICIES

The general policies of the local plan are to be read in conjunction with the policies of the Heritage chapter and applied equally wherever relevant.

- H1 Development within a conservation area will only be permitted where the proposal satisfies all of the following criteria:-
- A The proposal preserves or enhances the visual, architectural and historic character of the area.
 - B The proposal respects the scale and character of both the surrounding buildings and the conservation area.
 - C The provision of open space between and around buildings reflects the scale, layout and character of the conservation area.



Reasoned Justification:

Conservation areas have been designated to ensure that the special quality and character of an area is preserved and enhanced. A negative approach towards change, however, could lead to fossilisation of these prime assets. New development and proposals for conversion or rehabilitation in conservation areas will, therefore, be actively encouraged by the County Borough Council where the design and quality of such development is in keeping with the area. Where new development would necessitate the demolition, or part demolition, of a building, a structural survey will be required as part of any planning application. The design of any proposed building should take into consideration not only the building, but also the space around it, which forms an equally important aspect of the character of conservation areas. The County Borough will produce conservation area plans for all designated conservation areas to provide detailed guidance as to the key architectural and historic features of each area.

H2

The demolition, or part demolition, of any building or feature within a conservation area will only be permitted where a strong case can be made. Where a building is to be replaced, evidence will be required that a contract for redevelopment has been entered into.

Reasoned Justification:

The demolition of buildings within a conservation area, particularly in the absence of an appropriate replacement scheme, can result in unsightly or derelict plots that can detract from the character of the conservation area. Proposals to demolish buildings within a conservation area must be supported by evidence to substantiate the course of action being prescribed, and must include a structural survey that indicates, in detail, the condition of the current structure. Where demolition is proposed, the proposal must be accompanied by an appropriate development scheme for the site, which will make a positive contribution to the area's character. Guidance for redevelopment is set out in Welsh Office Circular 61/96 'Planning and the Historic

HERITAGE

Environment: Historic Buildings and Conservation Area'. Proposals for the replacement scheme should reflect the character of the area in terms of design, layout and space between buildings.

H3

The demolition, or part demolition, of a Listed Building will only be permitted where the proposal satisfies all of the following criteria:-

- A** The building is so unsound that it constitutes a danger to the general public and is incapable of being refurbished at a reasonable cost.
- B** In the case of the owner being unable to finance the necessary works, the building has been publicly offered for sale or lease at a reasonable price without success.
- C** A realistic and appropriate development scheme for the site, which will make a positive contribution to the areas character, has been advanced.



Reasoned Justification:

The County Borough Council will oppose the demolition or unsympathetic restoration of Listed Buildings since they represent some of the finest examples of the national and local built heritage. Proposals to demolish listed buildings must be supported by evidence to substantiate the course of action being prescribed, and must include a structural survey that indicates, in detail, the condition of the current structure.

H4

The alteration or extension of listed buildings will only be permitted where the proposal reflects the original building in respect of the setting of the site and the mass, form, scale, materials, colour, character and design of the building.

Reasoned Justification:

The setting and structure of listed buildings need to be preserved and enhanced to ensure that their important architectural or historical value is not adversely affected through inappropriate alteration and/or extension.

- H5** Development on, or adjoining, a scheduled ancient monument will only be permitted where the proposal would not have an adverse impact upon its respective setting and character.

Reasoned Justification:

The setting of scheduled ancient monuments need to be protected and enhanced to ensure that their important archeological and historical value are not adversely affected by new development.

- H6** In determining applications for development, account will be taken of archeological considerations. Where planning approval is to be granted, for development on a site known to contain archeological remains, conditions will be imposed to require that adequate provision is made for the conservation and/or recording of the site during the period of development.

Reasoned Justification:

Planning Guidance (Wales): Planning Policy (First Review) and Welsh Office Circular 60/96 Planning and Historic Environment: Archaeology, emphasise the need to consider the implications of development upon the archeological heritage. Where there is the possibility that archeological remains may be present on a proposed development site the developer may be required to undertake a field assessment prior to the determination of any planning application. Where an archeological site assessment is required it must be undertaken by the developer, at the developer's own expense, and be



HERITAGE

submitted as part of any planning application (for sites identified in the local plan, see Appendix 11)

- H7** Development proposals which are of such a scale that they would adversely affect or visually impinge upon the overall integrity of the 'Landscape of Outstanding Historical Interest' at Blaenavon will not be permitted.

Reasoned Justification:

The area shown on the Proposals Map has been included in the Register of Landscapes of Outstanding Historical Interest in Wales. The area around Blaenavon is one of the best-preserved industrial landscapes in Wales. It contains extensive remains of early mineral works and processing, as well as the remains of the later commercial production of coal, iron and steel. These elements together with the town of Blaenavon, which is one of the best examples in Wales of a valley head industrial community, are considered to form one of the most complete and best surviving historic landscapes in Wales.

It is recognised that there are areas within the Landscape of Outstanding Historic Interest that overlap with other policy designations, particularly within the existing built up areas. In these instances any presumption in favour of development afforded by these policies is not overridden unless the development proposed adversely affects or visually impinges on the overall integrity of the 'Landscape of Outstanding Historic Interest'.

10...community provision

10.1 BACKGROUND

Community Facilities

- 10.1.1 Community facilities such as schools, hospitals, community buildings and medical services make an important contribution to the quality of life in the County Borough. The County Borough Council is now responsible for schools and community buildings as a result of local government reorganisation. The local plan provides the vehicle for ensuring that the projected needs of local communities, in terms of land allocated for the expansion of existing, or provision of new, facilities are catered for. Land required for other purposes, such as new churches, is a matter for the appropriate organisations to make known their specific requirements which can then be included in development briefs.
- 10.1.2 A number of sites have been identified in the local plan for the extension of existing schools. Whilst the local plan has allocated sites where they are known, it should be noted that there are additional requirements for new school facilities for which sites have not been identified. The current Griffithstown Infant School is unsatisfactory in accommodation terms and as such new facilities are required. This can be accomplished either by the remodelling of the existing junior school or on a new site. The Roman Catholic Diocesan Authority has, for some time, been considering developing a new school to replace the existing St Albans (Pontypool) and St Francis (Abersychan) schools. Whilst discussions have been ongoing for some considerable time a site has yet to be identified for the school. The County Borough fully support these developments as part of the planned provision of education throughout the County Borough and, as such, will support the development of facilities on appropriate sites.
- 10.1.3 The local plan also recognises the importance of facilitating future school development in the County Borough in order to



develop its educational base and to cater for increasing demands from new residential development. To this end the local plan has specifically identified a requirement for the provision for educational uses at the South Sebastopol and The British General Development Areas (GDAs).

- 10.1.4 The former planning and purchasing of health services, via the District Health Authority (DHA) (who were responsible for hospitals and community services) and the Family Health Service Authorities (FHSA) (who were responsible for monitoring local doctors, pharmacists, opticians and dentists) has also been the subject of restructuring. The Gwent Health Authority (GHA) has assumed all the responsibilities of the previous DHA and FHSA and has the primary role in encouraging general practitioners to take on the planning and purchasing role for health provision. To assist in this role the GHA, in addition to its administrative centre, has set up five locality commissioning teams whose primary role will be to support general practitioners in planning and purchasing health services. The Torfaen locality commissioning team will be responsible for this role in the County Borough area and will also liaise with the County Borough Council in the joint commissioning of services, notably for social services.
- 10.1.5 Local health services are provided by NHS trusts. Torfaen is served by four:- Glan Hafren, which provides acute services in the south; Neville Hall and District, which provides acute services in the north; Gwent Community Health; and South and East Wales Ambulance Trust.
- 10.1.6 In addition, the County Borough Council has an important role in considering community safety. For some time it has been acknowledged that crime can be reduced by the careful design of development proposals. It is the Council's intention, in co-operation with the respective police liaison officers and developers, to promote community safety through good design of development proposals.

Infrastructure

- 10.1.7 The provision of infrastructure by the statutory undertakers and telecommunication operators is important in achieving appropriately planned and phased development. In setting out future land allocations for the County Borough the local plan will assist in achieving this aim. Initial consultations have taken place with the infrastructure providers to establish that all the development proposals contained in the local plan are capable of being serviced. The Council will work with infrastructure providers and end-users to ensure that specific sites are adequately serviced as proposals come forward.
- 10.1.8 The County Borough Council acknowledges and supports the important role that telecommunications can have in maintaining a sustainable development strategy. Home based working and teleworking can contribute to this strategy by reducing the number of journeys to work.

Access for Special Needs

- 10.1.9 Access for special needs users, including the disabled, elderly and parents with young children, is an important consideration in the design of development proposals. The local plan seeks to ensure that proposals for development intended for use by the general public cater for special needs users.

10.2 STRUCTURE PLAN

- 10.2.1 Structure plan policy seeks to ensure that land is made available at appropriate locations and scale through local plans and development briefs.



10.3 OBJECTIVES

Community Facilities

The objectives of the local plan are:-

- 1) To ensure the required level of community facilities can be provided based on a planned approach.
- 2) To promote community safety in the design of development proposals.

Infrastructure

- 3) To ensure the development associated with telecommunications operators and statutory undertakers is in accordance with programmed schemes of provision or expansion and have a minimal impact upon the environment.

10.4 POLICIES

The general policies of the local plan are to be read in conjunction with the policies of the Community Provision chapter and applied equally and wherever relevant.

Community Facilities

C1

The following sites are identified for primary school development:-

- | | |
|------|--------------------------------------|
| C1/1 | Hillside, Blaenavon |
| C1/2 | Extension to Ysgol Brynonnen, Varteg |
| C1/3 | Extension to Pentwyn, Pentwyn |
| C1/4 | Extension to Greenlawn, New Inn |
| C1/5 | Henllys Way (south), Henllys |



Reasoned Justification:

The aim of this policy is to ensure that adequate land is made available to serve foreseeable education requirements. When developed, the sites allocated for residential development in the local plan will increase the requirement for primary education within the County Borough. This policy identifies the sites for new schools, and extensions to existing schools, that will cater for this increase in demand and reserves sites to replace substandard accommodation.

- C2** The following site is identified for the development of a health centre:-
- | | |
|-------------|-------------------------------|
| C2/1 | Henllys Village Road, Henllys |
|-------------|-------------------------------|

Reasoned Justification:

This policy, in association with proposed shop units (see Policy R7/2), will encourage the provision of the necessary local facilities to serve the Henllys area, which has been the subject of major new housing development.

- C3** The following site is identified for the development of a crèche facility:-
- | | |
|-------------|--|
| C3/1 | Llantarnam Industrial Park, Llantarnam |
|-------------|--|

Reasoned Justification:

This policy, in association with proposed shop units (see Policy R7/3), will encourage the provision of the necessary local facilities to serve industrial development at Llantarnam Park.

- C4** The following site is identified for burial land:-
- | | |
|-------------|--|
| C4/1 | Land adjacent to the Crematorium, Croesyceiliog. |
|-------------|--|
- Development of the site for burial purposes will be permitted where the proposals ensure adequate landscaping on the periphery of the site.

COMMUNITY PROVISION

Reasoned Justification:

Existing land available for burial at Panteg Cemetery is nearing exhaustion. This proposal will extend the provision of burial facilities to meet the needs of the future.

C5

The following site is identified for the extension of the existing reservoir:-

C5/1 Llantarnam Service Reservoir, Llantarnam

Development for the extension to the reservoir will be permitted where the proposals ensure adequate landscaping on the periphery of the site.

Reasoned Justification:

Welsh Water has an existing service reservoir located off the A4042 at Llantarnam. This facility requires small scale expansion in order to meet prospective future needs. Therefore a small area of land has been identified for this purpose. As the site is in close proximity to residential units it is important that the site is adequately landscaped to ensure that it is screened from these properties.

Infrastructure

C6

The development of new, or the expansion of existing, facilities by a statutory undertaker will be permitted where, subject to technical and economic considerations, the proposal satisfies all of the following criteria:-

A The new facilities form part of a planned expansion or improvement of existing provision.

B The proposed development is designed and landscaped so as to minimise its impact upon the landscape, the character of the area and upon the nature conservation interest of the site.

Reasoned Justification:

For the purposes of this policy, statutory undertakers means SWALEC, British Gas and Welsh Water. Under the provisions of the Town and Country Planning (General Permitted Development) Order 1995, Statutory Undertakers have widespread permitted development rights. It is not the intention of this policy to impinge upon these rights. Where proposals do require formal planning permission the County Borough Council will seek to encourage a design that respects its surroundings and is not intrusive in the landscape or character of the area in which it is located. In some circumstances economic considerations may be a significant factor in the provision of services, especially in terms of the location and/or nature of the equipment. In these cases the Council will treat economic factors as a material consideration. These will be considered in conjunction with environmental and other factors in the determination of planning proposals.

C7

Telecommunications development will be permitted where, subject to technical and economic considerations, the proposal satisfies all of the following criteria:-

- A The proposal is part of a planned system, or planned expansion, of provision.
- B There are no suitable existing facilities that can reasonably be used.
- C The proposed development is designed and landscaped so as to minimise its impact upon the landscape, the character of the area and upon the nature conservation interest of the site.

Reasoned Justification:

With the recent changes in legislation and the expansion of the telecommunications market beyond the existing statutory undertakers, it is likely that there will be an increased demand for related development. The aim of the policy is to restrict the ad hoc erection of

telecommunications equipment at inappropriate locations. The combined use of existing facilities will be encouraged. Any permissions granted for such uses will be the subject of conditions that require, should the equipment become obsolete without any proposed replacement, the equipment's full removal and the restoration of the land to a condition considered to be satisfactory to the Council.

In some circumstances economic considerations may be a significant factor in the provision of services, especially in terms of the location and/or nature of the equipment. In these cases the Council will treat economic factors as a material consideration. These will be considered in conjunction with environmental and other factors in the determination of planning proposals.

11...monitoring & implementation

11.1 INTRODUCTION

11.1.1 This section considers the implementation and monitoring of the policies contained within the local plan. The main areas of concern are:-

- 1) The financing of schemes.
- 2) Which organisations / individuals are involved.
- 3) The priority attached to each scheme.

11.1.2 The local plan provides a framework for future investment and development in the area, providing a guide for statutory bodies, private developers and the local community in planning their future operations.

11.2 FINANCIAL RESOURCES

11.2.1 Government controls on local authority capital and revenue funding will affect the level of direct Council investment in Proposals. These restrictions mean that private sector investment will have a major role in achieving development Proposals. The Council will work in partnership with the private sector and other agencies to achieve the most appropriate development for the County Borough.

11.2.2 Through the development of such partnerships, grants will be sought where appropriate from the National Assembly for Wales, European Union (particularly with the recent declaration of Objective One status); Welsh Development Agency; Heritage Lottery Funds; Countryside Council for Wales and other grant initiatives which are applicable.

11.2.3 The creation of such partnerships will ensure that development proposals take full account of economic development, heritage, conservation, environmental and sustainability issues, the main elements of which underpin the policies contained within the local plan.



MONITORING & IMPLEMENTATION

11.3 Implementation

11.3.1 In all its actions to implement this local plan, the Council will be guided by the intention to promote development or improvements that are in accordance with the objectives of the plan.

11.3.2 Private firms and individuals will be the main instigators of change and development within the County Borough, during the plan period. Consequently, the main way in which the Council will seek to achieve the plan's implementation will be through its powers to grant or refuse planning permission. In determining whether or not to approve applications, the Council will be guided by the policies contained in this plan. The Council will attach, where necessary, relevant and reasonable conditions to permissions, thus regulating the form and use of development approved.

11.4 Monitoring

11.4.1 It is fundamental that the policies within the local plan are kept up-to-date. Therefore, a continuous monitoring process is required. This process involves monitoring information that relates to the effectiveness of the policies and determining whether or not they should be changed. This process will also take into account new government advice and legislation.

11.5 Conclusion

11.5.1 The local plan essentially provides a framework for future investment and development, providing guidelines for the decisions of public and private organisations in the planning of future operations. The local plan provides the basis for co-operation and co-ordination within the decision making process.



APPENDIX I

RELEVANT POLICIES FROM OTHER DEVELOPMENT PLANS

GWENT STRUCTURE PLAN 1991-2006

Employment

E1 Provision will be made for about 750 hectares of industrial and business land in Gwent during the period 1991-2006. The need for further release of land will be kept under review. Land will be made available as follows:-

Blaenau Gwent	150 hectares
Islwyn	100 hectares
Monmouth	100 hectares
Newport	300 hectares
Torfaen	100 hectares

E2 Industrial and business uses will be located as appropriate mainly in the following areas:-

- i) Tredegar Park / Cleppa Park / Duffryn area, Newport
- ii) Coldra area, Newport
- iii) South East Newport
- iv) Riverside and Dock Area, Newport
- v) **Llantarnam Park area, Cwmbran**
- vi) **South East Pontypool and Mamhilad Park area**
- vii) **North of Blaenavon**
- viii) Heads of the Valleys area from Tredegar to Brynmawr
- vx) The Nantyglo / Blaina / Abertillery corridor
- x) The Crumlin / Crosskeys corridor

- xi) Oakdale / Pen-y-fan area
- xii) Pontymister area, south of Risca
- xiii) South of Magor motorway junction
- xix) Newhouse Farm area, Chepstow

Housing

H1 A sufficient supply of land will be made available to provide for around 20,750 new dwellings during the period 1991-2006 distributed as follows:-

Blaenau Gwent	1,900
Islwyn	3,000
Monmouth	5,600
Newport	6,650
Torfaen	3,600

In each borough a supply of housing land sufficient to provide at least five years supply of completed dwellings will be maintained.

Countryside

C1 In order to prevent the coalescence of urban areas throughout the county, 'Green Spaces' will be identified in Local Plans within which there will be a presumption against urban development. In particular, extensive 'Green Spaces' will be identified between the urban areas of:

- i) Newport & Cardiff (County Boundary)
- ii) Newport & Caerleon
- iii) Malpas & Caerleon
- iv) **Malpas & Cwmbran**
- v) **Caerleon & Cwmbran**
- vi) **Bettws & Cwmbran**

vii) Rogerstone & Bettws

viii) Rogerstone & Risca

And to separate urban areas between Newport and Chepstow.

C5 In order to protect and enhance landscape of regional or county importance, 'Special Landscape Areas' (SLAs) will be identified in Local Plans. Within SLAs, which will be based on the areas set out below, where development is permitted it should harmonise with and preferably enhance the landscape:-

- i) The uplands and valleys west of the river Ebbw Fach between Nantyglo / Blaina, Ebbw Vale / Cwm and Tredegar in the north and Pentwyn, Pen-y-Fan Pond and Markham in the south.
- ii) **The upland and higher valley sides between the rivers Ebbw Fach / Ebbw and the Afon Lwyd including Coity Mountain, Waun Wen, Hafodyrynys Valley, Mynydd Maen and Mynydd Henllys.**
- iii) **The upland and higher valley side north east and east of the Afon Lwyd adjoining the National Park together with the valley floor north of the Pontypool urban area.**
- iv) The Mynydd Islwyn ridge and its higher sides, the Sirhowy Valley between Wattsville and Wyllie, and the upland and valley sides adjacent to the County Boundary between Wyllie and the Ebbw River at Rogerstone.
- v) The Allt-yr-yn / Pant-yr-Eos area ('Little Switzerland').
- vi) The Usk Valley between Abergavenny and Caerleon together with adjoining uplands in the Clytha, Trostrey, Llancayo, Llangybi, Llanhennock, Coldra and Christchurch areas.
- vii) The Kemeys Graig Ridge, Wentwood and Gray Hill areas together with countryside (i) between the Usk

and Olway Valleys and the Wye Valley AONB and (ii) in the Penhow / St Brides Netherwent area.

- viii) Countryside between the National Park and the northeastern boundary of the county north of Llantilio Crossenny and Dingestow, including the Monnow Valley, parts of the Trothy Valley and adjoining uplands.
- ix) Parts of the Wentlooge and Caldicot coastal levels.

Transport

T3 The County Council will urge the speedy implementation of the following programme for trunk routes in Gwent as set out by the Secretary of State for Wales in ‘Roads in Wales 1989’ and 1993 supplement:-

A48 Chepstow/Hardwick Hill

A4042 Llantarnam Bypass

A4042 Penperlleni Bypass

A4042 Llanellen Bypass

A40 / A465

Abergavenny Western Bypass

A465 Llangua Bypass

A465 Heads of the Valleys Road upgrading to dual carriageway west of A4042

M4 Relief Route 6

T4 Subject to the availability of funds the County Council will commence the following strategic route schemes prior to 1998:-

A472 Mid Valleys Strategic Route (Pontymoile improvement)

M4/A48

Tredegar Park interchange improvement

M4/A449/A48/A55

Coldra Interchange improvement

A472/A476

Newbridge to Crumlin dualling and Hafodrynys Hill improvement

A472 Improvement A4042 to A449 (including Little Mill and Usk bypasses).

T7

The County Council will safeguard land for the following major schemes and, subject to the availability of funds, will commence construction prior to 2006:-

B4236/B4596

Selected improvements (Cwmbran - Caerleon - Newport)

B4245 Magor - Undy bypass

A4048 Heathfield Bridge - Hollybush improvement

A4043 Selected improvements (Pontypool - Blaenavon)

A256 Aberbeeg - Pen-y-Fan Phase 2

A467 Crosskeys to Newbridge dualling

A4051 Cwmbran (New Inn roundabout to Avondale Road) dualling.

Shopping

SH1

The main town centres in the existing hierarchy in Gwent will be maintained and enhanced. The retail role of such centres is likely to remain broadly as set out below:-

A MAJOR SUB-REGIONAL CENTRE:

Newport

B MINOR SUB-REGIONAL CENTRE:

Cwmbran

C DISTRICT CENTRES:

Abergavenny

Abertillery

Blackwood

Chepstow

Ebbw vale

Monmouth

Pontypool

Tredegar

D LOCAL CENTRES:

Abercarn

Blaenavon

Blaina

Brynmawr

Caerleon

Caldicot

Crumlin

Cwmcarn

Magor

Newbridge

Pengam / Fleur-de-Lis

Risca / Pontymister

Usk

Landscape

L2

The County Council considers that priority should be given to land reclamation and other environmental improvements in

‘Landscape Improvement Areas’ (LIAs) which will be identified in Local Plans including:-

- i) The Heads of the Valleys area
- ii) The area north and west of Blaenavon
- iii) Parts of north and west Pontypool
- iv) The Sirhowy Valley between Blackwood and Tredegar
- v) The Ebbw Valley between Abercarn and Abertillery
- vi) The banks of the River Usk in Newport
- vii) Parts of the Wentlooge and Caldicot levels.

Brecon Beacons National Park plan

There are no policies within this plan that specifically relate to the small area of land within Torfaen that is covered by the National Park. There are, however, a number of general policies that are relevant to this area.

H8 In countryside, new residential accommodation, whether temporary or permanent, will only be permitted in exceptional circumstances where an essential need is demonstrated and where:-

- i) The need relates to the running of the holding or enterprise and not to the circumstances of the owner or occupier concerned. Functional evidence must be provided, including a financial assessment if necessary, of the enterprise’s long term capacity to support the proposed occupant of the dwelling
- ii) There is no existing building that could be converted for the purpose, and no vacant dwelling with an agricultural occupancy condition nearby
- iii) The size and type of dwelling, as indicated by a sketch plan submitted with the application, is not beyond the means of a worker in the industry concerned to purchase or rent

- iv) It is located as near to the existing farm or other relevant buildings as is reasonably possible
- v) The occupancy of the new dwelling will be restricted through planning conditions
- vi) Wherever the Local Planning Authority considers it necessary, an agricultural occupancy condition will be imposed on any existing untied dwellings on the unit. In appropriate circumstances, a Planning Obligation under Section 106 of the Town & Country Planning Act 1990 shall be negotiated to tie the proposed dwelling and its occupancy and all existing buildings and dwellings to the unit for a period to be determined.

H9 Permission will not be granted for the removal of occupancy conditions imposed under Policy H8 unless the exceptional need for the dwelling is shown no longer to exist. The NPA will require the dwelling to have been on the market for sale or rent at a price which reflected the occupancy condition.

H10 The renovation of former dwellings in the countryside will be permitted where:-

- i) At the time of application the building is demonstrated to possess the fundamental characteristics of the former dwelling in that:
 - a) The original wall structure is intact or provides sufficient evidence of the size, number and location of the original window and door openings
 - b) The roof structure is intact or provides sufficient evidence of the original roof height, shape and features.
- ii) Any renovation required retains or faithfully reproduces the features in a) and b) above

- iii) The proposal, including any extension, the provision of services and changes within the curtilage, is appropriate to the scale and design of the original building and its setting. If necessary to keep control of this, permitted development rights may be removed
- iv) No new or enlarged curtilage is required
- v) Any new or enlarged road access can be provided without significant damage to the setting of the proposal or surrounding landscape.

H11 The conversion of buildings outside a defined settlement to a dwelling will only be permitted where:-

- i) It has been demonstrated that a sequence of alternative uses for the building has first been explored, starting with employment, then tourism, and these have been discounted as not appropriate
- ii) It is of special architectural quality, historical interest or vernacular in character, but is not in a position where a dwelling and its associated facilities would create an obtrusive element in its setting
- iii) It is demonstrated to be substantially intact and substantially sound without the need for major or extensive demolition and rebuilding works
- iv) The building lends itself to a conversion to a dwelling without the need for new openings, roof-lights or extensions that would detract from its character or harm its appearance as a building of traditional interest
- v) Any new or enlarged road access can be provided without significant damage to the setting of the Proposals or surrounding landscape
- vi) No new curtilage will be required except within an existing courtyard.

APPENDICES

H12 Applications to demolish and replace an existing habitable dwelling will be permitted if the design and curtilage is at least as sympathetic to the setting as the original dwelling and where:-

- i) The building is of no particular architectural, historical or visual merit, for which it should be conserved
- ii) The proposal, including its access and curtilage, conforms to other Policies in the Local Plan.

H13 In determining planning applications to demolish a dwelling house without replacement, the npa will have particular regard to the effects on neighbouring properties and the details of reinstatement of the site.

H14 Extensions to dwellings will be permitted where:-

- i) The proposal is appropriate to the scale and design of the existing dwelling
- ii) No loss of on street parking space will result, and adequate on site parking provision can be provided for the extended dwelling
- iii) Sufficient curtilage is retained to provide an area of private open space compatible with the proposed size of the dwelling
- iv) There is no significant loss of privacy to an adjoining property.

H15 In the countryside, new buildings ancillary to domestic use should be grouped with the house.

H16 Gypsy and travellers' caravan sites will be permitted where:-

- i) The proposed development will not adversely affect wildlife, landforms, archeological and cultural features as defined in Section 3
- ii) The proposed development will not adversely affect the character, amenity and natural beauty of the

national park and shall be designed in local materials and be screened

- iii) The proposed development will not adversely affect the amenity and privacy of existing buildings, nor the utility and security of neighbouring buildings and land uses
- iv) The proposed site will be provided with a satisfactory level of services
- v) The proposed site will have an adequate means of access, and traffic to or from the site will not adversely affect highway safety.

H17 New buildings to provide accommodation for people in need of care will be permitted within the development boundaries of settlements, subject to the other Policies in this Local Plan.

The change of use of existing buildings for this purpose will be permitted subject to other Policies in this Local Plan, where they are conveniently located for shops, services and public transport, if applicable.

AG5 New farm and forestry buildings will be permitted where:-

- i) The building is required for the purpose of farming the land or for forestry and cannot be accommodated through the conversion of existing traditional buildings
- ii) New buildings are grouped with existing buildings unless it is clearly demonstrated that this is not practicable for operational reasons
- iii) The design and building materials are in keeping with the surrounding landscape and the scale is well related to existing buildings.

AG6 New farm or forestry roads will be permitted where:-

- i) The road is required for the purpose of farming the land or for forestry

- ii) It can be constructed without significant damage to the park’s landscape, wildlife, habitats, archaeology, historical and traditional features or qualities of remoteness.

AG7 Proposals for intensive livestock units will only be permitted where:-

- i) They form part of an existing agriculture holding and are grouped with the existing buildings
- ii) They cannot be accommodated through the conversion of existing buildings
- iii) The buildings and any related works would not damage significantly the park’s landscape, when viewed from public broads, public rights of way or any other land used by the public
- iv) There are no nearby settlements or dwellings unconnected with the farm to which the application relates which would suffer from the effects of the development and its operation
- v) The road access is well related to those national, regional or local distributor roads in the park’s road hierarchy which have already have sufficient width and alignment to cater for the vehicles required to service the development
- vi) The required vehicles are able to turn within the site
- vii) There is enough land on the holding on which to dispose of all fouled litter and other contaminating discharges from the units without the risk of offensive smells affecting nearby residents or the pollution of surface waters or groundwater resources or other arrangements for disposal have been made in accordance with a scheme to be agreed with the NPA
- viii) The proposal conforms to the other Policies in this Local Plan.

- T1** Proposals for the use or development of land for tourism, recreation or education, or to extend existing development of this kind will be permitted where they:-
- i) Are appropriate to their setting in the park in character, scale and design
 - ii) Will not increase visitor numbers to 'pressure areas' or damage the fabric of 'vulnerable areas'
 - iii) Will not conflict with the national park road hierarchy by drawing substantial additional recreational traffic on to tourist pressure routes or single carriageway minor roads
 - iv) Will not compromise existing amenity or activities
 - v) Conform to other Policies in this Local Plan.
- T3** New buildings for holiday accommodation will only be permitted within the development boundaries of defined settlements, on sites not allocated for other forms of development.
- T4** The conversion of existing buildings into tourist, recreational and educational uses will be permitted subject to other Policies in this Local Plan and where:-
- i) The character of the building is retained
 - ii) No new vehicular access will be created.
- T5** The conversion of traditional rural buildings to camping barns will be permitted provided that:-
- i) The character of the building is retained and no new curtilage is created
 - ii) No new vehicular access to the site is created.
- T6** New or extended caravan sites for holiday use will only be permitted where:-

- i) The proposed development will not adversely affect the landscape, natural beauty, character or amenity of the National Park
- ii) The proposed development will not adversely affect the wildlife, landforms, archeological and cultural features of the National Park
- iii) The proposed development will not adversely affect the amenity and privacy of existing buildings, nor the utility and security of neighbouring buildings and land uses
- iv) The site can be effectively screened from the view of public roads and vantage points
- v) The site will be landscaped, and any structures will be designed, in accordance with the Policies in this Local Plan
- vi) The caravans will be in colours appropriate to the proposed location
- vii) The proposed site will have an adequate means of access, and traffic to or from the site will not adversely affect highway safety
- viii) The development will not be occupied as permanent residential accommodation.

T7 New or extended sites for touring caravans, camper vans and tents for holiday use will only be permitted where:-

- i) The proposed development will not adversely affect the landscape, natural beauty, character or amenity of the National Park
- ii) The proposed development will not adversely affect the wildlife, landforms, archeological and cultural features of the National Park
- iii) The proposed development will not adversely affect the amenity and privacy of existing buildings, nor the utility and security of neighbouring buildings and land uses

- iv) The site can be effectively screened from the view of public roads and vantage points
- v) Sites will only be occupied between 1st march and 31st october inclusive
- vi) The proposal conforms with other Policies in this Local Plan.

T8 Proposals for facilities associated with existing caravan sites will be permitted where:-

- i) It can be shown that there will be no significant adverse effect on the vitality and viability of existing shops and businesses
- ii) It is well screened form neighbouring development
- iii) The proposal conforms to the other Policies in this Local Plan.

T9 The use of land for a backpackers' camp site will be permitted provided that:-

- i) It is well-screened or in a secluded position
- ii) No new vehicle access to the site is created.

T10 A proposal to create a new residential training centre (Use Class C2) or hostel or to extend an existing one will only be permitted if:-

- i) It is within a settlement, or if not it utilises an existing building, or in the case of an extension is within the curtilage
- ii) Activities can be regulated by a legal agreement so that no harm will be caused to the habitats and landscape of the park
- iii) It conforms to the other Policies in this Local Plan.

- T11** Development that involves the recreational use of powered vehicles including air-borne and water-based craft will be permitted where they:-
- i) Do not have a significant adverse effect on the enjoyment by the public of the national park's special qualities
 - ii) Do not cause damage to public rights of way or open country
 - iii) Conform to other Policies in this Local Plan.
- T12** New or extended pony trekking centres and their associated facilities will be permitted where they conform to the other Policies in this Local Plan and where:-
- i) The NPA is satisfied that the centre has legal access to sufficient private land or a network of suitable rights of way that are not already suffering from erosion
 - ii) A legally binding agreement can be reached regarding the number of mounts, the times of the week and year at which the centre may operate, and the routes to be used, including an annual review.
- T13** New or extended golf courses, their accesses and ancillary facilities, will only be permitted where:-
- i) all aspects of the proposal are located and designed so as to be in keeping with the surrounding countryside and not require major change to existing landscape features
 - ii) It will do no harm to important features in the natural or historic environment
 - iii) A private water supply can be made available for irrigation purposes without detriment to existing users or to water resources

- iv) There is a demonstrated to be an unfilled local demand for a course of the proposed standard
- v) The proposal conforms to the other Policies in this Local Plan.

T14 Development that would prevent future use of a public right of way or route with potential to form a long-distance walking, riding or cycling path will only be permitted where an equivalent alternative route can be provided.

T15 Proposals for community recreational or sports facilities within or immediately adjacent to settlements will be permitted where the land has not been allocated for an alternative use and the proposal conforms to other policies in this Local Plan.

It should be noted that the above Structure Plan Policies comprise those policies which directly reference sites or areas within Torfaen County Borough. The above Brecon Beacons National Park Plan policies represent those policies that are most likely to affect development in the small area of Torfaen County Borough that lies within the National Park. The Structure Plan and the Brecon Beacons National Park Plan contain many additional policies of a more general nature that have not been included in this Appendix, but have been considered and accounted for in producing this Local Plan.

APPENDIX 2

RESIDENTIAL DEVELOPMENT SITES THAT HAVE PLANNING PERMISSION

A number of sites that are considered as part of the housing land requirement have actually gained planning permission. It is not appropriate to include them within the Policies in this section as they have already been the subject of public consultation as part of the planning application process. It is important however that the sites are included, in some form, in the Local Plan as they are considered in the land requirement calculations, and are identified on the Proposals Map. The land requirement calculations are contained in Appendix 3.

North

APP2/1 Oak View (Phase 2), Blaenavon	29 plots
APP2/2 Former Boral Edenhall Site, Blaenavon	100 plots
APP2/3 Riverside, Pontypool	87 plots
APP2/4 Cold Barn Farm, Trevechin	240 plots
APP2/5 Walkersteel, New Inn	122 plots

South

APP2/6 Former Avesta Sheffield Canteen	42 plots
APP2/7 Greenmeadow V, Greenmeadow	60 plots
APP2/5 Henllys IV, Henllys	154 plots



APPENDIX 3

ASSESSMENT OF LOCAL PLAN HOUSING LAND PROVISION

Planning Guidance (Wales): Planning Policy(First Revision) requires that a five year supply of housing land should be readily available for development. The assessment of this requirement must take into account the preference of house buyers and the need to provide for the range of house types necessary to meet market demand and satisfy housing need.

The Local Plan must ensure there is sufficient land to accommodate the five year supply (readily available) and the overall requirement for the Local Plan period (1991 - 2006). The Gwent Structure Plan has prescribed that 3,600 plots are needed to meet the latter requirement.

The base date for the current calculation of housing provision within the Local Plan is 1 January 2000. Nine years of the Local Plan period have elapsed (1991 - 1999). It is necessary, therefore, to deduct the number of houses completed during this period from the overall number of plots required, in order to determine the number of plots needed to cater for the remaining period.

Structure Plan requirement	3600
Deduct Developed plots 1991-1999	2488
Local Plan requirement (number of plots needed to cater for the remaining Local Plan period 2000 - 2006)	1112

WHERE SHOULD THE PROJECTED HOUSING REQUIREMENTS BE LOCATED?

To comply with Planning Guidance (Wales): Planning Policy(First Revision) it is necessary to ensure that land

identified in the Local Plan for housing purposes takes full account of market/demand requirements as well as the needs of potential occupiers.

In order to project future requirements in terms of plot numbers and their proposed location, the pattern of house building in the County Borough over a 15 year period (Jan 1981 - Dec 1996) has been assessed.

As illustrated below there is a marked difference in the take up and development of housing land between the north and the south of the County Borough.

Total building in County Borough (1981-1996) 5035

North

Blaenavon	173
Pontypool North	233
Pontypool Central	227
Villages	2
Total	635

Building completions north (1981-1996) 12.6%

South

Pontypool South	552
Cwmbran	3709
Villages	139
Total	4400

Building completions south (1981-1996) 87.4%

Over 87% of the total new dwellings built in the County Borough, between 1981 and 1996, were located in the south of the County Borough (ie. South Pontypool and Cwmbran) whilst only 12.4% were built in the north.

The disparity between these figures is the result of a combination of factors, including -

- Lack of suitable land in the north due to highway/service constraints and undermining
- Poor range and quality of housing stock in the north
- Preference of house buyers to locate in the south
- Superior access links in the south and proximity to M4
- Proximity of south to employment, shopping and community facilities
- Volume builders' reluctance to build in the north.

Council house waiting lists also reflect the same preference for the south of the County Borough.

NUMBER OF PLOTS REQUIRED IN THE NORTH AND THE SOUTH OF THE COUNTY BOROUGH

The disposition of plots necessary to fulfil the Structure Plan requirements has been determined by calculating a straight percentage of the remaining Local Plan requirement (1112), based on building rates in the County Borough over the period 1981 - 1996.

North

Deposit Local Plan requirement	1112
Past building rate for the north	12.6%
Plots required for north	140

South

Deposit Local Plan requirement	1112
Past building rate for the north	87.4%
Plots required for south	972

HOUSING LAND IDENTIFIED IN THE LOCAL PLAN

In determining the number of plots available on sites identified in the Local Plan a building density of 12 dwellings per acre (gross) has been assumed. At South Sebastopol and The British, where the exact disposition of building land has not yet been determined, it has been assumed that these sites will accommodate 600 and 200 plots respectively within the plan period.

The overall calculation of plots, as set out below on a north/south basis, includes plots identified in the 2000 Housing Land Availability Study, which are not specifically allocated in the Local Plan. The 2000 Housing Land Availability Study was jointly prepared by the Torfaen County Borough Council, the Welsh Development Agency (Land Division), the house builders and the House Builders Federation.

Furthermore, the calculation of the total identified plots for the north of the County Borough has been modified to take account of the following:-

- 1) It has been assumed that only 200 of the 400 plots at The British will be developed during the plan period.

North

Deposit Local Plan requirement	140
Plots allocated in Local Plan	772
The British	400
The British (realistic expected development)	200
Plots identified in land availability study (excluding those on sites identified in Local Plan)	56
Total identified plots	1028
Therefore over allocation	888
Over allocation rate	634%

The calculation of the total identified plots for the south of the County Borough has been modified to take account of the following:-

- 1) Only 90% of the total Local Plan allocation has been included in the final figure for the south. This allows for identified sites that will not be developed during the plan period.
- 2) It has been assumed that only 600 of the 1200 plots at South Sebastopol will be developed during the plan period.

South

Plots required	972
Plots allocated in Local Plan (total)	741
Plots allocated in Local Plan (90%)	667
Plots identified in land availability study (excluding those on sites identified in Local Plan)	58
South Sebastopol (total)	1200
South Sebastopol (realistic expected development)	600
Total plots available	1325
Therefore over allocation	353
Over allocation rate	36.3%

In the case of both the north and the south of the County Borough, allocations over and above the Structure Plan requirement have been made.

The allocations for the north of the County Borough are well in excess of those identified as being necessary. This over allocation reflects the County Borough Council's desire to promote and encourage housing development in this area as part of its regeneration programme. The identification of a range of sites will, it is considered, enable the range and quality of housing choice to be widened.

In terms of the southern allocations an over allocation of 36.3% has been identified in the Local Plan. An element of over allocation has been made to allow for flexibility and for the possibility that certain identified sites will not be developed in the Local Plan period. However the small original over allocation has been progressively increased due to the development of windfall sites throughout the south of the County Borough. This has increased the level of over allocation and will become more exaggerated as the remaining plan period shortens.

IN CONCLUSION

It should be noted that demolitions, conversions and changes of use have not been included as part of these calculations due to the fact that these contribute a negligible amount to the overall housing land supply. It is considered that sufficient land at appropriate locations has been made available to meet the requirements of Planning Guidance (Wales): Planning Policy (First Revision) and the Structure Plan. An over allocation of land in the north and the south of the County Borough has been identified to ensure that:-

- 1) The regeneration of north Torfaen is assisted by the promotion of housing opportunities
- 2) That south Torfaen is adequately provided for in terms of the number of plots identified and the range of sites available.

SCHEDULE OF SITES

LOCAL PLAN ALLOCATIONS

Site No	Site Name	Site Size (Acres)	Plots (12 / Acre)	Total
North				
S1/1	New Road Farm (Varteg Road), Blaenavon	12.85	154	
S1/2	Land adjacent to Post Office, Varteg	4.4	53	
S1/3	Commercial Road, Talywain	2.0	24	
S1/4	Pentwyn Village Green, Pentwyn	4.1	49	
S1/5	Penywain Lane (west)	2.5	30	
				310
South				
S1/6	Maesderwen Road, Griffithstown	3.7	11*	
S1/7	Abbey Cottages (north), Llantarnam	10.6	127	
S1/8	Montessor Nursery (east), Llantarnam	3.0	36	
S1/9	Llanfrechfa Grange (north)	9.1	100	
S1/10	Llanfrechfa Grange (south)	29.7	300	
				574

* Remaining plots to be built

SITES WITH PLANNING PERMISSION

Site No	Site Name	Site Size (Acres)	Plots (12/Acre)	Total
North				
APP2/1	Oak View (Phase 2), Blaenavon	0.3	24	
APP2/2	Former Boral Edenhall site	8.4	100	
APP2/3	Riverside, Pontypool	7.2	87	
APP2/4	Cold Barn Farm, Trevethin	8.1	240	
				451

APPENDICES

Site No	Site Name	Site Size (Acres)	Plots (12 / Acre)	Total
South				
APP2/5	Walkersteel	16.75	11*	
APP2/6	Former Avesta Sheffield Canteen	3.7	42	
APP2/7	Greenmeadow V, Greenmeadow	8.9	47*	
APP2/8	Henllys IV, Henllys	30.6	78*	
				178

* Remaining plots to be built

GENERAL DEVELOPMENT AREAS

Site No	Site Name	Plots for all Site	Plots in LP Period	Total
S2/1	The British	400	200	200
S2/2	South Sebastopol	1200	600	600

2000 LAND AVAILABILITY STUDY SITES


Site Name	Plots	Total
North		
Adjacent to Giles Road, Blaenavon	11*	
Adjacent to Stoney Road, Garndiffaith	6*	
Tranch Road / Wainfelin	17*	
Twmpath School 2	22	
		56
South		
Crown Road	12	
Scout Hut Site	11	
Mill House Site	35	
		58

* Remaining plots to be built

APPENDIX 4

OPEN SPACE AND PLAY PROVISION IN NEW HOUSING DEVELOPMENTS

National Playing Fields Association Requirements Per 1000 Per Population

A OUTDOOR SPORT 1.6 - 1.8 hectares (4.0 - 4.5 acres)	B CHILDREN'S PLAYING SPACE 0.6 - 0.8 hectares (1.5 - 2.0 acres)
<ol style="list-style-type: none"> 1) Facilities such as pitches, greens, courts, athletics tracks and miscellaneous sites such as croquet lawns and training areas owned by local authorities, whether at County, District or Parish level; 2) Facilities described in 1) within the educational sector and which, as a matter of practice and policy, are available for public use; 3) Facilities described in 1) which are within the voluntary, private, industrial and commercial sectors, and serve the leisure needs for outdoor recreation of their members or the public. <p>Note: Included within the broad 2.4 hectares (6 acre) standard is a specific allocation of 1.2 hectares (3.0 acres) per 1000 population for pitch sports.</p>	<ol style="list-style-type: none"> 1) Outdoor equipped playgrounds for children of whatever age; 2) Other designated play facilities for children which offer specific opportunity for outdoor play, such as adventure playgrounds; 3) Casual or informal playing space within housing areas.
 <p>MINIMUM STANDARD Total Playing Space 2.4 hectares (6.0 acres)</p>	

(Taken from The NPFA Six Acre Standard, published by the National Playing Fields Association, 1989)

APPENDIX 5**LISTED BUILDINGS****BLAENAVON****Garn-yr-Erw**

- 1 Powder House, Garn Road
- 2 Stone Chimney at the former Hill Pits, Hill Pits
- 3 Carreg Maen Taro, Pwll-Du

Blaenavon Town

- 4 15 Broad Street
- 5 16 Broad Street
- 6 17 Broad Street
- 7 18 Broad Street
- 8 19 Broad Street
- 9 Bethlehem Congregation Church, Broad Street
- 10 Blaenavon Evangelical Church (Moriah), Broad Street
- 11 Former School Room to rear, Broad Street
- 12 Horeb Baptist Church, Church Road
- 13 War Memorial, Church Road
- 14 The Beeches Nursing Home, Church Road
- 15 St Peter's Church, Church Road
- 16 Group of five tombs in the churchyard to the south of St Peter's Church, Church Road
- 17 Former St Peters School (original school), Church Road
- 18 Former St Peter's Infants School, Church Road
- 19 Former St Peter's Boys School, Church Road
- 20 Workmen's Hall and Institute, High Street
- 21 Council Offices, Lion Street
- 22 Post Office, Prince Street



Big Pit Mining Museum

- 23 Pit Head Building, Headframe and Tram Circuit
- 24 Winding Engine House
- 25 U shaped group including Welding & Fitting Shop; Blacksmiths Shop and Tea Shop
- 26 Saw Mill
- 27 Deputies Lodge
- 28 Office
- 29 Electrical Workshop
- 30 Haulage Engine House and Pitman's Cabin
- 31 Reception (Fitting Shop)
- 32 Fan and Compressor House
- 33 Miners' Baths and Canteen
- 34 Powder House

Blaenavon Ironworks

- 35 Balance Tower
- 36 Blast Furnaces
- 37 Cast House and Foundry
- 38 Chain Store
- 39 Calcining Kilns
- 40 Storage Shed and attached Chimney
- 41 Pay Office
- 42 Stack Square
- 43 Gilchrist Memorial, Ironworks Car Park

Forgeside

- 44 Electricity Power House, C Row
- 45 Zion Baptist Church, Forge Road
- 46 Coity House (Doncaster's Ltd)

PONTYPOOL**Cwmavon**

- 47 Cwmavon House, Cwmavon Road
- 48 Former Westlake's Brewery, Cwmavon Road
- 49 1 Forge Row, Cwmavon Road
- 50 2 Forge Row, Cwmavon Road
- 51 3 Forge Row, Cwmavon Road
- 52 4 Forge Row, Cwmavon Road
- 53 5 Forge Row, Cwmavon Road
- 54 6 Forge Row, Cwmavon Road

Varteg

- 55 1 The Bungalows, Balance Road
- 56 2 The Bungalows, Balance Road
- 57 3 The Bungalows, Balance Road
- 58 4 The Bungalows, Balance Road

Garndiffaith

- 59 Garndiffaith Railway Viaduct, Viaduct Road

Abersychan

- 60 Former Goods Shed of Abersychan and Talywain Station, Church Road
- 61 Church of St Thomas, Commercial Road
- 62 High Street Baptist Church, High Street
- 63 The Big Arch, Lodge Road
- 64 Rising Sun Bridge, Waterworks Road
- 65 Lasgarn Cottage, Waterworks Road

The British

- 66 Former Colliery Engine House at ETM Steel Fabrication
- 67 Former British Ironworks Office & Foundry Quadrangle
- 68 British Colliery Pumping Engine House
- 69 Chimney, Farm Road



Pontnewynydd

70 Merchants Hill Baptist Church, St Lukes Road

Trevethin

71 Pontnewydd, Hospital Road

72 Ty-gwyn, Hospital Road

73 Stable at Ty-gwyn, Hospital Road

74 Beast Shelter at Ty-gwyn, Hospital Road

75 Penlasgarn Farmhouse, Lasgarn Lane

76 Church Farm, Mount Road

Penygarn

77 Church of St Cadoc, Penygarn Road

78 Tomb of Lewis Pritchard in St Cadoc's Churchyard, Penygarn Road

79 Tomb of William Edwards at Tabernacle Baptist Church, Penygarn Road

80 Tomb of John Phillips St Tabernacle Baptist Church, Penygarn Road

81 The Vicarage, Penygarn Road

82 Tabernacle Baptist Church, Penygarn Road

83 Tomb of Margaret Davies in St Cadoc's Churchyard, Penygarn Road

84 Tomb of William Maud in St Cadoc's Churchyard, Penygarn Road

85 Park Cottage, St David's Close

Pontypool Park

86 Memorial Gates, Gate Piers and Flanking Quadrant Walls (Hanbury Road)

87 Rustic Lodge in American Gardens

88 Tanyard Cottage in American Gardens

89 Twyn-gwyn Farm

90 Barn at Twyn-gwyn Farm

91 Shell Grotto

92 Double Icehouse in Pontypool Park

93 Entrance Gates to Pontypool Park (Usk Road)





Pontypool Town

- 94 Park Cottages (Nos 1-3), Park Road
- 95 The Valley Inheritance Museum, Park Road
- 96 St Albans RC School, Park Road
- 97 National Westminster Bank (No 22), George Street
- 98 St Albans RC Church, George Street
- 99 Upper Trosnant Baptist Church, Bridge Street
- 100 The Co-operative Bank, Commercial Street
- 101 The Greyhound Public House, Commercial Street
- 102 Midland Bank (No 2), Commercial Street
- 103 Lloyds Bank, Commercial Street
- 104 Glan Torfaen House, Commercial Street
- 105 Old Market House (Second Thoughts), Commercial Street
- 106 Barclays Bank, Commercial Street
- 107 The George Public House, Commercial Street
- 108 2a Commercial Street
- 109 4 Commercial Street
- 110 6 Commercial Street
- 111 35b Commercial Street
- 112 Crane Street Baptist Church, Crane Street
- 113 Jubilee Building (Market Arcade), Crane Street
- 114 Manchester House including Mayberry Pharmacy and the Good Job Club, Crane Street
- 115 Town Hall, Hanbury Road
- 116 Entrance Gateway to St James' Church, Hanbury Road
- 117 St James' Church, Hanbury Road
- 118 St James' Hall, Hanbury Road
- 119 St James' Vicarage, Hanbury Road
- 120 Pontypool Registry Office, Hanbury Road
- 121 Mount Pleasant United Reform Church, Hanbury Road
- 122 Pontypool Public Library, Hanbury Road
- 123 Pontypool Market, Market Street



Pontymoile

- 124 Bridge 53 at Pontymoile Basin (Mon & Brecon Canal), Fountain Road
- 125 Junction House at Pontymoile Canal Basin, Fountain Road
- 126 Tramroad and Leat Tunnels (Mon & Brecon Canal), Fountain Road
- 127 Aqueduct over the Afon Lwyd (including weir to the south) (Mon & Brecon Canal), Fountain Road
- 128 Aqueduct over Afon Lwyd (Mon & Brecon Canal), Fountain Road
- 129 Warehouse of R J Bullen, Rockhill Road
- 130 The Old Truck House, Rockhill Road
- 131 64 Rockhill Road
- 132 66 Rockhill Road
- 133 68 Rockhill Road
- 134 70 Rockhill Road
- 135 72 Rockhill Road

New Inn

- 136 Church of St Mary, Church Lane
- 137 Tomb of William Jacob in St Mary's Churchyard, Church Lane
- 138 Jones Family Tomb in St Mary's Churchyard, Church Lane
- 139 Church Farmhouse, Church Lane
- 140 Barn at Ty-coch Farm, Newport Road
- 141 Race Farmhouse, Newport Road
- 142 Barn at Race Farm, Newport Road
- 143 Milepost north of Bridge 53 (Mon & Brecon Canal), The Highway
- 144 Church of St Michael's and All Angels, Usk Road
- 145 Alter Tomb in Churchyard of St Michael's and All Angels, Usk Road
- 146 The Horse and Jockey Public House, Usk Road
- 147 Entrance Gate and Gate Piers at Court Farm, Usk Road
- 148 Bridge 56 (Mon & Brecon Canal)
- 149 Bridge 57 (Mon & Brecon Canal)
- 150 Bridge 59 (Mon & Brecon Canal)
- 151 Bridge 60 (Mon & Brecon Canal)



Mamhilad

- 152 Govera Farmhouse, Mamhilad Road
- 153 Lower Govera Cottage, Mamhilad Road
- 154 Former Mamhilad School, Mamhilad Road
- 155 Court Farmhouse, Usk Road
- 156 Large barn at Court Farm, Usk Road
- 157 Small barn at Court Farm, Usk Road
- 158 Cowhouse at Court Farm, Usk Road
- 159 Barn at Ty-poeth Farm, Usk Road
- 160 Wern Farmhouse, Usk Road
- 161 Barn at Wern Farm, Usk Road
- 162 Pigsty at Wern Farm, Usk Road
- 163 Ty-mawr Farmhouse, Usk Road
- 164 Monachty Farmhouse, Usk Road

Cwmynyscoy

- 165 West Monmouth School, Blaendare Road
- 166 Swimming pool and gymnasium at West Monmouth School, Blaendare Road
- 167 The Mount, Prescoch Lane

Griffithstown

- 168 Middle Farmhouse (No 64), Stafford Road
- 169 Canal bridge at Coed-y-gric, Stafford Road
- 170 Old railway bridge at Coed-y-gric, Stafford Road
- 171 Maesderwen and Maesderwen-bach, Maesderwen Road
- 172 Maesderwen Lodge (Pontypool Park Estate Office), Maesderwen Road
- 173 Coach house in Pontypool Park Estate Yard, Maesderwen Road
- 174 1 Vicar's Cottages, Maesderwen Road
- 175 2 Vicar's Cottages, Maesderwen Road
- 176 3 Vicar's Cottages, Maesderwen Road

CWMBRAN**Upper Cwmbran**

- 177 Capel Llwyd Farmhouse
 178 Glyn Bran Farmhouse and outer kitchens

Pontnewydd

- 179 Elim United Reformed Church (and school room), Commercial Street
 180 Lock Cottage (house), Greenhill Road
 181 Church of the Holy Trinity, Mount Pleasant Road
 182 Canal tunnel between Sebastopol and Cwmbran (Mon & Brecon Canal)

Croesyceiliog

- 183 Pontrhydyrun House, Chapel Lane
 184 Cwm Heron Farmhouse
 185 Baptist Chapel on road between Pontrhydyrun and Croesyceiliog
 (Pontrhydyrun Baptist Chapel), The Highway

Greenmeadow

- 186 Llanderfel Farmhouse, Penmaes Road

Llanyrafon

- 187 Waun-y-Pwll Farmhouse
 188 Llanyrafon Farm (including attached cottage), Llanfrechfa Way
 189 Llan-yr-Afon

Llantarnam

- 190 Church of St Michael, Newport Road
 191 Churchyard cross at Church of St Michael, Newport Road
 192 Ty Coch Farmhouse, Llantarnam Park
 193 Pentrebach Farmhouse
 194 Greenhouse Public House, Newport Road
 195 The medieval barn at Llantarnam Abbey
 196 Llantarnam Abbey (Nunnery) with Magna Porta (Lodge)



APPENDICES

Henllys

- 197 Church of St Peter
- 198 Zoar Baptist Chapel

Llanfrechfa

- 199 All Saints Church, Church Road
- 200 Glan Sirhowy Farmhouse

Ponthir

- 201 Ponthir Baptist Chapel, Station Road
- 202 Ponthir Public House, Stokes Drive

APPENDIX 6

SCHEDULED ANCIENT MONUMENTS

- 1 Cwmybyrgwm Colliery, The British, Abersychan
- 2 The British Colliery Pumping House, The British, Abersychan
- 3 Air Furnace, The British Ironworks Quadrangle, The British, Abersychan
- 4 Blaenavon Ironworks, Blaenavon
- 5 Cairn-y-Defaid Round Cairns, Blaenavon
- 6 Aaron Brute's Level and Iron Bridge, Forgeside, Blaenavon
- 7 Capel Newydd, Blaenavon
- 8 Brake Engine on Hill Pits Tram Road Incline, Pwll-Du
- 9 Pwll-Du Tram Road Tunnel - northern entrance and site of Lower Rank, Pwll-Du
- 10 Pwll-Du Tram Road Tunnel - southern approach, Pwll-Du
- 11 Iron and coal patching at Pen-ffordd-goch, Blaenavon
- 12 Old Beam Pump & Winding Engine, Glyn Pits, Pontymoile, Pontypool
- 13 Cairns west of Craig-y-Duffryn, Henllys, Cwmbran
- 14 Churchyard cross, St Michael, Llantarnam, Cwmbran
- 15 Remains of mediaeval Tithe Barn at Llantarnam Abbey, Cwmbran
- 16 Llanderfel Church, Greenmeadow, Cwmbran
- 17 Dyne Steel Incline, Blaenavon
- 18 Coity Sandstone Quarry & Incline, Blaenavon



APPENDICES

APPENDIX 7

LANDSCAPES, PARKS AND GARDENS OF SPECIAL HISTORIC INTEREST IN WALES

- 1 Llantarnam Abbey
- 2 Pontypool Park

APPENDIX 8

CADW/CCW/ICOMOS CONSULTATION REGISTER OF LANDSCAPES OF HISTORIC INTEREST IN WALES

- 1 Blaenavon

APPENDIX 9

CONSERVATION AREAS

- | | |
|--------|-----------------------|
| APP9/1 | Blaenavon Town Centre |
| APP9/2 | Cwmavon |
| APP9/3 | Pontypool Town Centre |
| APP9/4 | Upper Cwmbran |
| APP9/5 | Llantarnam |

APPENDIX 10

SITES OF SPECIAL SCIENTIFIC INTEREST

The following sites have been formally designated as Sites of Special Scientific Interest due to their outstanding nature conservation value. These sites have been designated through the provisions of Section 28 of the Wildlife and Countryside Act 1981. As such these sites have statutory protection against any action that may result in an adverse impact upon them. These areas have been identified on the Proposals Map for information purposes and have not been identified for land use planning reasons.

APP10/1	Bloreng
APP10/2	Llandegfedd Reservoir
APP10/3	Henllys Bog

APPENDIX 11

ARCHAEOLOGICAL IMPLICATIONS OF LOCAL PLAN DEVELOPMENT SITES

Definition of Terms

Archeological Assessment

A thorough review of all existing archeological and historical information relating to an area potentially affected by proposals for development. It will include a rapid field inspection of the development area.

Archeological Evaluation

A programme of intrusive and/or non-intrusive fieldwork designed to supplement and improve existing information to a level of confidence at which planning recommendations can be made.

Required

A report on this work will be required prior to the determination of the planning application.

APPENDICES

Recommended

It would be prudent for the developer to undertake this work. It is not needed for planning purposes.

SITE BY SITE IMPLICATIONS

Residential

S1/1	New Road Farm	No known sites. Large area of land. Assessment required.
S1/2	Post Office	No known sites. No requirements.
S1/3	Commercial Road	Iron working site. Assessment required.
S1/4	Pentwyn Village Green	No known sites. No requirements.
S1/5	Penywain Lane (west)	No known sites. No requirements.
S1/6	Maesderwen Road	No known sites. No requirements.
S1/7	Abbey Cottages (north)	Medieval village. Evaluation required.
S1/8	Montessor Nursery (east)	Very high potential. Assessment required.
S1/9	Llanfrechfa Grange (north)	No comment to date.
S1/10	Llanfrechfa Grange (south)	No comment to date.

General Development Areas

Response will depend upon proposed development.

Economic Development

ED1/1	Ty Coch Lane	No known sites. No requirements.
ED1/2	Cottage Farm	No known sites. No requirements.
ED1/3	Malthouse Lane (north)	No known sites. Large area of land. Assessment recommended.
ED1/4(i)	Land west of Ty Coch	Adjacent to medieval farm building. Evaluation may be required.

ED1/4(ii)	Banjo Site	No known sites. Large area of land. Assessment recommended.
ED1/4(iii)	Land adjacent to Newport Road and Ty Coch Lane	No known sites. Large area of land. Assessment recommended
ED1/5	William Brown Close	No known sites. No requirements.
ED1/6	Craig-y-Felin, Croesyceiliog	No comments to date.
ED2/1	Usk Road	No known sites. Large area of land. Assessment recommended.
ED2/2	Torfaen Business Park	No known sites. Large area of land. Assessment recommended.
ED2/3	Bryntovey	No known sites. Large area of land. Assessment recommended.
ED3/1	Fibreglass	No known sites. Large area of land. Assessment recommended.
ED3/2	Adjacent to Panteg Steelworks	No known sites. No requirements.
ED3/3	Pontyfelin	No known sites. No requirements.
ED3/4	Gilchrist Thomas Estate	No known sites. No requirements.
ED3/5	Kays & Kears (west)	No known sites. No requirements.
ED3/6	Jarrolds Field, New Inn	No comments to date.
ED3/7	Ty Coch Way	No comments to date.
ED4/1	Varteg Road	No known sites. No requirements.
ED4/2	Gwenallt	No known sites. No requirements.
Retail		
R1/1	Land at Market Street / Broad Street	No known sites. No requirements.

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R1/2	Land between George Street and Crane Street	No known sites. No requirements.
R1/3	Land south of Crane Street to the Clarence	No known sites. No requirements
R6/1	Golf Road	No known sites. No requirements.
R6/2	Henllys Village Road	No known sites. No requirements.
R6/3	Llantarnam Park adjacent to medieval building.	Evaluation may be required.

Transport

All highways schemes can have archeological implications. Recommend early consultation with the Glamorgan Gwent Archeological Trust to discuss Proposals in detail.

Environment

E4/1	Lower & Upper Race	No comments to date.
E4/2	Pen Tranch	No comments to date.
E4/3	Snatchwood to Garn-yr-Erw	No comments to date.

Recreation and Leisure

L1/1	North Blaenavon	Opencast site. No requirements.
L1/2	Western Valleys	Area not identified. Needs consultation.
L1/3	Llandegfedd Reservoir	Area not identified. Needs consultation.
L1/4	Pontypool Park historic landscape	Needs consultation.
L3/1	Cwmbran Central Recreation Area	No known sites. No requirements.
L3/2	Greenmeadow Community Farm	No known sites. No requirements.
L7/1	Newport-Abergavenny Cycle Route	No comments to date.
L7/2	National Cycle Route	No comments to date.

Community Facilities

C1/1	Hillside	No known sites. No requirements.
C1/2	Varteg	No known sites. No requirements.
C1/3	Extension to Pentwyn	No known sites. No requirements.
C1/4	Extension to Greenlawn	No known sites. No requirements.
C1/5	Henllys Way (south)	No known sites. No requirements.
C2/1	Henllys Village Road	No known sites. No requirements.
C3/1	Llantarnam Industrial Park adjacent to medieval building	Evaluation may be required.
C4/1	Land adjacent to Crematorium	No comments to date.
C5/1	Llantarnam Service Reservoir	No known sites. Archeological assessment recommended.

APPENDIX 12**THE FINDINGS OF THE ENVIRONMENTAL APPRAISAL OF THE TORFAEN LOCAL PLAN****Introduction**

Environmental appraisal is a process integral to plan and policy making. This Local Plan was the subject of an appraisal following the deposit stage, the details of which are available from the Development Department, floor 4, County Hall, Cwmbran.

This Appendix presents the appraisals findings, noting weaknesses in the Local Plan and identifying any actions that may need to be taken to remedy these weaknesses.

Results and Analysis

The environmental appraisal has been undertaken as a two stage process:-

- 1) Review of the Plan content
- 2) Appraisal of the Plan content

The first stage of the appraisal, the review of the plan content, involves the reviewing government advice to identify pertinent environmental considerations and requirements, which should be incorporated into the Local Plan. The Local Plan is then reviewed to ensure that these considerations and requirements have been incorporated, not only into the plan's policies, but into the Local Plan strategy as well.

The appraisal of the Plan content is in itself a two-stage process. Firstly a set of environmental factors are identified. These factors represent the important environmental considerations at local; national and global levels relevant to Torfaen County Borough. The second stage of the process is to consider each policy in the Local Plan against every one of the environmental factors; indicating whether the policy will have a positive (beneficial), a negative (detrimental) or negligible impact. These impacts have been identified in the form of a large number of matrix tables. It is considered inappropriate and unwieldy to include these tables within this Appendix. All of the matrix tables have been included in the full environmental appraisal document.

This Appendix reports only the general findings of these two processes, identifying areas of weakness and the actions that are required to counter them. The Appendix does not include the result tables or methodology to these processes. This information is included in the full environmental appraisal document.

REVIEW OF THE PLAN CONTENT

Overall the Local Plan is effective in its consideration of government advice. This is primarily a result of continuous consultation with other departments within the Council and various outside bodies, both statutory and non-statutory, during the preparation of the draft plan and the subsequent publication of the deposit version. However, a number of areas of concern have been identified:

Transport

Area of Concern

The promotion of strategies to reduce the need to travel and reliance on the car are not explicit in the plan. There is also limited advice in regard to the provision of cycle routes in new developments.

Response

There is currently no regional framework or strategy to address the integration of land-use and transport. It is recognised that any meaningful approach to reduce the need to travel and the reliance on the car should begin at the regional level, with local plans implementing the strategy at a local level. It is considered inappropriate to propose a local strategy without agreement having been reached at a regional level as this may result in conflict between local authorities. The plan, however, does seek to make best possible use of land for the benefit of the community.

ACTION

The development of a regional framework to address the integration of land-use and transport. The regional framework to be addressed through the Torfaen UDP.

Agriculture

Area of Concern

The environment section does not contain any advice in regard to the location of development in relation to farms, farm size, structure or equipment. Nor does it provide any advice regarding developments which are designed to comply with new hygiene, environmental or welfare legislation.

Response

Local Plans are concerned with matters of principle and not of detail. As such these issues are too detailed for inclusion within a local plan.

ACTION

These issues be fully considered at detailed planning application or development brief stage.

Nature Conservation

Area of Concern

Only limited consideration is given to urban wildlife and habitats, whereas affording more emphasis to this aspect would bring the consideration of wildlife in line with that given to landscape quality. There is a lack of distinction between national and local designations and of the reasoning behind designations.

Response

These issues have been rectified through alterations made as part of the proposed changes to the Deposit Torfaen Local Plan.

ACTION

The amended and new policies contained within the proposed changes document be agreed and be appropriately implemented.

Built Heritage

Area of Concern

The plan does not set out broad criteria for the designation of new Conservation Areas or give an indication of proposals for the preservation or enhancement of existing areas.

Response

The designation of Conservation Areas is prescribed in the Planning (Listed Buildings and Conservation Areas) Act 1990 and by additional Circular advice. Schemes for the protection and enhancement of Conservation Areas are required to be produced as part of the designation of Conservation Areas. As these actions are procedural requirements, and not land use policy, it is considered inappropriate for them to be included in a Development Plan.

ACTION

No action required.

Rural Facilities

Area of Concern

No consideration given to the dual use of school facilities, provision of village halls and appropriate conversion of farm buildings for recreation.

Response

The dual use of school facilities is an administrative issue and as such is not a Local Plan matter. No requirement for the provision of village halls or for the conversion of farm buildings to recreational use was identified at the plan preparation stage. As such no specific sites have been identified for these purposes. If future provision is identified the existing Policies are considered appropriate to cover these areas.

ACTION

Appropriate implementation of existing Local Plan policies.

Renewable Energy**Area of Concern**

Whilst there is a positive policy towards renewable energy Proposals there is no consideration given to the potential of specific sites.

Response

There is an increasing diversity of types of renewable energy production, each of which may well have different locational requirements. With such a wide scope of site requirements it would be unrealistic for the Local Plan to identify sites for each and every potential renewable energy use. It is considered more appropriate for the Local Plan to contain a general policy against which all Proposals for renewable energy development can be considered.

ACTION

Appropriate implementation of the Local Plan renewable energy Policies.

Landfill Development**Area of Concern**

A greater emphasis on landfill rather than waste management facilities is implied through the framing of the Policies, whereas the guidance advocates re-use and recovery as opposed to disposal without recovery. There is also a lack of consideration given to waste management in the context of reducing transport-based energy use and emissions

Response

Recent changes in legislation have afforded the private sector the opportunity to open and run land based waste disposal facilities. The former Borough Council owned and ran the landfill site at Tirpentwys which has been closed for some time. It is unlikely that the County Borough Council will consider opening a new facility itself. It is likely, therefore, that the only potential landfill or landraise sites will be generated through the private sector. Consequently the Local Plan contains a policy against which all proposals for landfill and landraise waste disposal facilities will be considered. The Torfaen County Borough Council Waste Strategy documents are currently under revision, subject to the issue of revised guidelines from Central Government. It is considered inappropriate to include policies within the Local Plan that are not based on a current strategy document as this may lead to conflict between plan policies and the strategy. Waste minimisation and management are seen to be administrative processes undertaken by the local authority. As such the strategy itself will contain the policies the Council will be implementing in those areas.

ACTION

The revised Waste Strategy, including its policies on waste management and minimisation, be incorporated into the Torfaen UDP.

Other Areas of Concern

Area of Concern

The plan does not consider areas of contamination, flood risk or strategic Policies on potentially polluting developments.

Response

The Local Plan has been amended and now includes criteria relating to flood risk.

ACTION

No action required.

APPRAISAL OF THE PLAN CONTENT

In General

Overall a significant proportion of policies / proposals are recorded as having a marginal or no direct impact, whilst a very small proportion of negative or adverse effects have been recorded.

It can be reasonably inferred from this that the plan content is not adversely impacting upon important sustainable development aims, rather, it is, on balance seeking to achieve sustainable forms of development.

It should also be noted, in light of the high proportion of marginal and no direct impacts, it can be argued that land-use planning policies in isolation, while vitally important, can only make a limited contribution towards realising sustainable development.

Global Considerations

A number of adverse impacts have been recorded on global sustainability issues. There is also a significant level of recorded uncertain impacts. This would seem to indicate that there is a need for greater consultation with other bodies in order to fully understand the complexities of wider environmental concerns.

National Considerations

A large proportion of the impacts on natural resources have been recorded as marginal. This implies that consideration has been given to the maintenance and protection of Torfaen's existing natural assets. It should be noted, however, that a fair proportion of the impacts have been recorded as uncertain. From this it can be inferred that more consideration should be given to the limits and capacities of development in the protection of natural resources.

Local Considerations

On balance, assuming that the marginal and no direct impacts are considered as not having an adverse impact, the plan's policies and proposals are aimed at ensuring and enhancing the quality of life locally. This reflects the visions and values of the County Borough Council as a whole and the commitment to the corporate aim of 'improving the quality of life in Torfaen significantly and continually.'

Consideration of the Impacts of the Policies

On consideration of the impacts by topic areas the results are comparable with the consideration of impacts on the local, national and global level. A large proportion of impacts have been recorded as either marginal or has having no direct impact. However, in general, the significant proportion of impacts are clearly on the positive side. A number of general and cross-policy areas of concern have been identified and have been outlined below, along with a commentary and actions required to remedy the concern.

Integrated Landuse and Transport

Area of Concern

As may be expected the Transport and Economic Development & Tourism policies have the greater adverse impacts mainly by virtue of their effects on natural resources and transport energy and emissions. A degree of uncertainty surrounds the settlement and leisure and recreation policies in this respect, suggesting that a more focused approach is needed to the integration of land-use and transport strategies, a question which is relevant at a regional level.

Response

There is no current regional framework or strategy to address the integration of landuse and transport. It is recognised that any meaningful approach toward integrated transport and landuse should begin at the regional level, with Local Plans implementing the strategy at a local level. It is considered inappropriate to propose a local strategy without agreement having been reached at a regional level as this may result in conflict between local authorities.

ACTION

The development of a regional framework to address the integration of land-use and transport the regional framework to be addressed through the Torfaen UDP.

Retail Policy

Area of Concern

Robust policies are required to protect the existing retails centres in the County Borough. Such policies, through their protection of the existing centres, tend to act against large scale, out-of-centre development. This

type of development has significant adverse impacts upon the environmental factors, particularly transport energy and emissions. As such a positive result is recorded for the overall outcome of the retail policies. The retail policies therefore have a direct positive impact upon local, social and economic well-being, and indirect impacts upon the built environment and the equality of opportunity.

Response

The robust policies required to protect the existing retail centres within the County Borough are in accordance with government guidance and will, therefore, be maintained through the progression of the Local Plan to adoption..

ACTION

The appropriate implementation of the retail policies.

Environment Policies

Area of Concern

A fair proportion of impacts recorded in the environment section are either marginal or positive. From this it can be inferred that the environment policies, with the exception of the landfill and waste disposal policies (outlined below), seek to protect landscape, wildlife and the viability of rural land-uses. A more positive score would have resulted if these policies were framed in the context of research into carrying capacities and critical loads, which would aid in the practical application of the policies contained in this section.

Response

The environment section specifically deals with environmental considerations, including landscape, nature conservation and protection of habitats. As such it is not surprising that this section records a positive result. The environmental section has been strengthened by the proposed amendment of existing policies and the introduction of new policies on protected sites and nature and landscape conservation as part of the proposed changes.

ACTION

The appropriate implementation of the environment policies.

Landfill / Landraise Policies

Area of Concern

The most significant negative impacts were recorded on the policies relating to landfill and other waste disposal facilities. It could be argued that, as the criteria set down in the plan seek to mitigate against the worst effects of such developments, only marginal impacts will result. It is likely, however, that if marginal impacts are recorded, they are liable to be negative.

Response

Torfaen County Borough Council are currently revising their Waste Management Strategy in accordance with new government advice. It is considered inappropriate to include policies for waste management at this time as the policies included in the Local Plan at this time may conflict with the proposals included in the future waste strategy. Landfill and landraise development can, by their very nature, have a significant adverse impact upon the environment. It should be noted however that recent legislation has afforded the private sector the opportunity to establish and operate landfill or landraise waste disposal operations. It is considered fundamental that a policy, specifically aimed at the consideration and control of such development against environmental criteria, be included in the Local Plan.

ACTION

The revised waste strategy, including its policies on waste management and minimisation, be incorporated into the Torfaen UDP and the appropriate implementation of the landfill / landraise policy.

CONCLUSIONS

Overall, the findings reflect the difficulties associated with sustainable development and highlight the tough policy choices that need to be made if a commitment towards sustainable development is to be championed. For example, the impacts on natural resources and global sustainability are more uncertain and potentially adverse than those on the quality of life locally, while the reverse is true for the beneficial impacts.

This reflects a commitment first and foremost to the local community, but also highlights the difficulties which may be encountered when trying to secure aspects of sustainable development that do not directly benefit the locality but have wider benefits geographically and for future generations.

The main area of concern, particularly in respect of national and global considerations, is the conflict between landuse and transport. To effectively promote sustainable principles an integrated approach to land use and transport should be undertaken through an agreed strategy. The appropriate level for the consideration of integrated landuse and transport is at regional level to ensure that all authorities within a region are working towards the same goals, removing any potential conflicts. Whilst the Gwent Structure Plan was adopted in March 1996, and forms the basis for the policies and proposals in the Torfaen Local Plan, it did not contain an integrated landuse and transportation strategy. The removal of the County (regional) tier of administration and planning now means that there is no statutory body directly responsible for the consideration of regional strategy. Whilst all local authorities are working together to produce a regional strategies for landuse and transport, it will however, take time to complete. Therefore, until the regional strategy framework is in place, it is likely that the national and global considerations will not be fully addressed.

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The findings of this environmental appraisal cannot fully be incorporated within the Local Plan due to the fact that it is being undertaken at late stage in the overall Local Plan process. Many of the weaknesses highlighted in this Appraisal have been accounted for in the Proposed Changes to the Deposit Torfaen Local Plan. The overall findings will form the basis from which the new Torfaen UDP, with its own environmental appraisal, will be produced.

APPENDIX 13

AREAS OF IMPORTANT URBAN OPEN SPACE

The Council has identified areas of important urban open space, including woodlands, in the list below. The criteria used to determine their importance as urban open space were as follows:-

- Visual amenity
- Size
- Landscape quality
- Adjacent land uses eg. Residential

The list does not include those areas already established as important urban open space; ie. Public parks and school playing fields, both of which are adopted Council facilities.

Those established areas of important urban open space and the newly identified sites are protected from other types of development by policies G1 and L6 of the Local Plan which seeks to safeguard the quality of the urban environment and the benefits to the community that such areas provide.

The Council undertook a survey as a result of the recommendation made in the Inspectors Report of the Public Local Inquiry into the Torfaen Local Plan. As the survey was undertaken at a late stage in the Local Plan process and a fully comprehensive appraisal of all areas of open space would unnecessarily delay the adoption date of the Local Plan, it was more appropriate to undertake a simple assessment of the main open spaces only. Therefore, it should be noted that the list below is not all-inclusive and other areas of open space suitable for inclusion maybe identified at a later stage.

The list of sites will be reviewed as part of the Unitary Development Plan process when the Council will undertake a more comprehensive survey of existing important urban open spaces as well as future need for additional provision. The list will continually need to be revised as new development in many cases requires the developer to provide areas of open space as part of the overall development scheme which the Council may consider to be sufficiently important to include on the list.

Cwmbran

- 1 Land adjacent to Hollybush Way, Coed Eva, Cwmbran
- 2 Land adjacent to Stevelee , Coed Eva, Cwmbran
- 3 Land adjacent Penylan Way, Coed Eva, Cwmbran

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- 4 Coed Meyrick Moel Wood, adjacent to Penylan Road, Coed Eva, Cwmbran
- 5 Land adjacent to Henllys Way, Henllys, Cwmbran
- 6 Coed Waun Fyr, land adjacent to Fairwater shopping centre, Fairwater, Cwmbran
- 7 Land adjacent to Windsor Road, St Dials, Cwmbran
- 8 Land adjacent to The Crescent and Cocker Avenue, St Dials, Cwmbran
- 9 Land adjacent to Fairhill, Cwmbran
- 10 Land adjacent to Fairwater Leisure Centre, Cwmbran
- 11 Tranch Wood and Coed Celyn, Cwmbran
- 12 Greenmeadow Wood, adjacent to Hafren Road, Cwmbran
- 13 Land adjacent Stour Court, Cwmbran
- 14 Land adjacent to Thornhill Community Centre, Cwmbran
- 15 Graig Fawr Wood, adjacent to Thornhill Road, West Pontnewydd, Cwmbran
- 16 Church Wood adjacent to Springvale Industrial Estate, Cwmbran
- 17 Church Wood, land adjacent to Trinity Road, Springvale, Cwmbran
- 18 Land adjacent to Mount Pleasant Road, Lowlands, Cwmbran
- 19 Land adjacent to Mynydd Maen Road, Lowlands, Cwmbran
- 20 Land at Garw Row, Croesyceiliog, Cwmbran
- 21 Craig-y-Felin Wood, Croesyceiliog, Cwmbran
- 22 Land adjacent to Avondale Road and Chapel Lane, Croesyceiliog, Cwmbran
- 23 Woodland adjacent to County Hall, Croesyceiliog, Cwmbran
- 24 Middle Wood, Croesyceiliog, Cwmbran
- 25 Jim Crow Wood, Croesyceiliog, Cwmbran
- 26 Mill Wood, Llanyrafon, Cwmbran
- 27 Bath Wood (south), Llanyrafon, Cwmbran
- 28 Land adjacent to the Alders, Llanyrafon, Cwmbran
- 29 Bath Wood (north), Llanyrafon, Cwmbran
- 30 Site adjacent to Llantarnam Road opposite Grange Industrial Estate, Cwmbran
- 31 Land adjacent to St. David's Road and Grange Road, Cwmbran

Pontypool

- 32 The Elipse, The Avenue, Sebastopol, Pontypool
- 33 Land adjacent Ashgrove Close, off West Avenue, Sebastopol, Pontypool
- 34 Coed Cae Breast, Woodland, New Inn, Pontypool
- 35 Lodge Wood, New Inn, Pontypool
- 36 Land adjacent to The Woodlands, Penygarn, Pontypool
- 37 Land adjacent to St. Cadocs Road, Old Penygarn, Pontypool
- 38 Herbert's Wood, adjacent to Riverside, Penygarn, Pontypool

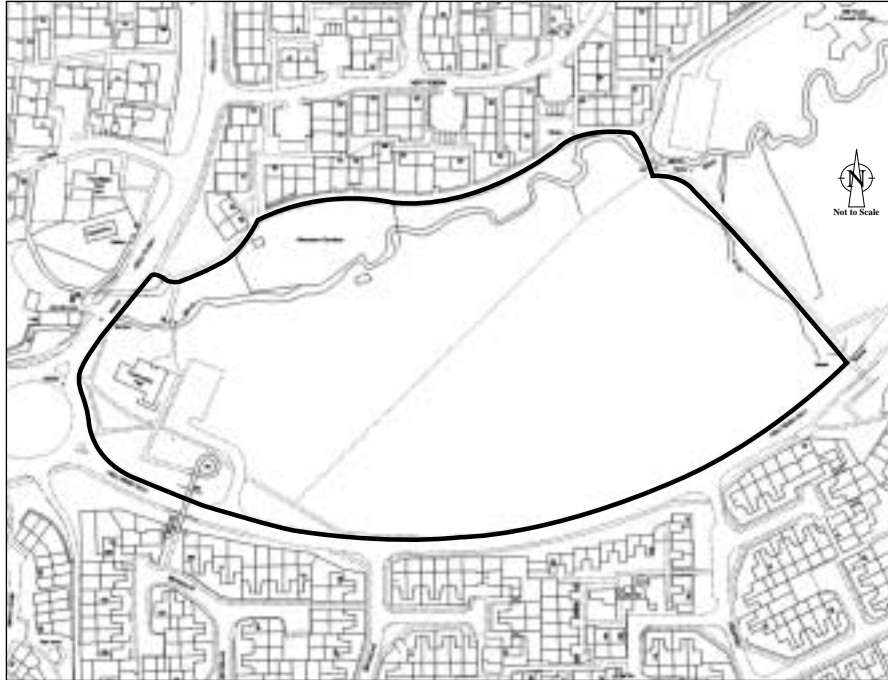
Trevethin

- 39 Land adjacent to Church Avenue and Prices Close, Trevethin
- 40 Land adjacent to Woodside Road, Trevethin
- 41 Land adjacent to Snatchwood Road / St. Lukes Road and Pentwyn Road, Trevethin

Blaenavon

- 42 Land adjacent to Elgam Road and south of Upper Woodland Street, Blaenavon
- 43 Land adjacent to Elgam Road and north of Upper Woodland Street, Blaenavon
- 44 Land adjacent to Charles Street and Ton-Mawr Road, Blaenavon
- 45 Land adjacent to Capel Newydd Avenue, Blaenavon
- 46 Land adjacent to Griffin Avenue, Blaenavon
- 47 Land adjacent to Forgeside, Blaenavon

*...areas of important
urban open space*

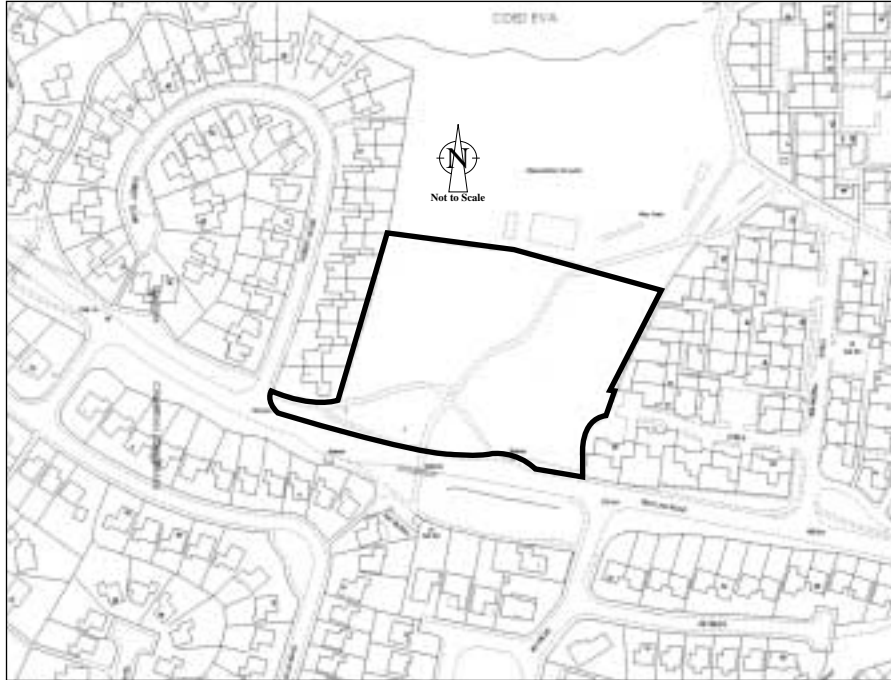


1 *Land adjacent to Hollybush Way, Coed Eva, Cwmbran*



2 *Land adjacent to Stevelee, Coed Eva, Cwmbran*

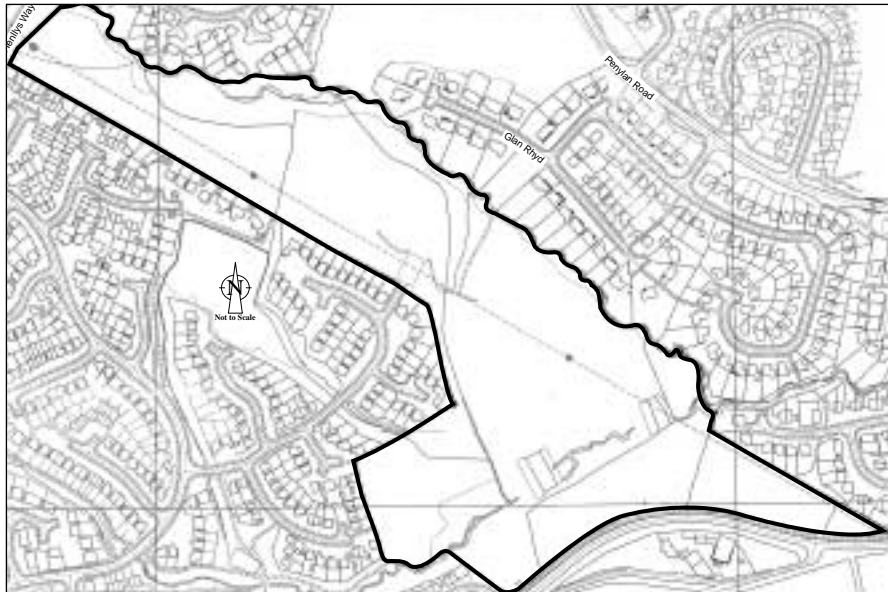
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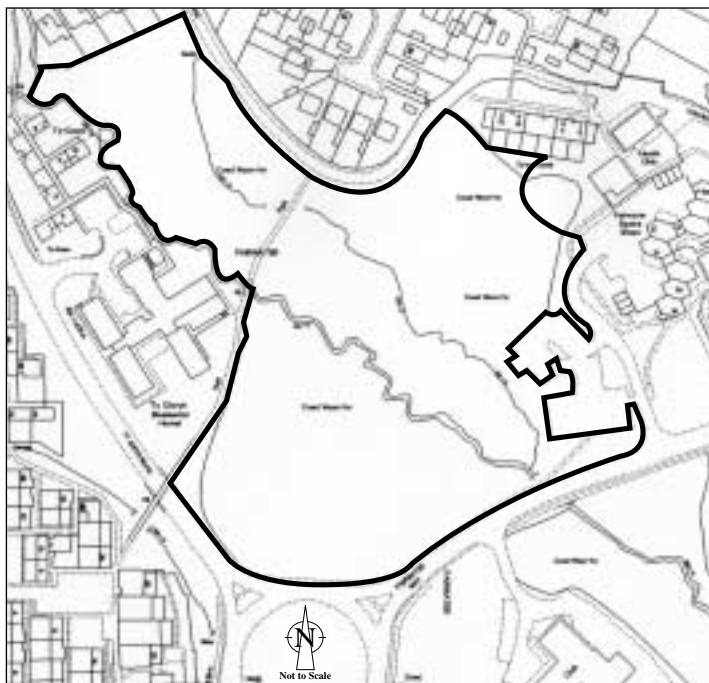
3 Land adjacent to Penylan Way, Coed Eva, Cwmbran



4 Coed Meyrick Moel Wood, adjacent to Penylan Road, Coed Eva, Cwmbran



5 Land adjacent to Henllys Way, Henllys, Cwmbran



6 Coed Waun Fyr, land adjacent to Fairwater shopping centre, Fairwater, Cwmbran

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7 Land adjacent to Windsor Road, St Dials, Cwmbran



8 Land adjacent to The Crescent and Cocker Avenue, St Dials, Cwmbran

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9 Land adjacent to Fairbill, Cwmbran



10 Land adjacent to Fairwater Leisure Centre, Cwmbran

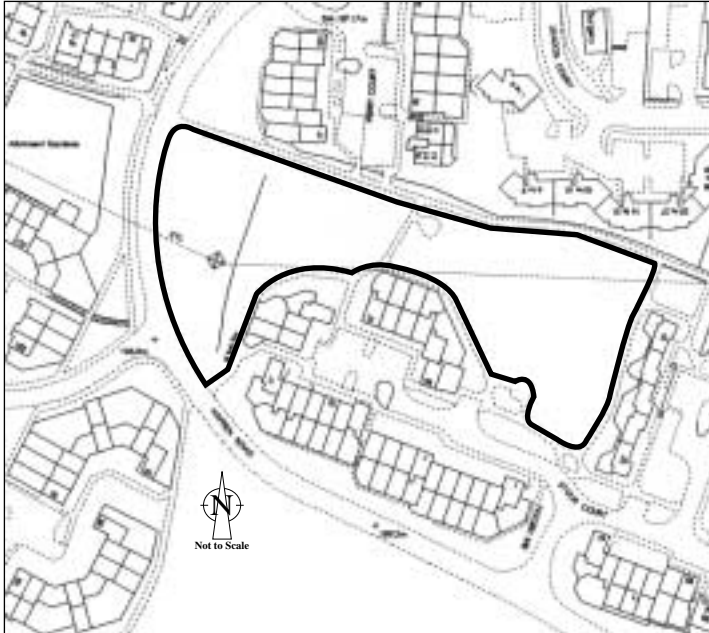
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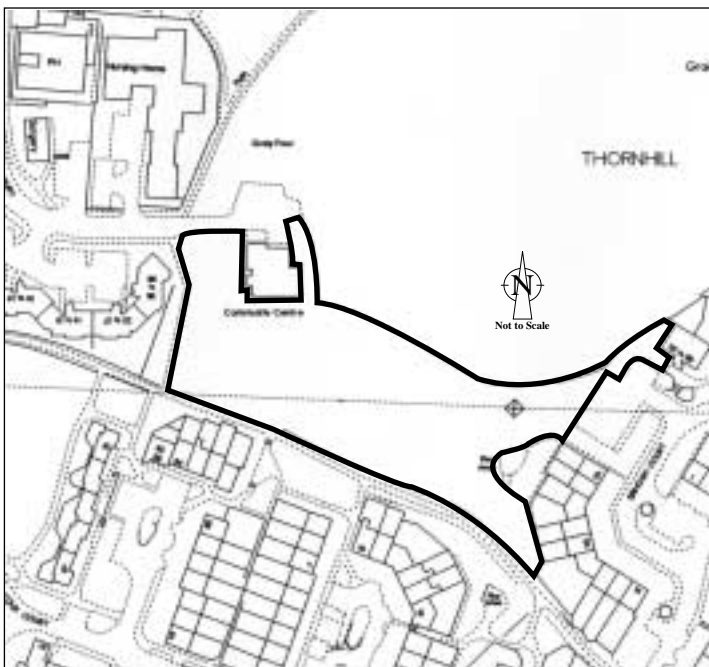
11 *Trach Wood and Coed Celyn, Cwmbran*



12 *Greenmeadow Wood, adjacent to Hafren Road, Cwmbran*



13 Land adjacent to Stour Court, Cwmbran



14 Land adjacent to Thornhill Community Centre

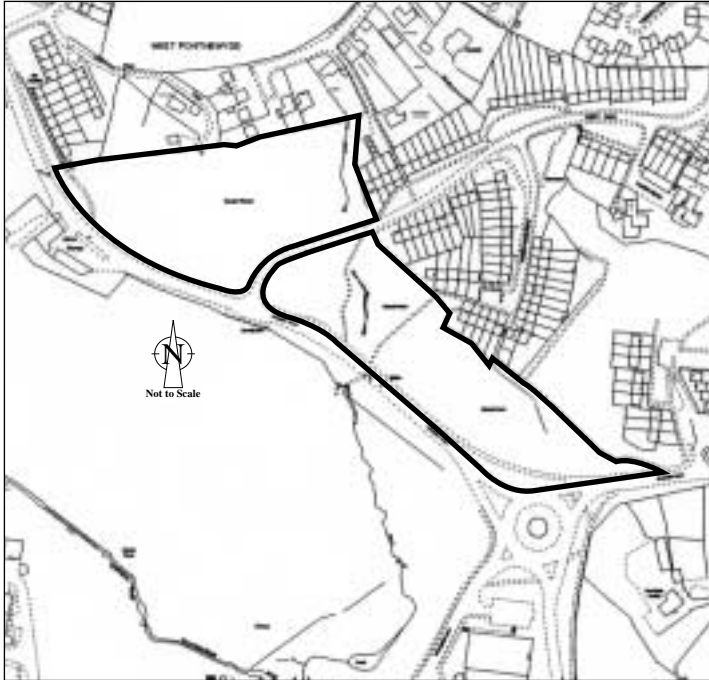
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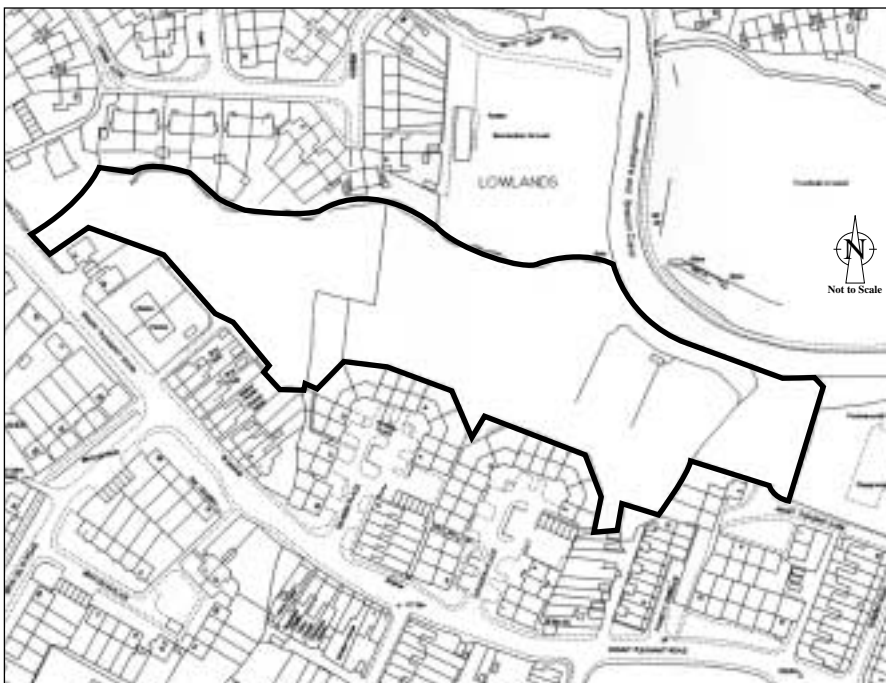
15 *Craig Fawr Wood, adjacent to Thornhill Road,
West Pontnewydd, Cwmbran*



16 *Church Wood, adjacent to Springvale Industrial Estate, Cwmbran*

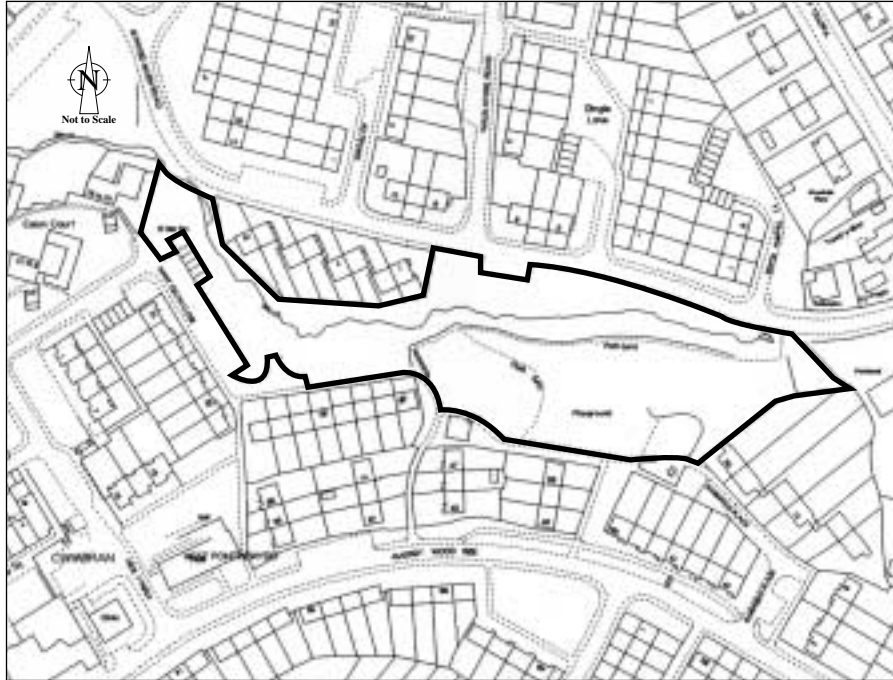


17 Church Wood, land adjacent to Trinity Road, Springvale, Cwmbran



18 Land adjacent to Mount Pleasant Road, Lowlands, Cwmbran

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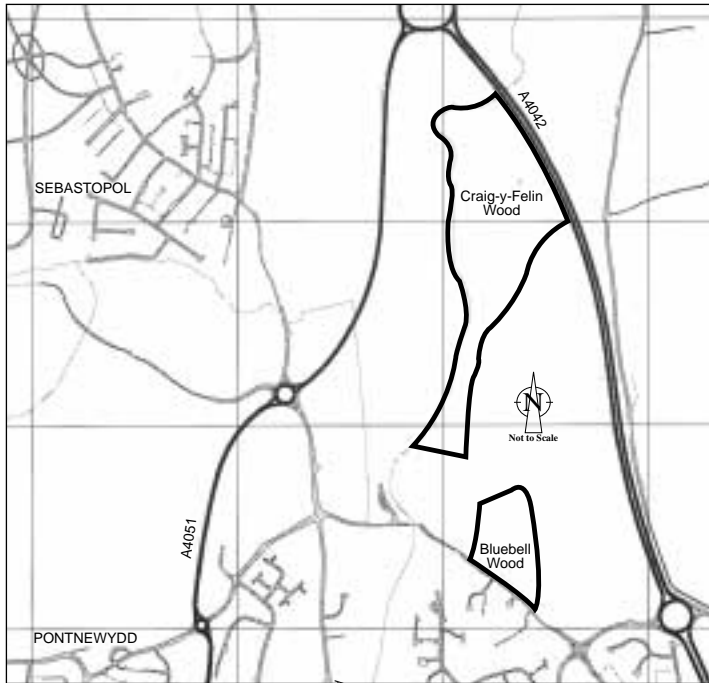


19 *Land adjacent to Mynydd Maen Road, Lowlands, Cwmbran*

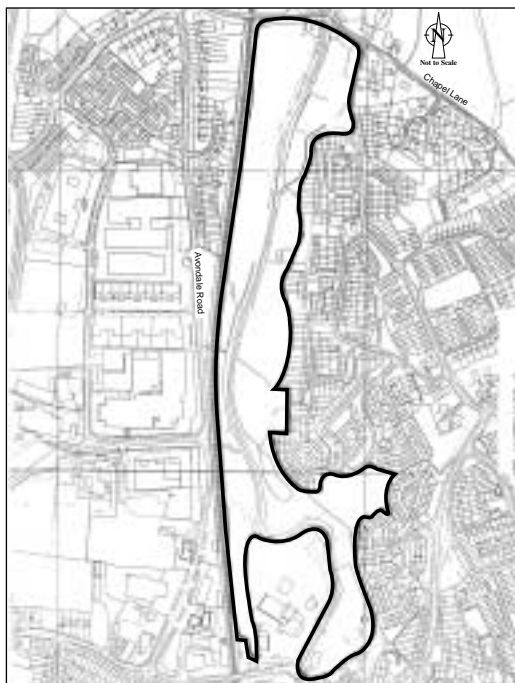


20 *Land at Garw Row, Croesyceiliog, Cwmbran*

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21 *Craig-y-Felin Wood, Croesyceiliog, Cwmbran*

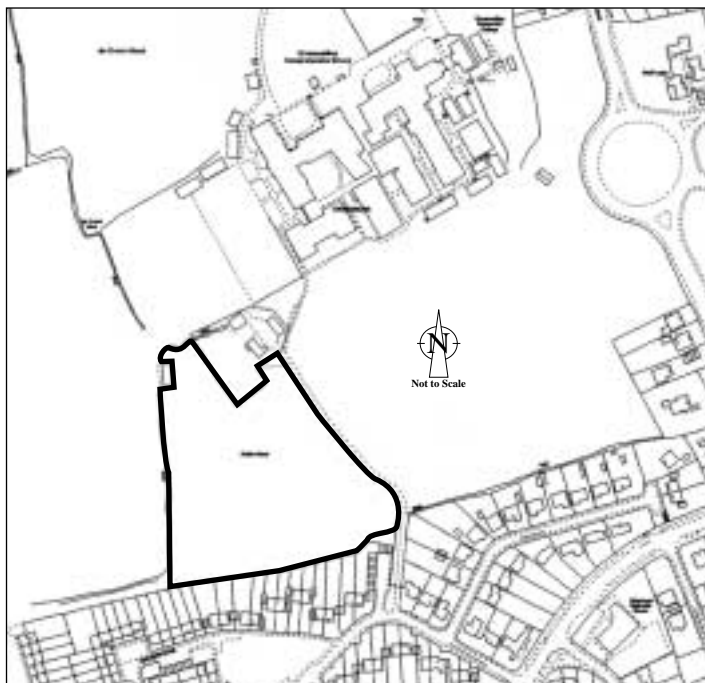


22 *Land adjacent to Avondale Road and Chapel Lane, Croesyceiliog, Cwmbran*

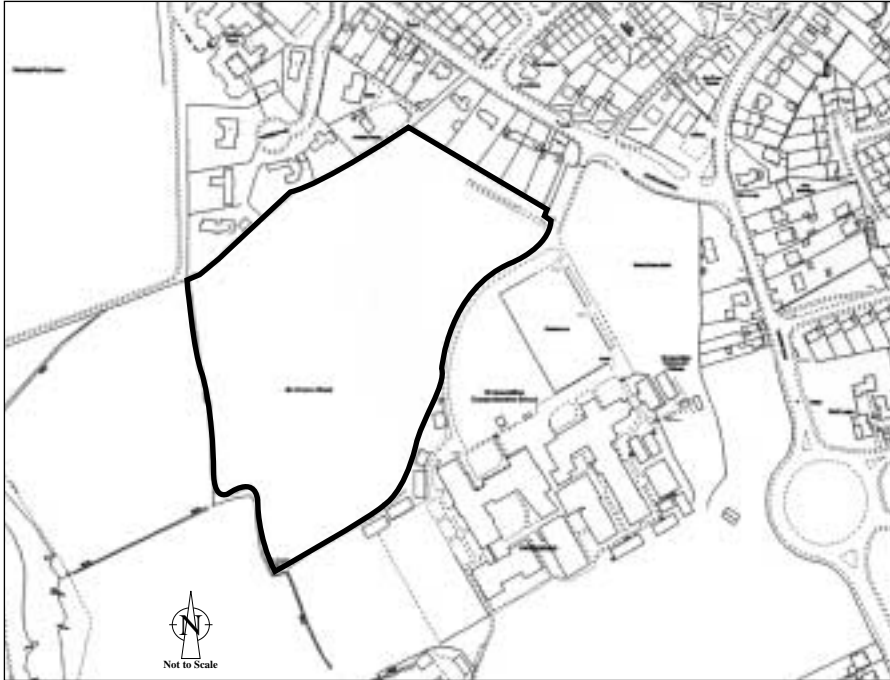
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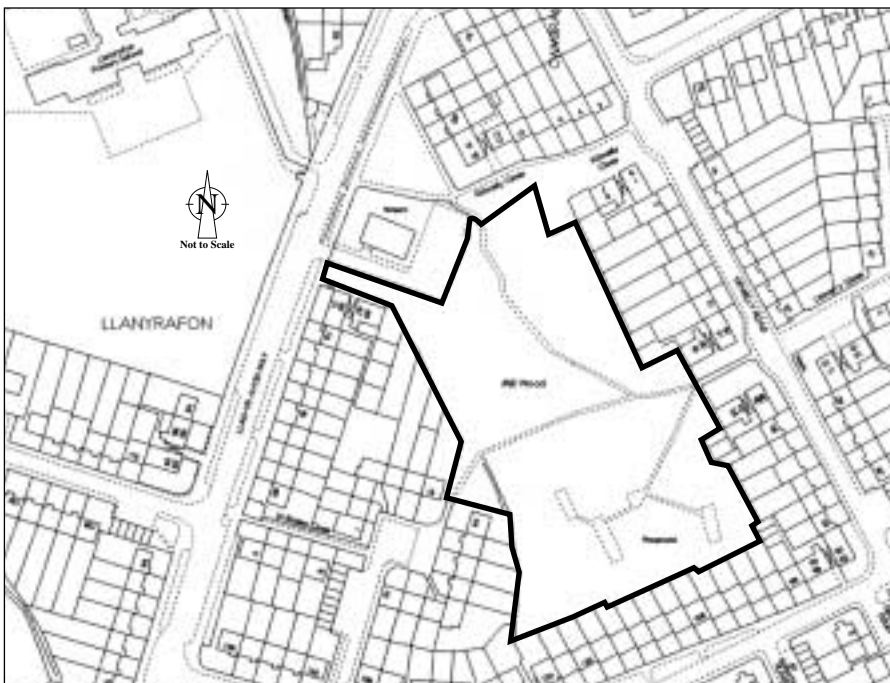
23 *Woodland adjacent to County Hall, Croesyceiliog, Cwmbran*



24 *Middle Wood, Croesyceiliog, Cwmbran*

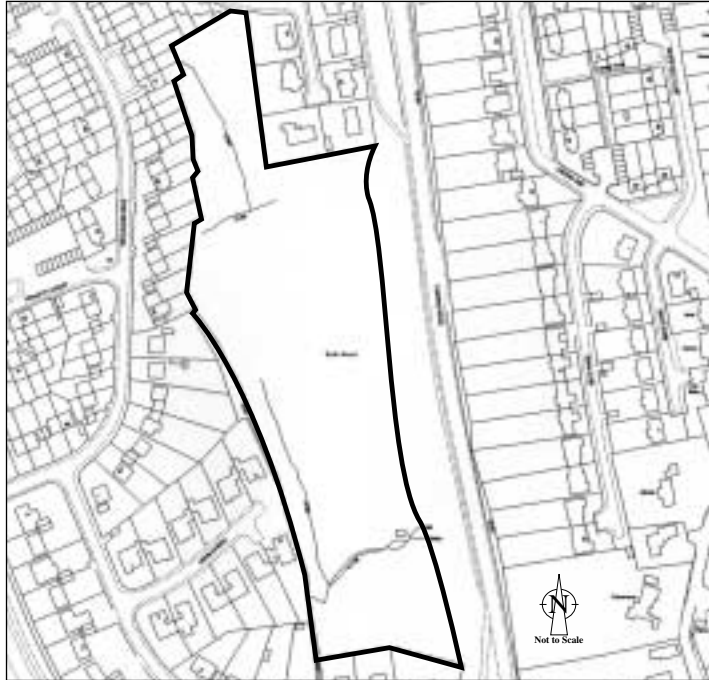


25 *Jim Crow Wood, Croesyceiliog, Cwmbran*



26 *Mill Wood, Llanyrafon, Cwmbran*

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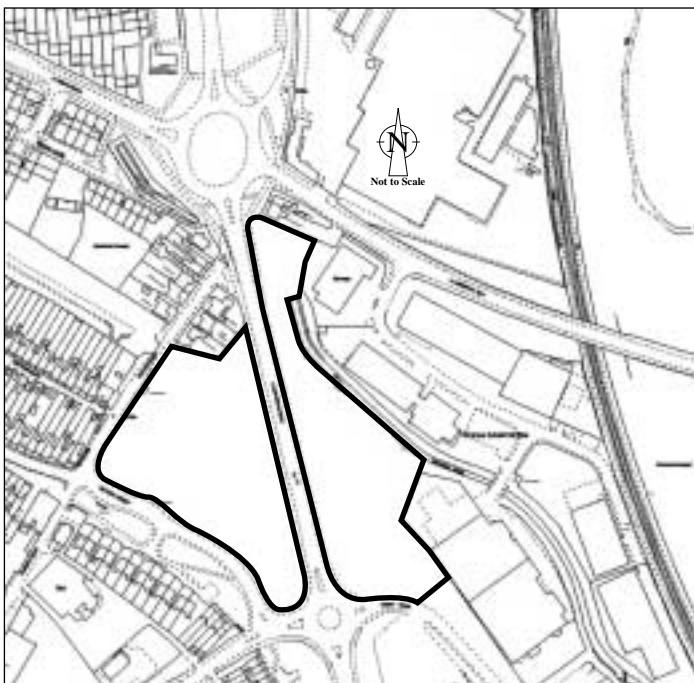
27 Bath Wood (south), Llanyrafon, Cwmbran



28 Land adjacent to The Alders, Llanyrafon, Cwmbran

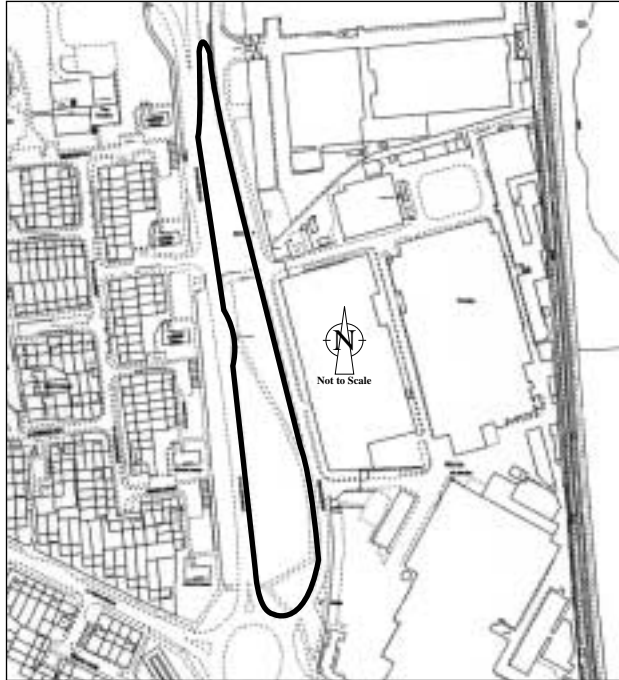


29 Bath Wood (north0, Llanynafon, Cwmbran)

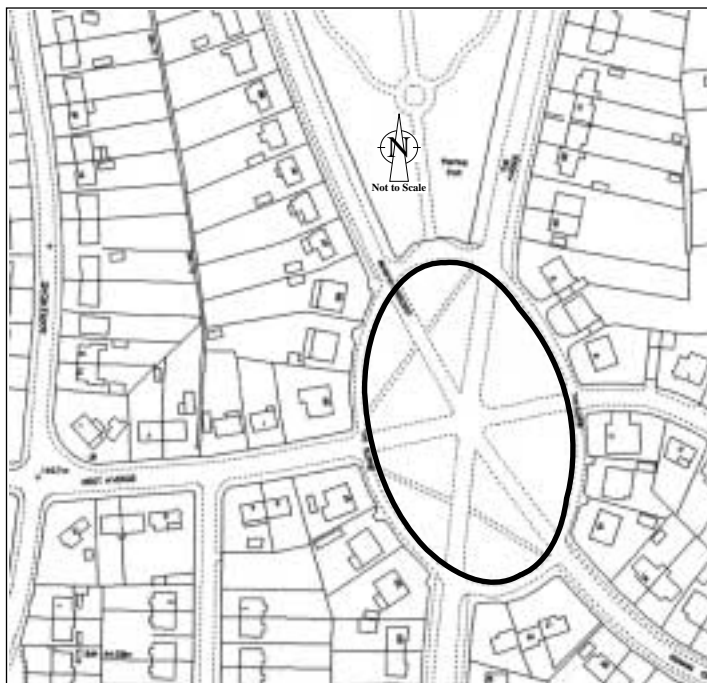


30 Site adjacent to St David's Road and Grange Road, Cwmbran

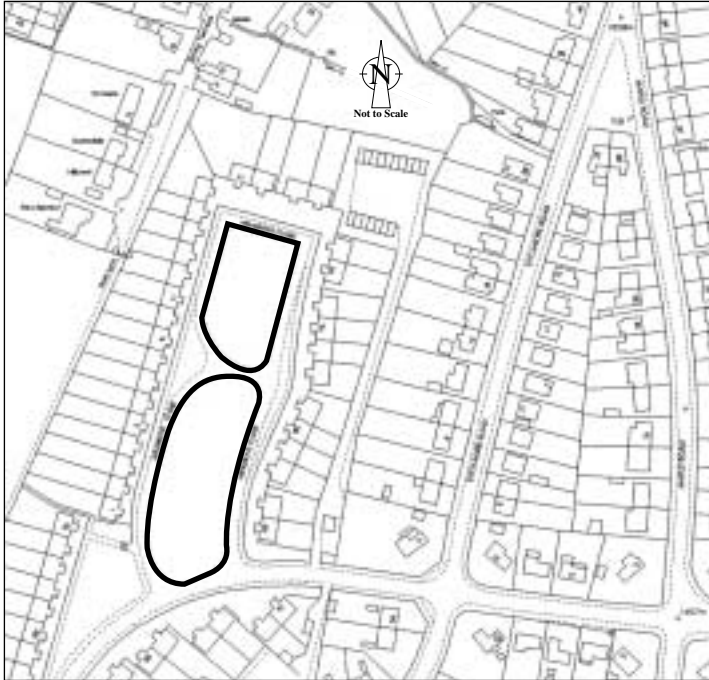
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31 *Land adjacent to St David's Road and Grange Road, Cwmbran*



32 *The Elipse, The Avenue, Sebastopol, Pontypool*

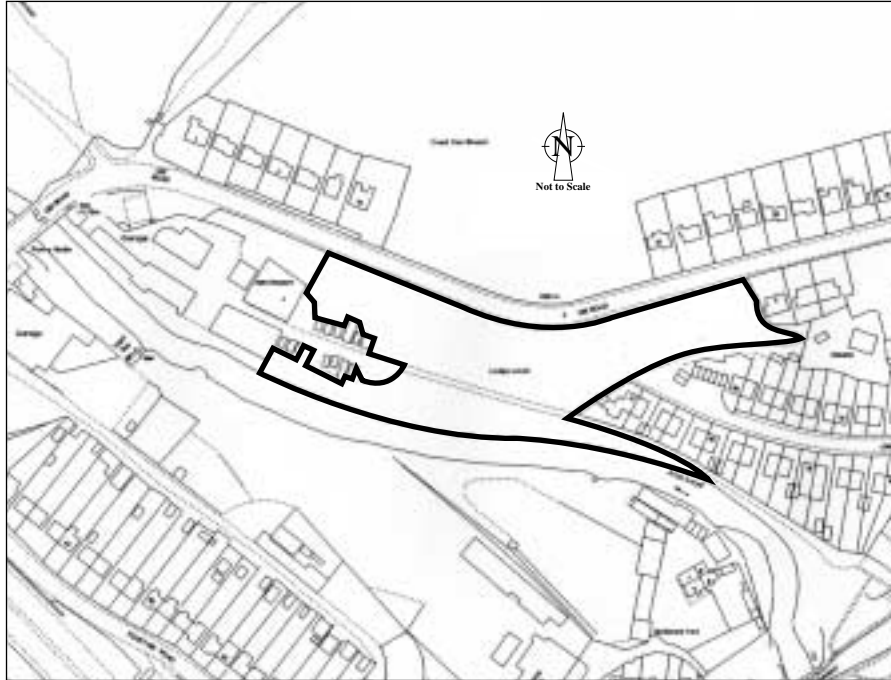


33 Land adjacent to Ashgrove Close, off West Avenue, Sebastopol, Pontypool

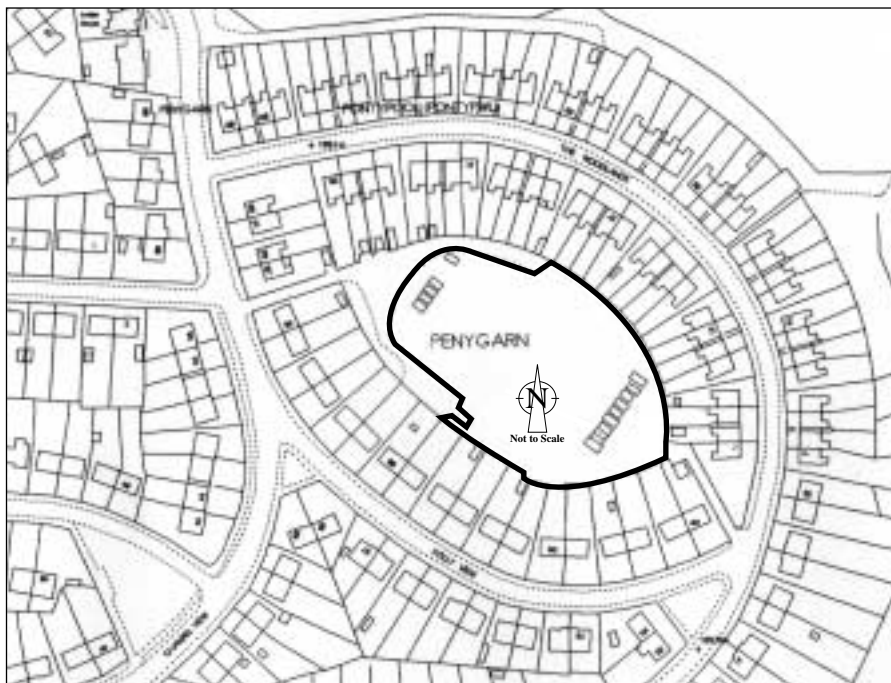


34 Coed Cae Breast Woodland, New Inn, Pontypool

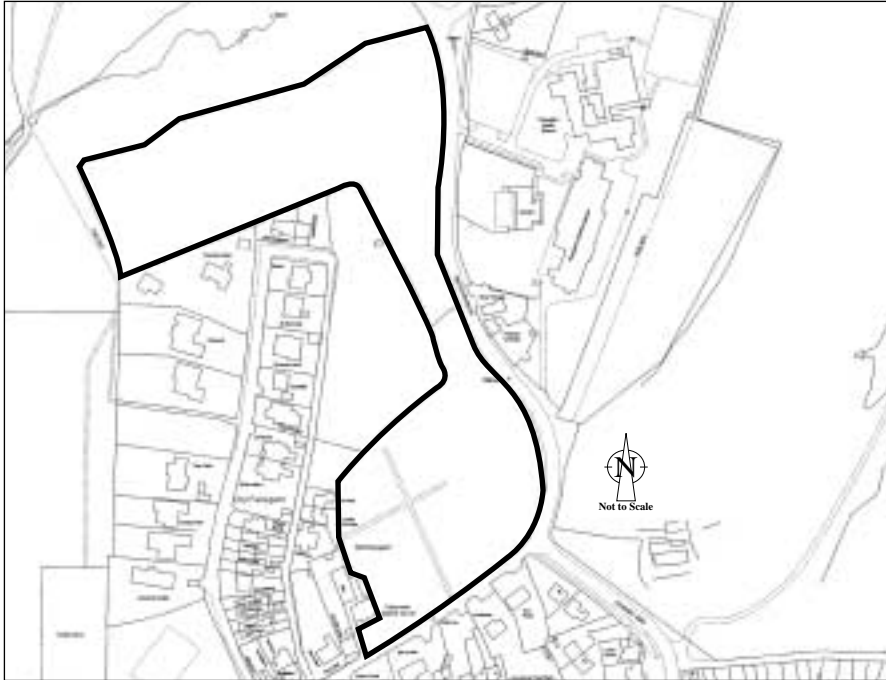
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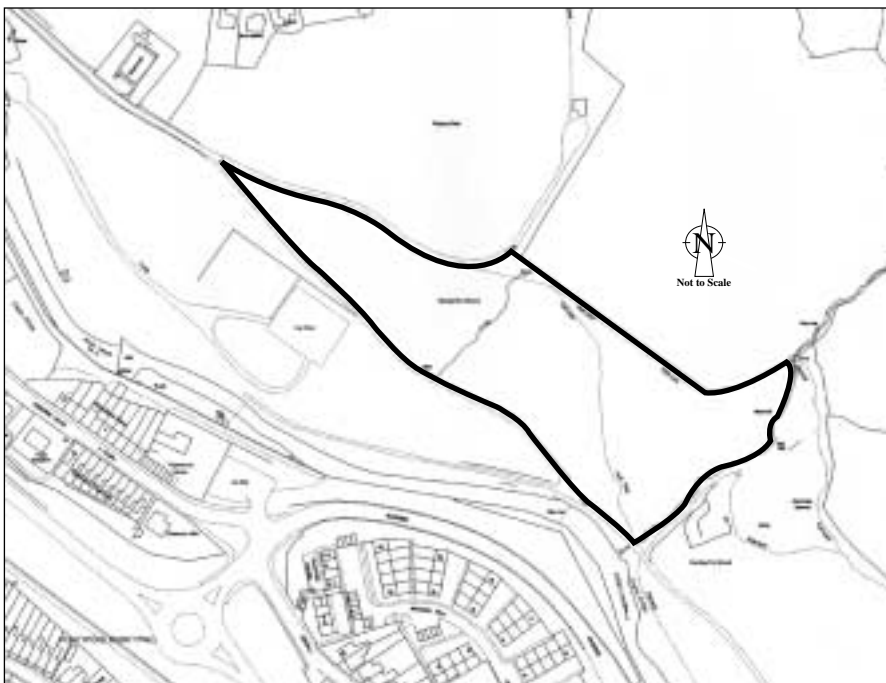
35 *Lodge Wood, New Inn, Pontypool*



36 *Land adjacent to the Woodlands, Penygarn, Pontypool*



37 Land adjacent to St Cadocs Road, Old Penygarn, Pontypool

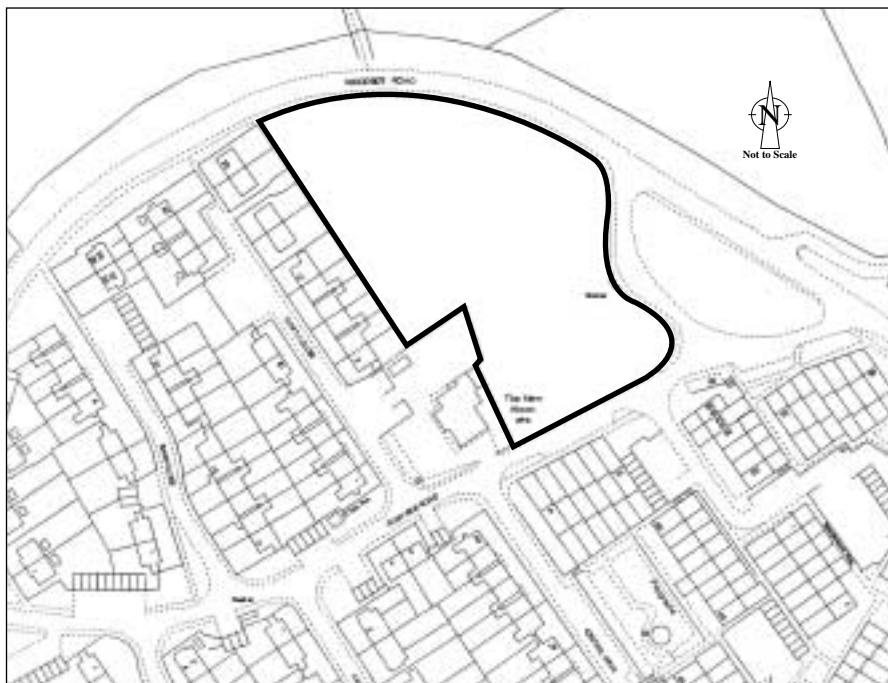


38 Herbert's Wood, adjacent to Riverside, Penygarn, Pontypool

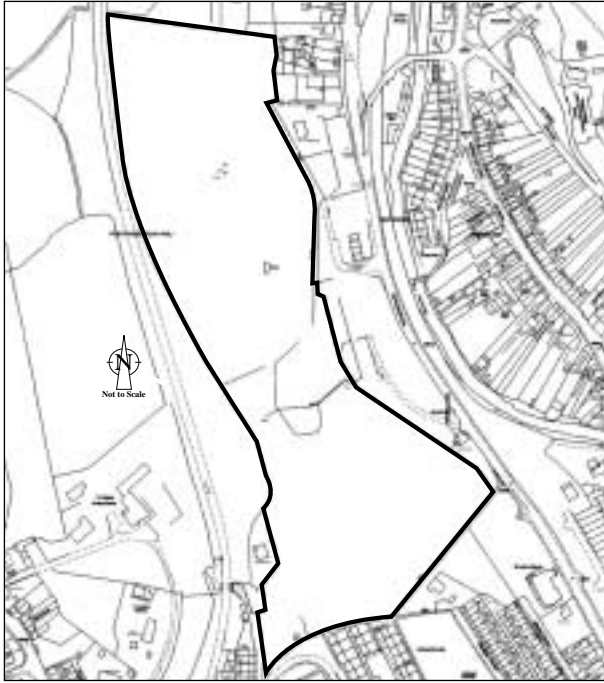
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39 *Land adjacent to Hollybush Way, Coed Eva, Cwmbran*



40 *Land adjacent to Stevelee, Coed Eva, Cwmbran*

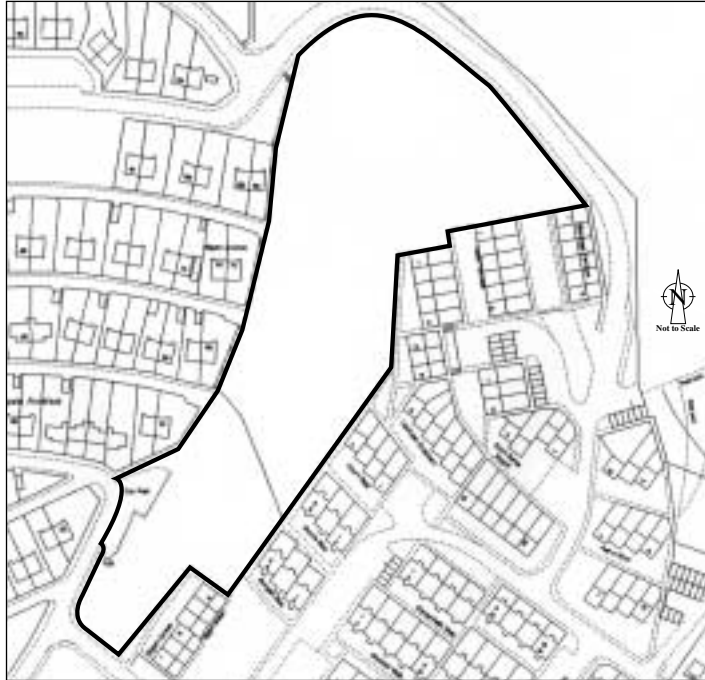


41 Land adjacent to Snatchwood Road/St Lukes Road and Pentwyn Road, Trevetbin

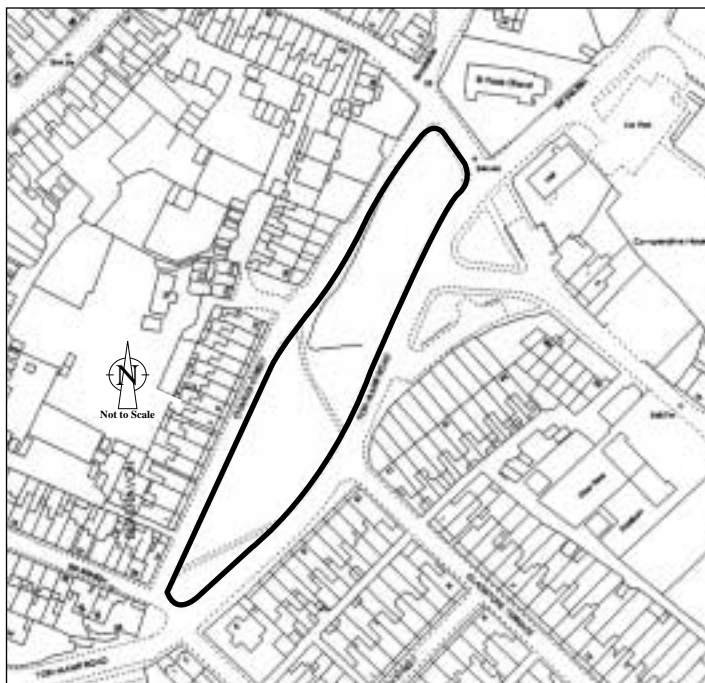


42 Land adjacent to Elgam Road and south of Upper Woodland Street, Blaenavon

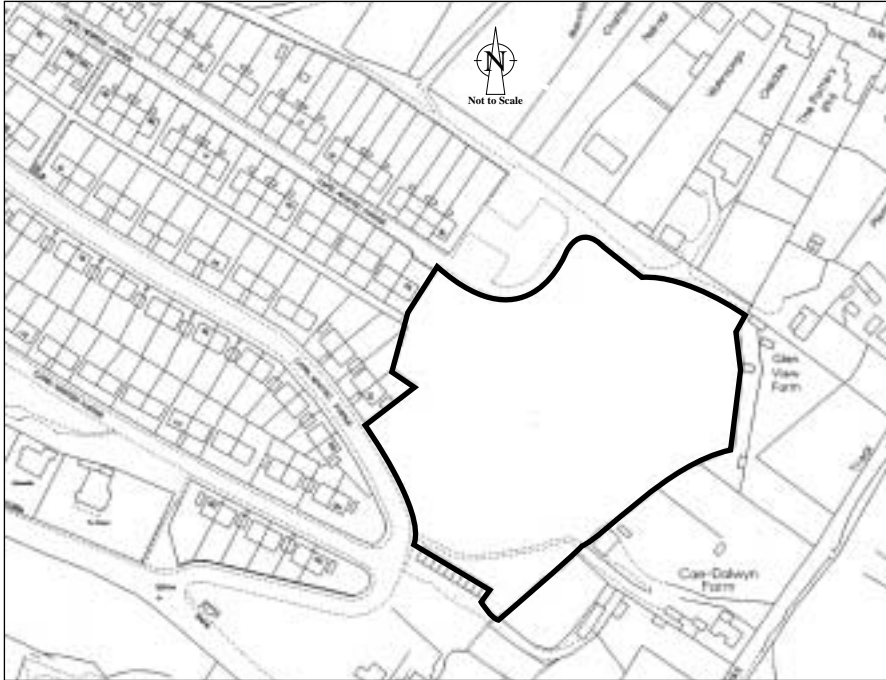
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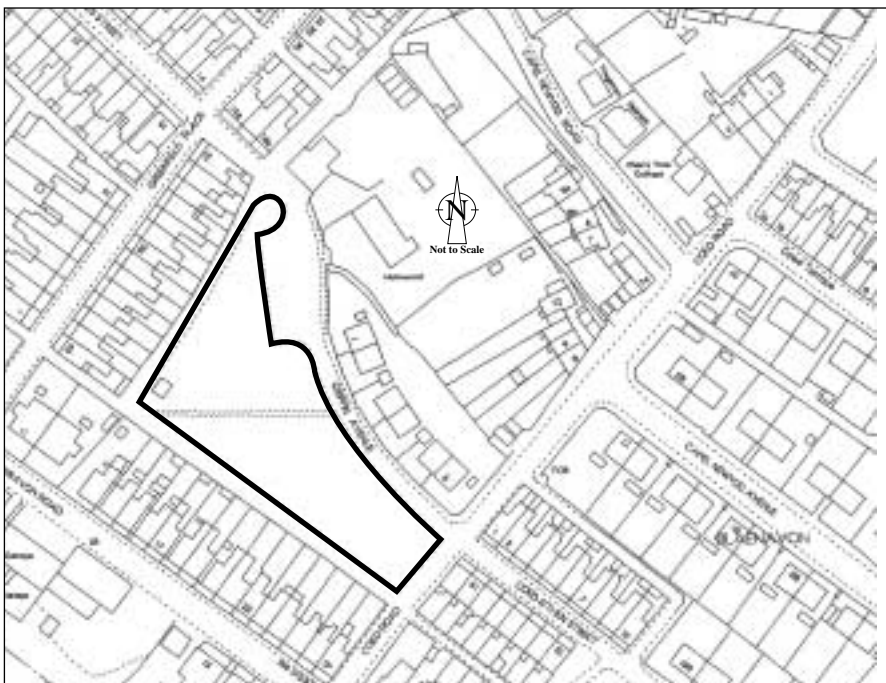
43 *Land adjacent to Elgam Road and north of Upper Woodland Street, Blaenavon*



44 *Land adjacent to Charles Street and Ton Mawr Road, Blaenavon*



45 Land adjacent to Capel Newydd Avenue, Blaenavon



46 Land adjacent to Griffin Avenue, Blaenavon

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47 *Land adjacent to Forgeside, Blaenavon*