

Adopted Torfaen Local Development Plan (LDP)

2006 - 2021

TORFAEN
COUNTY
BOROUGH



BWRDEISTREF
SIROL
TORFAEN



Torfaen council has adopted its local development plan (LDP).

This plan will guide the development and use of land in the county borough until 2021. The LDP will help create sustainable growth in Torfaen to make it a vibrant and prosperous area, where people have the skills, knowledge and opportunities to achieve. It also aims to create a better quality of life for people, so they live in safe, healthy and thriving communities with accessible local facilities.

Protecting and enhancing Torfaen's unique natural heritage, and cultural and historic identity is also an important role of the plan.

Significantly, the LDP contains the council's main planning and development strategies until 2021, which will promote the sustainable regeneration of Torfaen's town centres. It also highlights more than £1 billion of potential investment in the borough before 2021, which includes new homes, jobs, community facilities and transport infrastructure within Torfaen.

As part of this, it identifies pieces of land where building will be allowed and where it will be not, as well as the planning framework against which all planning applications in Torfaen will be considered.

The LDP and associated documents are available to view and download at www.torfaen.gov.uk/en/PlanningAndDevelopment/Planningpolicy/Planning-Policy.aspx

Note - this document is a 'Bilingual Summary' of the Adopted Torfaen LDP and therefore should not be used for planning purposes.

For further information, or to purchase paper copies of the LDP documents, please contact the Forward Planning Team at the postal or email addresses below; or telephone 01633 648805 / 648039

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The ‘Network of Integrated Communities’ LDP Strategy

In order to achieve the above Vision, the LDP Strategy aims to provide a ‘Network of Integrated Communities’ focusing particularly on the two key settlements of Cwmbran and Pontypool to ensure that they are successful and function as service hubs for the surrounding settlements. The level of proposed development reflects the role, scale and function of individual settlements; with each settlement building upon its particular opportunities for the benefit of the County Borough as a whole.

The central hubs of Blaenavon, Pontypool and Cwmbran will have a key role in providing local services for their surrounding areas. Cwmbran as the largest settlement also has the potential to provide a wider regional role for facilities and services. Transport connections between the hubs will be key in realising this strategy.

Developments outside the central hubs will need to link to existing service centres or have good access to these facilities. Where existing services do not currently exist developments will be required to ensure local services can be provided and accessed so as to ensure developing communities can be successfully integrated.

The Vision for Torfaen

In considering how the LDP for Torfaen should tackle key issues and guide and manage future development, the following clear vision of what the County Borough should look like in 2021 has been identified: -

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

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

The LDP Policies

The LDP contains the following 9 overarching Strategic Policies, which have been developed to deliver the LDP Vision / Strategy and are supported by the more detailed policies of the Plan summarised below.

Strategic Policies

Policy S1	Defines the Urban Boundaries to promote the full and effective use of urban land, to allow for development to contribute to the creation of sustainable communities and define the urban area within which there is a presumption in favour of development. Land outside Urban Boundaries is within the Countryside where development is restricted.
Policy S2	Gives a set of Sustainable Development criterion that should be taken into account in the design of development proposals.
Policy S3	Provides criterion that should be considered to seek to mitigate the causes of further climate change and adapt to the current and future effects of climate change such as promoting sustainable design.
Policy S4	Policy S4 on ‘Place Making’ seeks that new development must have full regard to the context of the local natural and built environment and its special features including criterion on sustainable design and promoting a mix of uses.
Policy S5	Policy S5 makes provision for 4,700 dwellings in Torfaen, by identifying sites for approximately 5,740 dwellings during the period 2006-2021; broken down within the following Housing Sub-Market Areas: - <ul style="list-style-type: none"> • North Torfaen - approx. 550 dwellings; • Pontypool - approx. 1,875 dwellings; and • Cwmbran - approx. 2,275 dwellings. These dwellings will be made up from:- <ul style="list-style-type: none"> • Sites already built, under construction or permitted; • New site Allocations; • A Windfall Allowance; and • Small Sites (9 or less dwellings)
Policy S6	Makes provision for 40.3ha of new land for employment and business purposes and 35.0ha for strategic regional employment opportunities across the County Borough during the period 2006-2021.
Policy S7	Seeks to ensure that development proposals promote the Conservation and Enhancement of the Natural, Built and Historic Environment.
Policy S8	Outlines the planning obligations will be required on development proposals to address impacts of development and to make the proposal acceptable in land use planning terms; with key priorities being stated.

The LDP Policies

Strategic Policies

Policy S9

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

Borough Wide Policy

Policy BW1

provides a detailed Borough wide General Policy on Development Proposals; with criterion covering 'Amenity & Design', the 'Natural Environment', the 'Built Environment', 'Utilities Provision' and 'Design & Transport', against which all planning applications will be determined in conjunction with other relevant policies of the Local Development Plan.

Strategic Action Areas

Policy SAA1

Eastern Strip Central SAA, Cwmbran - A 13ha employment led scheme; 2.7ha for B1 uses (light industrial and offices) and a hotel; 5.6ha for B2 uses (general industrial) a foodstore (Morrisons), leisure uses and public open space.

Policy SAA2

Canalside SAA, Cwmbran - A 6.2ha housing led scheme of approx. 150 dwellings in total (100 to be delivered within the Plan Period), Canalside uses and public open space.

Policy SAA3

Llantarnam SAA, Cwmbran - A 29.13ha housing led scheme for the construction of approx. 450 dwellings, 8ha of B1 employment uses, a neighbourhood centre, open space and recreation provision, aided by strategic highway infrastructure improvements.

Policy SAA4

Mamhilad SAA, Pontypool - A 72.65ha mixed use scheme for the construction of a sustainable urban village of 1,700 dwellings (690 to be delivered within the Plan Period), employment uses, the re-use of the Grade II* Listed Building (former British Nylon Spinners), neighbourhood centre, primary school, open space and recreation facilities.

Policy SAA5

The British SAA, Pontypool - A 72ha land reclamation scheme, in preparation for a mixed use (residential, employment, education, community, open space and recreation facilities, etc.) regeneration scheme beyond the end of the Plan Period.

Policy SAA6

South Sebastopol SAA, Cwmbran - A 103.5ha sustainable urban village of 1,200 dwellings (690 to be delivered within the Plan Period) and ancillary uses including education provision, community facilities, neighbourhood centre, playing pitch provision and public open space.

The LDP Policies

Strategic Action Areas

Policy SAA7

Llanfrechfa Grange SAA, Cwmbran - A 44ha mixed used scheme for the construction of a Specialist & Critical Care Centre Hospital, 4.8ha of related employment land, approx. 300 dwellings, community & recreation facilities and public open space.

Further details of all of the SAAs, including the development principles that will guide and inform the future development of these areas, 'are / will be' provided in Appendix 1 of the LDP and / or associated Development Frameworks.

Housing Policies

Cwmbran Policy H1

Within the Cwmbran Housing Sub Market Areas, Policy H1 allocates the following Strategic and Additional Housing Sites.

Strategic Housing Sites

Policy H1/1

County Hall and Police HQ, Llanyravon for 220 dwellings

Policy H1/2

Former Police College & Adjacent Land, St. Dials for 350 dwellings.

Additional Housing Sites

Policy H1/3

Former Belle Vue Nursery, St. Dials for 16 dwellings.

Policy H1/4

Ty'r-ywen Farm, Fairwater for 25 dwellings.

Pontypool Policy H2

Within the Pontypool Housing Sub Market Areas, Policy H2 allocates the following Strategic and Additional Housing Sites.

Strategic Housing Sites

Policy H2/1

Former Trevethin School, Penygarn for 115 dwellings

Policy H2/2

Animal Pound & Adjacent Land, Wainfelin for 135 dwellings

Policy H2/3

Pontypool College, Cwmynyscoy for 140 dwellings

Additional Housing Sites

Policy H2/4

Coal Yard, Station Road, Panteg for 15 dwellings.

The LDP Policies

North Torfaen Policy H3

Within the North Torfaen Housing Sub Market Areas, Policy H3 allocates the following Housing Sites.

Policy H3/1 Garn-yr-Erw Terrace, Blaenavon for 26 dwellings

Policy H3/2 Blaenavon Health Centre, Blaenavon for 17 dwellings

Policy H3/3 St Peters School, Blaenavon for 18 dwellings

Policy H3/4 Hillside School, Blaenavon for 64 dwellings

Policy H3/5 Land off Giles Road, Blaenavon for 25 dwellings.

Policy H3/6 Old Co-op, 39-43 High Street, Abersychan for 24 dwellings.

Further details of all of the housing sites, including the development principles that will guide and inform the future development of these areas, 'are / will be' provided in Appendix 1 of the LDP and associated Development Frameworks / Briefs.

Policy H4 sets a target of approx. 1,132 affordable homes within Torfaen over the Plan Period; and, subject to annual review, seeks to negotiate the provision of up to the following percentages of affordable housing on all residential sites of 3 or more dwellings or over 0.1ha:-

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

Policy H5 sets the standards for the provision for Recreation, Open Space and Allotments which will be sought in conjunction with new residential developments of 3 or more dwellings.

Policy H6 provides criterion against which proposals for the conversion, subdivision or re-use of buildings for residential purposes within the Urban Boundary will be considered.

Policy H7 allocates the following two sites in Cwmynyscoy, Pontypool for Gypsy and Traveller accommodation up to 2021: -

- H7/1 - Rose Cottage Gypsy and Traveller Site for 10 permanent pitches; and
- H7/2 - former Race AFC Football Pitch for up to 32 permanent pitches.

Policy H8 provides criterion for the consideration of new Gypsy and Traveller site proposals.

Policy H9 provides criterion against which proposals for small (9 or less dwellings) Affordable Housing Exception Sites will be considered within or adjoining Urban Boundaries.

The LDP Policies

Economy, Employment & Tourism Policies

Cwmbran Policy EET1

Within the Cwmbran area, Policy EET1 allocates the following 16.7ha (including 8.0ha at Llantarnam SAA3) of Employment Sites.

Policy EET1/1 Ty Coch Way, Two Locks (1.4ha for B1, B2 & B8 uses);

Policy EET1/2 Llantarnam Park A (0.7ha for B1 uses)

Policy EET1/3 Llantarnam Park B (0.4ha for B1 uses).

Policy EET1/4 Llantarnam Park C (1.4ha for B1 uses)..

Pontypool Policy EET2

Within the Pontypool area, Policy EET2 allocates the following 15.6ha of Employment Sites.

Policy EET2/1 Former Gas Works Site, Panteg Way, New Inn (2.1ha for B1, B2 & B8 uses)

Policy EET2/2 Lower Mill Field (North), Pontymoile (1.2ha for B1 uses)

Policy EET2/3 Land South of Travelodge, Pontymoile (2.1ha for B1 uses)

Policy EET2/4 Llantarnam Park C (1.4ha for B1 uses).

Policy EET2/5 Mamhilad Business Park (3.0ha for B1, B2 & B8 uses)

Policy EET2/6 Usk Vale, Mamhilad (6.7ha for B1, B2 & B8 uses)

North Torfaen Policy EET3

Within the North Torfaen area, Policy EET3 allocates the following 8.0ha of Employment Sites (for B1, B2 & B8 uses)

Policy EET3/1 Varteg Road, Garndiffaith (0.8ha);

Policy EET3/2 Gilchrist Thomas Industrial Estate, Blaenavon (1.2ha)

Policy EET3/3 Kays & Kears, Blaenavon (6.0ha)

The LDP Policies

Economy, Employment & Tourism Policies

Policy EET4

Policy EET4 allocates two Regional Employment Sites, in Cwmbran

Policy EET4/1 Craig Y Felin (21.0ha);

Policy EET4/2 Former Ty Coch Tip (14.0ha)

Policy EET5 provides criterion when considering the loss of Employment Land and Premises to other uses..

Policy EET6 provides for the improvement of existing Leisure / Tourism Sites and activities..

Retail & Town Centres Policies

Policy RLT1 identifies Town Centre Boundaries for Cwmbran (RLT1/1), Pontypool (RLT1/2) and Blaenavon (RLT1/3); within which proposals for retail development must be in keeping with the role, function, scale and character of the town centre.

Policy RLT2 provides several criterion for proposals for retail development within the Cwmbran Town Centre and identifies land on the eastern side of the existing Town Centre (broadly the area to the east of North Walk and The Mall) and including land between Glyndwr Road and St Davids Road (RLT2/1) as having the potential for redevelopment for retail and other town centre uses subject to two additional criterion.

Policy RLT3 provides criterion for the consideration of proposals for new retail development (above 235m² gross) which are located on edge of centre or located outside of town, district or local centres; subject to conditions or legal agreement limiting the amount of retail sales floorspace and the range and / or type of goods sold, in order to ensure that the health of centres in the retail hierarchy is protected; with additional criterion for edge of centre sites.

Policy RLT4 provides criterion for the consideration of proposals for new small scale retail uses of below 235m² gross which would not otherwise be permitted.

Policy RLT5 defines Primary Frontages within Cwmbran (RLT5/1) and Pontypool (RLT5/2) Town Centres; within which, in order to maintain the retail shopping core, proposals for changes of use of shops (A1 Use Class) to non A1 uses will only be permitted subject to several criterion.

Policy RLT6 states that any applications for change of use that will result in the loss of A1 uses within the Pontypool Town Centre 100 % A1 Retail Frontages will not be permitted.

The LDP Policies

Retail & Town Centres Policies

Policy RLT7 states that within the Secondary Frontages for Pontypool and Cwmbran Town Centres, proposals for mixed use shopping, service, leisure / entertainment and commercial uses (excluding residential uses) are considered to be appropriate and changes of use or redevelopment from retail will be permitted subject to 2 criterion.

Policy RLT8 provides criterion for the consideration of proposals that will strengthen and maintain the role and function of Local and Neighbourhood Shopping Centres.

Policy RLT9 states that Food and Drink Establishments will not be permitted which would give rise to environmental conditions which would harm the amenity of nearby residents as defined in two criterion.

Transport Policies

Policy T1 safeguards land and makes provision (from developments that would require any of the schemes to be implemented) for the construction of the following proposed Transport Improvement Schemes: -

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

Policy T2 safeguards the following former railway lines from development that would be likely to prejudice their future transport use: -

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

Similarly, the Monmouthshire and Brecon Canal is safeguarded from development that is likely to prejudice its reopening to navigation or its regeneration.

The LDP Policies

Transport Policies

Policy T3	safeguards the following improvements to the cycle route network:- <ol style="list-style-type: none">1. National Cycle Route Network 492 Varteg Road Bridge to Blaenavon Town Centre;2. National Cycle Route Network 492 to Abersychan Town Centre;3. Abersychan Town Centre to National Cycle Route Network 492 at Merchant's Hill, Pontypool;4. Pontypool & New Inn Train Station to Pontypool Town Centre;5. Pontypool & New Inn Train Station to Mamhilad - scheme to be agreed;6. Usk (Monmouthshire) to Coed-y-Gric Road, Griffithstown.
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Minerals Policies

Policy M1	safeguards important mineral resources within Aggregate Safeguarding Areas and Coal Safeguarding Areas subject to two criterion..
Policy M2	defines Coal Working Exclusion Areas (CWEAs), within which coal working in general will not be acceptable unless it accords with national planning policy..
Policy M3	allocates land at Tir Pentwys (near Pontypool) as a Preferred Area for Aggregates; within which proposals for the extraction of 7.2 million tonnes of aggregates may be permitted.
Policy M4	defines the following Minerals Sites Buffer Zones, within which any development that would prejudice the extraction of the mineral or operation of a permitted mineral site will be refused: - <ol style="list-style-type: none">a) Blaentillary Drift No.2, Blaenavon coal mine and associated 500m Mineral Sites Buffer Zone; andb) The Tir Pentwys (near Pontypool) Preferred Area for Aggregates and associated 200m Mineral Site Buffer Zone.

Waste Policy

Policy W1	states that in-building facilities for the handling, treatment or transfer of waste will be directed generally towards B2 industrial land and premises or existing or previous waste facilities; and that open air facilities are best located away from existing sensitive locations.
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The LDP Policies

Community Facilities Policies

Policy CF1	safeguards land at the former Blaenavon Leisure Centre for the provision of a Primary Care Resource Centre.
Policy CF2	safeguards land at the former Panteg Steelworks for a Primary School..
Policy CF3	seeks to improve the quality and accessibility of the County Borough's community facilities and states that development proposals that would result in the loss of or be of detriment to a community and / or leisure facility will not be permitted subject to several criterion..
Policy CF4	states that development proposals, which result in the loss of Important Urban Open Spaces will not be permitted, unless the proposal complements or relates to the function of the Open Space and would enhance its value, or there is an overriding community or regeneration need for the proposal or where its integrity would be maintained..
Policy CF5	states that, subject to several criterion, development will be permitted on allotments, areas of formal & informal recreation space, children's play areas and amenity open space; and provides the following local standard for allotments: - <ul style="list-style-type: none">• Blaenavon - 1.65ha;• North Pontypool - 11.23ha;• South Pontypool - 4.97ha;• Cwmbran - 12.52ha; and• Ponthir - 0.65ha.
Policy CF6	allocates land at the Eastern Fields, Cwmyrnyscoy for a new Playing Field.

Countryside Policies

Policy C1	Policy C1 identifies the following Green Wedges in order to prevent coalescence between settlements and to maintain the open character of these areas: -
Policy C1/1	Cwmbran and Newport
Policy C1/2	Ponthir and Caerleon;
Policy C1/3	Mamhilad and New Inn, Pontypool.
	Development within designated Green Wedges will only be permitted where the use is either conducive to or enhances the open character of the Green Wedge, respects its rural setting in terms of layout & design and minimises visual intrusion into the landscape.

The LDP Policies

Countryside Policies

Policy C2

Policy C2 identifies the following Special Landscape Areas, where development proposals will be expected to conform to high standards of design and environmental protection which is appropriate to the LANDMAP character of the area: -

Policy C2/1 Llandegfedd Reservoir

Policy C2/2 South Eastern Lowlands;

Policy C2/3 Southern Lowlands;

Policy C2/4 South West Uplands;

Policy C2/5 Blaenavon Heritage Landscape

Policy C2/6 Eastern Uplands

Policy C2/7 Afon Lwyd Valley; and

Policy C2/8 Western Uplands.

Policy C3 provides criterion for the consideration of proposals for Rural Development and Diversification.

Policy C4 provides criterion for the consideration of proposals for the Conversion / Rehabilitation of Buildings in the Countryside, outside the designated Urban Boundary.

Policy C5 provides criterion for the consideration of proposals for the Replacement Dwellings in the Countryside.

Biodiversity / Geodiversity Policy

Policy BG1 states development proposals will not be permitted where they would cause significant adverse effects to local nature conservation designated sites, including the features of a Site of Importance for Nature Conservation (SINC), Local Nature Reserves (LNR), or Regionally Important Geological Sites (RIGS), subject to two criterion.

The LDP Policies

Historic Environment Policies

Policy HE1 states development proposals affecting Buildings and Structures of Local Importance will not be permitted where they will be adversely affected unless the benefits outweigh such effects..

Policy HE2 states that development within the Blaenavon Industrial Landscape World Heritage Site (BILWHS) will be permitted subject to several criterion; including promoting appropriate design which preserves or enhances the character of the local area, protection of key views and maintaining the 'universal value' or integrity of the BILWHS. Proposals should be informed by the guidance in the BILWHS Design Guide.

Supplementary Planning Guidance Programme

Supplementary Planning Guidance (SPG) are documents produced by the Council that provide further detailed guidance on how policies and proposals in the LDP should be used or implemented when making planning applications. SPG are a 'material consideration' into determining planning applications. They can be topic based or deal with a single site.

The Council has adopted SPG on:		
Planning Obligations	Blaenavon Industrial Landscape World Heritage Site Design Guide	Pontypool Town Centre Conservation Area Design Guide
South Sebastopol SAA6	Llanfrecfa Grange SAA7	Trevethin Community School

The Council plans to adopt SPG on:		
Domestic Buildings and Extensions	Shopfront Design	Security and Advertisements
Parking Standards	Trees and Landscaping on Development Sites	Open Space
Development in the Countryside	LANDMAP / Special Landscape Areas	Biodiversity and Geodiversity
Heritage	Monmouthshire & Brecon Canal Conservation Area Design Guide	

The Council also plans to adopt Development Frameworks (SPG) for all allocated strategic housing sites (of 100 dwellings or more, including the Strategic Action Areas) and Development Briefs (SPG) for all allocated non-strategic (less than 100 dwellings) housing and employment sites.

The Council uses the Department for Transport 'Manual for Streets 2' (September 2010) with regards to highway design and a complimentary 'All Wales Residential Highways Design Guide' is to be produced by the County Surveyors Society of Wales (CSS Wales) in due course.

The following extant adopted SPG will be reviewed (and potentially incorporated into the SPG listed above) to ensure consistency with the Adopted LDP:-

Replacement Dwellings in the Countryside
Clarence Corner Development Brief
Blaenavon Conservation Plan
Local Biodiversity Action Plan
Development and its incorporation within the Landscape
The Bakery Site Development Brief
Shop Front Design Guide
Council Land & Open Space Strategy
Temporary Buildings
Gilchrist Thomas Industrial Estate Design Guide
Pentwyn Draft Policy Statement
Historic Landscape Characterisation (Blaenavon) - Gwent Guide
Henllys Policy Statement
South Wales Standing Conference Parking Guidelines and Addendum
TCBC Residential and Industrial Design Guide
Polo Grounds Industrial Estate Design Guide
Avondale Road Industrial Estate Design Strategy

Appendices

The Adopted Torfaen LDP contains the following Appendices: -

- Appendix 1 Details of LDP Housing Allocations;
- Appendix 2 List of Supplementary Planning Guidance;
- Appendix 3 Lists of Statutory Designations within Torfaen;
- Appendix 4 List of Non-Statutory Designations within Torfaen;
- Appendix 5 Descriptions of Green Wedges;
- Appendix 6 Housing Sites Table;
- Appendix 7 Employment Allocations / Contributions Table;
- Appendix 8 Annual Monitoring Framework;
- Appendix 9 Sustainability Appraisal Monitoring Programme;
- Appendix 10 Glossary of Terms;
- Appendix 11 List of Abbreviations; and
- Appendix 12 LDP Evidence Base

Annual Monitoring and Review of the LDP

The Council is required to submit an Annual Monitoring Report (AMR) on the LDP to the Welsh Government in October of each year following adoption of the Plan; each AMR will be published by the Council. The purpose of the AMR is to provide an opportunity to review the progress in implementing the

policies and to enable the Council to identify and make modifications to the LDP where appropriate. The first AMR will be submitted by 31st October 2015, based upon information at 1st April 2014. A full review of the Plan will commence 4 years after its adoption in December 2017.

For further information, or to purchase paper copies of the LDP documents, please contact the Forward Planning Team at the postal or email addresses below; or telephone 01633 648805 / 648039

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