

Torfaen Local Development Plan (2006-2021)

Sustainability Appraisal Report (SAR) Addendum & Habitats Regulations Assessment (HRA) Screening

Assessment of Further Focussed Changes

December 2012

FURTHER FOCUSED CHANGES

1 Assessment of Further Focussed Changes (December 2012)

- 1.1 This section summarises the appraisal of the SA (SEA) of the Further Focused Changes proposed to the Deposit LDP agreed at the Council meetings of 23rd October 2012 and 20th November 2012. These have been proposed mainly to address the key issues raised at the Exploratory Meeting in July 2012. This report assesses these Further Focused Changes in respect of how they contribute to the sustainable Development of Torfaen through the LDP.

Methodology

- 1.2 The Further Focussed Changes (and minor changes) have been reviewed against the SA Assessment of the Deposit LDP and Focused Changes by theme as per those previous assessments. The review included an evaluation of whether or not the Further Focussed Change was likely to lead to a change in the predicted effects of the LDP through SA, and whether the change would result in significant effects and whether it would contribute to improved sustainable development. Proposed minor amendments to the Deposit LDP have been considered but no further SA work is required in respect of these as they have no implications for the SA.
- 1.3 Principally the most significant change as part of these Further Focused Changes is the reinstatement of the South Sebastopol Allocation SAA6. This reinstates the original position of the Deposit LDP with regard to this site. The site formed a component part to the Deposit LDP and was assessed through the SA/SEA process. There is no material change in circumstances since the original SA of the Deposit LDP therefore the implications of the allocation of this site have not changed and do not need to be reassessed. The original SA/SEA remains valid and no further change or SA work is required. In this respect the original SA Assessment of the Deposit LDP for the Housing Component 2: Housing and Component 13: South Sebastopol as identified in the SAR (March 2011) remain valid. Notwithstanding this there is background evidence to support the planning application which helps to mitigate some identified significant negative effects. Therefore the reinstatement of this site is not considered further as part of this report.
- 1.4 Table 1.1 explains whether further SA is deemed to be required as a result of the new changes made to the LDP through the proposed Focussed Changes.

Overview of Results

- 1.5 The key Focused Changes include the allocation of a Further Gypsy Traveller Site to meet identified need, with associated allocation of a replacement football pitch. Other Focused Changes include amendments to the affordable housing targets and provision, principally to reflect the full plan period of 2006-2021. Remaining changes are minor in nature.
- 1.6 The results of the assessment of Further Focussed Changes are presented in Table 1.1. Overall it has been concluded that the changes are considered likely to improve the potential of the LDP to contribute to more sustainable

development and no further SA work is required. The results of the original SA Assessment for the Deposit LDP remain valid. An overview of the main Focussed Changes in relation to relevant components is provided below.

- 1.7 A HRA screening of the Further Focussed Changes concluded that they would not change the findings of the original HRA Report (February 2011) and no further Appropriate Assessment would be required as the changes do not give rise to any likely significant effect on the River Usk SAC. The HRA Screening is outlined in Section 2 of this report.

Component 2: Housing

- 1.8 A key Focused Change is to address the need for the LDP to provide an allocation to meet the accommodation needs for the gypsy traveller community over the plan period. The site has been subject to a detailed site assessment process and is important in ensuring the LDP provides for the housing needs of all sections of the community. Assessment of the site found it to have an overall positive effect against the sustainability objectives. The Focused Change does not affect the predicted effects of the SA against this component as outlined in the SAR (March 2011), but an updated component table for Housing is included in Appendix 1 to address this allocation.

Component 16: Community Facilities and Services

- 1.9 A new policy is proposed which allocates land for a replacement playing pitch, which is considered to have a positive effect against the sustainability objectives, through provision of a new recreation facility for the community. Given this is a new policy this has been reassessed against this component. Whilst the Focused Change does not affect the predicted effects of the SA against this component as outlined in the SAR (March 2011), an updated component table for Housing is included in Appendix 1 to address this allocation.

Table1.1 Assessment of Further Focussed Changes

Row No.	Component	Relevant Policy	Focused or Minor Change to policy wording	Evaluation
2	Housing	H4, H7	<p>FC46a amends policy H4 in line to amend the overall affordable housing target from 891 (based on a 2010-2021 target) to 1100 (based on the correct 2006-2021 target)</p> <p>FC46b&c identifies further amendments as a result of FC46a in respect of presenting more clearly how the affordable dwelling target and need is arrived at. The target should refer to the regional need of 32% and the need for Torfaen based on 2006-2021 should be amended from 1343 to 1600. Taking into consideration the 2006-2021 plan period, the affordable housing provision rise from 21.2% to 22%.</p> <p>FC47a withdraws FC29 and replaces it with FC47a which amends Policy H7 and 9.8.1 as follows to allocate H7/2 as a Gypsy Traveller Site:</p> <p>The following sites <u>is</u> <u>are</u> allocated for additional <u>G</u>ypsy</p>	<p>FC46a,b,c - The change is minor as it was considered necessary that the affordable housing target in Policy H4 should reflect the whole of the plan period not from a 2010 base date. The consequential amendments to paras 9.5.2 and 9.5.3 also do not affect the prediction of effects but more clearly outline the identified provision of affordable housing over the plan period. This amendment to the target does not alter the predicted effects of the SA .</p> <p>FC47a - This change addresses the need for the LDP to provide an allocation to meet the identified accommodation needs for the gypsy traveller community over the plan period. The site has been subject to detailed site assessment criteria to determine impacts of the allocation and also has been tested against the SA objectives as part of this assessment. The site is important in ensuring that the LDP provides for</p>

		<p><u>and Traveller accommodation up to 2021: -</u></p> <p>H7/1 - Rose Cottage Gypsy <u>and</u> Traveller Site, Cwmynyscoy, Pontypool <u>for 10 permanent pitches; and</u></p> <p><u>H7/2 - former Race AFC Football Pitch, Cwmynyscoy, Pontypool for up to 32 permanent pitches.</u></p> <p>9.8.1 The Torfaen Gypsy <u>and</u> Traveller Study identifies <u>Studies (published in 2009, 2011 and 2012) identify</u> that there are currently three permanent Gypsy & Traveller sites in Torfaen, all of which are in need of improvement. The <u>latest 2012</u> Study recognises that there is also a need, <u>dependant on pitch turnover</u>, for a further 20 - 30 <u>42</u> permanent pitches <u>and a total of 2 transit pitches</u> in the County Borough <u>up to 2021</u>. and a transit facility in the South-East Wales sub-region. The Study identifies an area within the current <u>owner of the</u> Rose Cottage Gypsy & Traveller site which the owner proposes to redevelop <u>an area within the site</u> for approximately an additional 10 permanent pitches. <u>In addition, the Council is proposing to develop up to 32 permanent pitches on the former Race AFC football pitch and to redesign the Shepherds Hill Gypsy & Traveller site which will provide the 2 transit pitches.</u> Other permanent site(s) may need to be identified once the future of the Council owned Sheppard's Hill</p>	<p>the housing needs of all sections of the community. Assessment of the site has found it to have an overall positive effect against the sustainability objectives on a site basis. The Focused Change does not change the predicted effects of the SA of the LDP in respect of the housing component, but the detailed SA Assessment table will be updated to reflect this additional site.</p> <p>No further update to the SA required as a result of these changes</p>
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			<p>site, which is subject to instability from previous shallow coal workings, has been clarified. The Council has advocated that a regional study should be carried out to assess the need and location for a transit site within the sub-region.</p>	
16	Community Facilities and Services	CF6	<p>FC 48a proposes a new policy allocating land at Eastern Fields, Cwmynyscoy for a new playing field</p> <p><u>CF6 New Playing Field</u></p> <p><u>Land is allocated at the Eastern Fields, Cwmynyscoy for a new Playing Field, as shown on the Proposals Map.</u></p> <p><u>Policy Justification</u></p> <p><u>The Council has allocated land at the former Race AFC football field in Cwmynyscoy for a Gypsy & Traveller site, This site has been allocated in order to allow a replacement football pitch to be provided nearby.</u></p> <p><u>Supporting Objectives: 2 & 4</u></p>	<p>FC48a - Policy CF6 is considered to have beneficial effects as the current uneconomic to remediate football pitch will be replaced, thus providing a new recreation facility in the locality. The allocation has been subject to a detailed site assessment with no significant impact on environmental aspects. The policy is considered to have positive effects in terms of provision of local facilities through a replacement pitch for the area. It will also have beneficial effects against health and wellbeing which will encourage physical activity. Similarly a new pitch can encourage improved interaction within the area and social inclusion thereby contributing the positive effects identified for the component against these objectives. Therefore the site will not alter the predicted effects of the SA of the LDP in respect of the Community Facilities component but the detailed SA Assessment table will be updated to</p>

				reflect this additional allocation. No further update to the SA required as a result of these changes.
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2. HRA Screening of Further Focussed Changes (December 2012)

Habitats Regulations Assessment (Appropriate Assessment) (HRA) of the Deposit LDP (February 2011)

- 2.1 The European Directive (92/43/EEC) on the Conservation of Natural Habitats and Wild Flora and Fauna (the Habitats Directive) protects habitats and species of European nature conservation importance. The Habitats Directive establishes a network of internationally important sites designated for their ecological status. These are referred to as Natura 2000 (N2K) sites or European Sites, and comprise Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) [which are classified under the Council Directive 79/409/EEC on the conservation of wild birds, the 'Birds Directive'].
- 2.2 The purpose of Habitats Regulations Assessment is to assess the impacts of a land-use plan, in combination with the effects of other plans and projects, against the conservation objectives of a European Site and to ascertain whether there is potential for significant effects on the integrity¹ of that site. Where the potential for significant negative effects are identified, avoidance, mitigation and where necessary alternative options should be examined to avoid any potential damaging effects. The scope of the HRA is dependent on the location, size and significance of the proposed plan or project and the sensitivities and nature of the interest features of the European sites under consideration.
- 2.3 Torfaen does not contain any European sites, but the assessment of the Deposit LDP considered the Usk Bat site SAC and the River Usk SAC located in neighbouring authorities. The Habitats Regulations Assessment took place as a separate parallel exercise to the SA/SEA.
- 2.4 Following initial assessment of the LDP Preferred Strategy in 2008, a further screening of European sites undertaken in April 2009 concluded that in relation to the Usk Bat sites SAC subject to the LDP including specific wording to ensure that site level HRA is applied to specific development proposals there would be no likely significant effects on the SAC resulting from the implementation of the Deposit LDP.
- 2.5 In respect of the River Usk SAC, an Appropriate Assessment of the LDP was undertaken as the HRA could not conclude with certainty that the level of development proposed in the Deposit LDP and surrounding areas would not have adverse in-combination effects on the integrity of the River Usk SAC through reduced water quality and increased water resource demand. Mitigation measures were incorporated into the Deposit LDP to ensure that water resources for new developments are supplied sustainably and water quality monitoring indicators have been added to the Monitoring Framework. This was supported by policies promoting the protection of the water environment. The Monitoring indicators would allow the Council to determine if developments being implemented through the Deposit LDP are having adverse impacts on the water quality and quantity of the Afon Lwyd, and hence which has the potential to have adverse in-combination effects on the integrity of the River Usk SAC.

¹ Integrity is described as the sites' coherence, ecological structure and function across the whole area that enables it to sustain the habitat, complex of habitats and/or levels of populations of species for which it was classified, (ODPM, 2005).

- 2.6 The Council considered the conclusions arising from the HRA process and the advice provided by CCW and to ensure that the requirements of the Habitats Regulations are met, incorporated all the proposed recommendations detailed in the HRA report into the Deposit LDP. The AA therefore concluded that with the monitoring and mitigation measures in place, the implementation of the Deposit Plan will not result in adverse in combination effects on the integrity of the River Usk SAC.

Screening Assessment of Focused Changes (March 2012)

- 2.7 A Screening Assessment was undertaken of the Focused Changes proposed to the Deposit LDP in March 2012. This assessment can be found in the report 'Habitats Regulations Assessment Screening of Focused Changes' which can be found on the LDP Examination Library as submitted document ED13. In summary the screening assessment did not change the findings of the original HRA Report (February 2011). It was concluded that no Focused Changes would result in a likely significant effect on any of the European Sites identified either alone or in combination with other projects/plans considering the existing mitigation measures provided by the LDP in its policies for the protection/enhancement of the environment (including European designated Sites). Therefore no further Appropriate Assessment was required.

Screening Assessment of Additional Focused Changes (December 2012)

- 2.8 In line with the previous iteration of assessment the Further Focused Changes proposed have been screened to identify any implications for the HRA of the Deposit LDP. This assessment is in Table 1.1 overleaf.
- 2.9 None of the proposed Focused Changes have any implications for the finding of the original HRA Report (Feb 2011). It was concluded that no Focused Changes would result in a likely significant effect on any of the European Sites identified either alone or in combination with other projects/plans considering the existing mitigation measures provided by the LDP in its policies for the protection/enhancement of the environment (including European designated Sites). Therefore no further Appropriate Assessment was required. Table 2.2 overleaf summarises this assessment.

Table 2.2 HRA Screening of Further Focussed Changes

Row No.	Component	Relevant Policy	Focused or Minor Change to policy wording	Additional HRA Screening Required
2	Housing	H4, H5, H7,	<p>FC46a amends policy H4 in line to amend the overall affordable housing target from 891 (based on a 2010-2021 target) to 1100 (based on the correct 2006-2021 target)</p> <p>FC46b&c identifies further amendments as a result of FC46a in respect of presenting more clearly how the affordable dwelling target and need is arrived at. The target should refer to the regional need of 32% and the need for Torfaen based on 2006-2021 should be amended from 1343 to 1600. Taking into consideration the 2006-2021 plan period the affordable housing provision rise from 21.2% to 22%.</p> <p>FC47a withdraws FC29 and replaces it with FC47a which amends Policy H7 and 9.8.1 as follows to allocate H7/2 as a Gypsy Traveller Site:</p> <p>The following sites <u>is</u> <u>are</u> allocated for additional <u>Gypsy and Traveller</u> accommodation <u>up to 2021</u>: -</p>	<p>No further HRA Screening Required</p> <p>The change will have no impact on the outcome of the original HRA (Feb 2011) so no further work required.</p>

			<p>H7/1 - Rose Cottage Gypsy <i>and</i> Traveller Site, Cwmynyscoy, Pontypool <u>for 10 permanent pitches; and</u></p> <p><u>H7/2 - former Race AFC Football Pitch, Cwmynyscoy, Pontypool for up to 32 permanent pitches.</u></p> <p>9.8.1 The Torfaen Gypsy <i>and</i> Traveller Study identifies <u>Studies (published in 2009, 2011 and 2012) identify</u> that there are currently three permanent Gypsy & Traveller sites in Torfaen, all of which are in need of improvement. The <u>latest 2012</u> Study recognises that there is also a need, <u>dependant on pitch turnover</u>, for a further 20 - 30 <u>42</u> permanent pitches <u>and a total of 2 transit pitches</u> in the County Borough <u>up to 2021</u>. and a transit facility in the South-East Wales sub-region. The Study identifies an area within the current <u>owner of the</u> Rose Cottage Gypsy & Traveller site which the owner proposes to redevelop <u>an area within the site</u> for approximately an additional 10 permanent pitches. <u>In addition, the Council is proposing to develop up to 32 permanent pitches on the former Race AFC football pitch and to redesign the Shepherds Hill Gypsy & Traveller site which will provide the 2 transit pitches.</u> Other permanent site(s) may need to be identified once the future of the Council owned Sheppard's Hill site, which is subject to instability from previous shallow coal workings, has been clarified. The Council</p>	
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			has advocated that a regional study should be carried out to assess the need and location for a transit site within the sub-region.	
16	Community Facilities and Services	CF4, CF5, CF6	<p>FC 48a proposes a new policy allocating land at Eastern Fields, Cwmynyscoy for a new playing field</p> <p><u>CF6 New Playing Field</u></p> <p><u>Land is allocated at the Eastern Fields, Cwmynyscoy for a new Playing Field, as shown on the Proposals Map.</u></p> <p><u>Policy Justification</u></p> <p><u>The Council has allocated land at the former Race AFC football field in Cwmynyscoy for a Gypsy & Traveller site, This site has been allocated in order to allow a replacement football pitch to be provided nearby.</u></p> <p><u>Supporting Objectives: 2 & 4</u></p>	<p>No further HRA Screening required.</p> <p>The change will have no impact on the outcome of the original HRA (Feb 2011) so no further work required.</p>

**Appendix 1: Predicting and Evaluating the Effects of the LDP – Updated
Component Tables addressing Further Focused Changes**

Component 2: Housing

		Effects			Assessment							
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary	Recommendations
1	To enable high and stable levels of local employment in Torfaen	□	Local	ST-LT	Temp	Med	+	+	+	+	The housing policies seek to focus strategic sites towards the key service centres of Cwmbran, Pontypool and Blaenavon. This should assist in supporting wealth generating activities by increasing the catchment population with access to existing and proposed facilities and services. The Candidate Sites Assessment Report assesses no effects against most of the sites for this Objective. However, negative effects are recorded for sites H1/1 and H3/7 as they would result in the loss of employment provision. Therefore an overall minor benefit is recorded against this Objective.	None identified.
2	To achieve economic growth to contribute to business competitiveness	□	Local	ST-LT	Temp	Med	+	+	++	++	There may be some beneficial effects arising from an increased choice, range and quality of housing stock – this could assist in supporting the growth of the local economy through attracting and retaining workers over time. The spatial distribution of housing sites is based on an estimate of indigenous demand and in-migration. Most of the sites have been predicted to contribute positively towards this Objective through the Candidates Sites Assessment process. <i>H7/2 will contribute to identified positive effects as the provision of a gypsy traveller site will result in the creation of jobs in the remediation and construction of the site, which will be a significant construction contract.</i>	None identified.
3	To promote and enhance sustainable tourism in Torfaen	-					0	0	0	0	No obvious effects.	None identified.

4	To protect, manage and enhance Blaenavon Industrial Landscape World Heritage Site as a cultural and tourism destination	☐	Local	ST-LT	Temp	Low	++	++	++	++	<p>The housing policies include some 7 specific sites of varying sizes within the North Torfaen area, totalling c. 230 dwellings including sites in Blaenavon. This has the potential to have a significant effect upon the landscape and appearance of the WHS. The Blaenavon Design Guide will help to ensure that the potential for negative effects as a result of new development are minimised. Further, the site selection process, as detailed in the Candidate Sites Report (October 2010), has included an assessment of the potential visual impact of the development of sites. The development of sites H3/1, H3/2 and H3/5 are considered in the Candidate Sites Assessment Report to contribute to the character of the WHS resulting in beneficial effects.</p>	None identified.
5	To protect, manage and enhance biodiversity	☐	Local	LT	Perm	Low	-	-	--	--	<p>The overall strategy for the allocation of 5000 dwellings has the potential to negatively affect net biodiversity. The development of brownfield sites over greenfield sites in the first instance may minimise this effect in the short term, although brownfield sites may also contain biodiversity considerations. The Candidate Sites Assessment Process has led to the prediction of negative effects, through the loss of a designated site or green corridor for sites H3/1, H2/2, H2/3, H1/6, H1/2 and H2/7. One positive effect was predicted, for site H3/5 as it is considered to have the potential for the enhancement of biodiversity. No specific reference is made to the consideration and integration of features of biodiversity value into all sites, although this is covered in LDP policies (component 18), which could minimise the overall effect. Irrespective of this, cumulative negative effects are likely in the long term.</p> <p><i>H7/2 considered to have limited effects on biodiversity with potential for biodiversity gain if developed sensitively. Precautionary Survey work required to establish presence of species (bats) if trees are removed. Precautionary survey for dormice and badgers advised. Neutral score awarded until further biodiversity survey work undertaken, noting this site could actually offer positive benefits</i></p>	Mitigation for each site is provided in the Candidate Sites Assessment Report (November 2010).

6	To protect and manage geodiversity	□	Local	ST-LT	Perm	Low	-	-	-	-	The housing strategy could result in the remediation of contaminated sites to facilitate brownfield development. None of the sites were recorded as having the potential to affect sites designated for their geodiversity value. The Candidate Sites Assessment process predicted that the following sites could lead to negative effects on soil resources: H2/2, H2/3, H2/6, H1/6 and H1/2. Therefore, there is potential for negative effects throughout the plan period. However, other LDP policies such as BW1 will enable a reduction in the potential significance of effects through requiring that development does not lead to land contamination, as well as other types of pollution.	Mitigation for each site is provided in the Candidate Sites Assessment Report (November 2010). It is recommended that any required mitigation is detailed in the supporting text.
7	To reduce air pollution and improve air quality	□	Local	LT	Temp	Med	-	-	--	--	The provision of 5,000 dwellings over the plan period is likely to lead to a significant increase in trip generation as well as building emissions. 1 site (H1/1) has been identified through the Candidate Site Assessment process as having the potential for a lower level of air pollution than the current use. 2 of the sites are regarded to lead to an increase in air pollution, which are sites H1/3 and H7/1. The overall development strategy seeks that the layout of the development sites will encourage increased accessibility by sustainable modes. Further, component 7 and policy S2 include requirements for sustainable transport provision. These elements may contribute to a reduction in the significance of an overall increase in air pollution. <i>H7/2 contributes to the negative effects identified is also predicted to lead to an increase in air pollution through the increases in pitches and the fact the site is in a location that will rely on the private car</i>	Mitigation for each site is provided in the Candidate Sites Assessment Report (November 2010). It is recommended that any required mitigation is detailed in the supporting text.
8	To minimise noise and light pollution	□	Local	MT-LT	Perm	Low	-	--	--	--	The addition of 5,000 new dwellings and associated infrastructure has the potential for adverse effects. Key sources include construction activities, illumination of buildings and transport infrastructure, trip generation and general activity levels. The site selection methodology has led to prediction of negative effects against this Objective for sites H2/2, H1/3, H1/1 and H1/4. Policy BW1 seeks that new development will not lead to unacceptable effects in terms of noise and light pollution. However, the scale of development is likely to lead to cumulative significant negative effects in the medium and long terms.	Site specific policies should highlight exceptional site sensitivities e.g. in the Zone of Visual Influence of the Special Landscape Area and Blaenavon WHS, amongst others. Appropriate development criteria/considerations should be included in policy.

9	To minimise the risk of and from flooding	□	Local	ST-LT	Perm	Med	-	-	-	-	<p>According to the Candidate Sites Assessment Report, none of the allocated sites are within a high flood risk zone. However, some of the sites comprise greenfield land, which will lead to a requirement for a greater consideration of run-off attenuation than on brownfield sites, with a greater potential for elevated flood risk. This risk will be further increased as precipitation levels increase as a result of climate change.</p> <p>Policy S3 (Climate Change) in component 17 may reduce this effect somewhat although the locational policies may mean that some increased risk is unavoidable. National policy will reduce the significance of negative effects.</p> <p><i>H7/2 is not within a floodrisk area as defined by TAN15 however measures to remediate the site through grouting of the land to overcome subsidence issues has potential flood risk issues, however this is considered to be able to mitigated by an appropriate drainage scheme.</i></p>	None identified.
10	To conserve and enhance historic resources and their settings	?	Local	ST-LT	Temp	Low	+/-	+/-	+/-	+/-	<p>The policies identify over 700 dwellings within the Northern Torfaen housing market area, which has the potential to result in positive effects on the WHS designation - see description of effect for SA Objective 4.</p> <p>The historic resource of the County Borough already includes substantial designated sites at risk or vulnerable to effects from inappropriate development. The strategy includes substantial brownfield redevelopment, which will frequently involve delivering sites in the context of locally important historic resources and/or designated assets. A precautionary approach indicates that there is the potential for such effects to be adverse. Therefore a mix of both positive and negative effects has been predicted, although the balance of these effects is uncertain at this stage.</p>	See recommendation for SA Objective 4.

11	To protect and enhance the valued landscape character of Torfaen	□	Sub - Reg	ST-LT	Per m	Med	+/-	-	--	-	<p>The site selection methodology has led to the prediction of negative effects on landscape character for 2 sites (H1/6 and H1/2), but has also predicted that sites H3/1 and H1/1 will result in beneficial effects. All other sites were predicted to have neutral effects. The addition of 5000 new dwellings and associated infrastructure, particularly on sites that result in an expansion of the existing built development boundaries into the surrounding countryside has the potential for cumulative adverse effects. Key sources include increased visual prominence; material selection (particularly roofing material); urban grain and form; landscape and biodiversity enhancement; and density. Sustainable Design principles are addressed in other plan policies and may deliver some mitigation. Policy H9 seeks to only allow affordable housing exception sites where the proposal will relate well to the existing development, both visually and physically. A precautionary approach indicates that there is the potential for effects arising from residential development to be adverse in the long term through cumulative effects.</p> <p><i>H7/2 not likely to have impact on valued landscape character or open space. Intensification of site could have potential negative impacts on rural nature of site, but design of development will be important. On balance the site is well screened from lower viewpoints but is visible from long distance views from higher ground. Proposal on balance likely to have partial positive/negative through visual improvement to existing rundown site, balanced against potential negative impacts from middle distance views of the new site from higher ground which is considered can be mitigated by further screening and design.</i></p>	Plan policies should reference the potential cumulative impact on landscape character arising from the scale of development proposed over the plan period.
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12	To make most efficient use of land and buildings	□	Local	ST-LT	Perm	Low	-	-	-	-	<p>The strategy allocates land in both brownfield and greenfield locations, creating an oversupply of land (totalling capacity for 6,750 dwellings) to enable delivery of 5,000 dwellings over the plan period. Sites that will be on entirely or predominantly brownfield sites are: H3/1, H3/2, H3/4, H2/1, H2/3, H2/4, H1/2, H1/3, H1/1, H1/5 and seeks to prioritise the use of brownfield land. Sites that are predominately or entirely greenfield are: H2/2, H1/6 and H2/7, <i>and H7/2</i>. The policies do not specifically refer to the need for high density development of housing, which could improve the efficiency in the use of land, especially with regards to greenfield sites. However, policy H6 may enable the efficient use of existing buildings and land by enabling the reuse of buildings for providing accommodation to a greater number of people.</p> <p><i>H7/2 is a Greenfield site in the form of an existing playing pitch.</i></p>	<p>Housing density standards could be set out, at different levels to reflect the character of the three housing market areas. Density can have a considerable impact on character, distinctiveness and biodiversity and this should be reflected in the policy.</p>
13	To achieve a modal shift to more sustainable transport modes	?	Local	ST-LT	Temp	Med	+/-	+/-	+/-	+/-	<p>The housing policies seek to focus strategic sites towards the key centres of Cwmbran, Pontypool and Blaenavon. This should assist in ensuring that prospective residents have good accessibility to existing and proposed facilities and services. Sites that are considered, through the Candidate Sites Assessment process, to be accessible by sustainable modes or that will lead to an improvement in network efficiency include sites H2/4, H1/2, H1/3, H1/1 and H1/5. Sites that are likely to have opposing effects, such as increase the pressure on the road network and increase reliance on the private car, are more numerous, and include: H3/1, H2/1, H2/2, H2/3, H2/5, H3/5, H3/7 and H7/1 <i>and H7/2</i>. A mix of positive and negative effects have been predicted, the balance of which will be determined by the success with which mitigation is implemented.</p> <p><i>H7/2 does not involve the creation of new transport infrastructure and does not have a negative impact on the local transport network. Proposal will involve an improved footpath to link into existing footway network improving walking routes in the locality. Peripheral location will not promote a reduction in car use. Site is located on a frequently serviced bus route. On balance unlikely to promote a modal shift to sustainable transport modes.</i></p>	<p>Mitigation for each site is provided in the Candidate Sites Assessment Report (November 2010). It is recommended that any required mitigation is detailed in the supporting text.</p>

14	To promote sustainable building design	□	Local	ST-LT	Temp	Med	+	+	++	++	<p>The provision of a large number of new dwellings presents an opportunity to create high quality sustainable buildings. Requirements are set out in other LDP policies and national planning guidance. All of the sites considered in the Candidate Sites Assessments process, with the exception of site H7/1 and H7/2, have been scored as having the potential for measures to be incorporated to improve energy efficiency within development over and above national building standards. Significant effects are likely in the long term, as more buildings are delivered to high standards.</p> <p><i>There is no sustainable building standard for gypsy traveller accommodation (i.e. Code for Sustainable Homes) but the site will be built to energy efficient standards for the amenity blocks. Caravans are not as sustainable as a dwelling but the site may incorporate mobile park homes which are better insulated than caravans. Potential for measures to be incorporated as part of development of site to promote sustainable design.</i></p>	<p>Policy H6 could include a requirement for the conversion of existing buildings to only be allowed where the change will lead to an improvement in the performance of the building, such as from an energy efficiency, water consumption and waste generation perspective, to ensure that the carbon footprint of the building overall is not dramatically increased as a result of the works.</p>
15	To reduce waste generation and disposal to landfill and maximise reuse and recycling	□	Local	LT	Temp	Med	-	-	--	--	<p>The housing strategy involves an oversupply of land using a combination of redevelopment of existing brownfield land and release of greenfield sites to deliver the target of 6000 homes – this will result in substantial generation of construction and demolition wastes. Irrespective of whether domestic waste generation is reduced, benefits are likely to be offset by the net increase in households. The handling of waste generation is addressed through other policies of the plan.</p>	<p>Housing, both through construction and occupation, exerts significant influence over waste streams. The importance of this link should be referenced in the LDP and cross-reference should be made to appropriate policies. Emphasis should be placed on the need to ensure design of housing incorporates sustainable waste management. This could be included within the general development principles policy BW1.</p>
16	To maintain and improve water quality	□	Local	LT	Temp	Med	-	-	-	-	<p>Housing, especially in greenfield locations, will increase the amount of impermeable surfacing within a given water catchment area. This increases the potential for surface water runoff to become laden with pollutants, which can in turn result in detrimental impacts on groundwater quality. As such, there is the potential for housing to elevate the risk to water quality. This effect will be minimised through the implementation of policy BW1 and national planning guidance.</p>	<p>Mitigation for each site is provided in the Candidate Sites Assessment Report (November 2010).</p>

17	To contribute to an increase in the use of renewable energy sources across the County Borough	□	Local	ST-LT	Temp	Med	+	+	++	++	Housing is a major source of energy consumption. Dependent upon the precise nature of achieving energy requirements for new housing, the policy has the potential to deliver a range of positive and adverse effects. Requirements for renewable energy generation and sustainable building design are set out in other policies of the plan and national planning policy, which should generate overall beneficial effects. There is potential for significant effects in the long term, as a greater proportion of built development contributes to energy efficient design and the generation of energy from zero and low carbon sources.	None identified.
18	To improve the affordability of housing	□	Local	ST-LT	Temp	Med	+	++	++	++	<p>Policy S8 prioritises the achievement of affordable housing through planning contributions. Policy H4 sets a target of 1083 affordable homes over the period 2010-2021. To achieve this, the policy sets a low threshold that residential sites of 3 or more dwellings or 0.1ha are required to provide a proportion of affordable homes. Proportions are specified for each development area in the policy. The figure is lowest in North Torfaen, where development pressure is the lowest. This lower figure could attract development to the northern area of the County Borough. Policy H9 will enable the development of sites of 9 dwellings or less for the provision of affordable housing provision. These policy elements could lead to benefits against this Objective in the medium and longer terms, as development proposals are realised.</p> <p><i>H7/2 has no impact on the delivery of affordable housing in terms of residential use. However Gypsy Traveller accommodation is seen as a form of affordable housing</i></p>	None identified.
19	To improve the variety and quality of housing	□	Local	MT-LT	Perm	Med	+	++	++	++	<p>Policy S5 seeks to achieve the creation of 5,000 dwellings in Torfaen over the plan period. The quality of new housing will be determined by national policy guidance. Policy H9 will enable the provision of affordable housing on sites of 9 dwellings or less. Policy H4 seeks that affordable housing reflects local needs through a ranges of sizes and tenures and will normally be designed to the principles of WAG's development quality requirements. This could enable the creation of more mixed communities in areas where there is a shortage of affordable housing over the medium to long term.</p> <p><i>H7/2 considered to contribute to positive effects against this objective and results in the significant improvement of the existing gypsy traveller site, in terms of improved facilities</i></p>	It is unclear why the word 'normally' is used within Policy H4, with respect to WAG design quality standards. It is suggested that all development should be required to adhere to these standards.

											<i>and pitches to cater for the identified need for gypsy traveller accommodation in Torfaen. The proposal allows for considerable improvement to the lives of the established gypsy traveller community through provision of a new safe site, safe from subsidence and catering for the additional need for pitches</i>	
20	To improve accessibility to and protect and improve the quantity and quality of local services and facilities	□	Local	ST-LT	Temp	Med	+/-	+	++	+	<p>The housing policies seek to focus strategic sites towards the key service centres of Cwmbran, Pontypool and Blaenavon. This should assist in supporting wealth generating activities by increasing the catchment population with access to existing and proposed facilities and services. Sites that have been assessed as leading to improved accessibility to services and facilities are: H3/2, H3/4, H1/3 and H1/5. However, negative effects have been predicted where sites may result in the loss of services and facilities, or are not located in proximity to services and facilities. These sites are H3/1, H2/3, H3/3 and H3/7. Effects are predicted to be mixed in the short term. Medium and long term benefits may be experienced through the increase in the viability of new services and facilities. This may arise through mitigation created through other LDP policies and the Candidate Sites Assessment Report. LDP policies will ensure that the provision of new homes will contribute to the provision of requisite services and facilities, including through Policy S8 (Planning Obligations)</p> <p><i>The provision of the new gypsy site in H7/2 will result in improved community facilities in the form of a replacement playing pitch and provision of a new children's play area. Site on a frequently serviced public transport route, but no footway along public highway to local destinations although proposal will involve an improved footpath to link into existing footway network improving walking routes in the locality and accessibility to facilities. However location of site does not perform positively in relation to proximity to local amenities.</i></p>	None identified.

21	To improve educational attainment and increase skill levels	□	Local	LT	Temp	Med	+	++	++	++	<p>The Planning Obligations policy highlights the facilities and services for which monies will be sought in association with development, which includes residential development (component 8). Sites that have been assessed as contributing to the achievement of this Objective are H3/4, H2/3, H1/3, H1/5 and H3/5. This includes the provision of educational improvements, ensuring that new development may help to increase skills levels in the county borough. Focusing developments towards the urban areas could help to improve accessibility to services and facilities, including education. This could increase skills levels in the long term.</p>	None identified.
22	To improve the health and wellbeing of the population	□	Local	LT	Temp	Med	+	++	++	++	<p>Insofar as an improved built environment may contribute to a sense of wellbeing, there may be minor beneficial effects. Improving the quality of housing provision in the county borough may lead to improvements in health levels through an increase in equalities relating to aspects such as fuel poverty and well designed housing in terms of security. Other effects may include the potential for increasing a sense of wellbeing through designing settlements to include a mix of housing types and tenures, which could lead to more sustainable communities. Further, encouraging development to be located in more accessible locations could encourage walking and cycling, which could increase community interaction and natural surveillance, leading to a decrease in the fear of crime and an increase in wellbeing.</p> <p><i>H7/2 will have significant health and wellbeing improvements for the community. A new site will improve living conditions, through amenity blocks and facilities. This will reduce health inequality by providing an improved site, noting that the gypsy traveller community are a community that suffers poor health. The development will provide a replacement football pitch located adjacent to the existing football pitch which currently cannot be used due to subsidence. Also a children's play area will be provided as part of the development. A new community site is likely to lead to positive effects on health and well being for the existing gypsy traveller community through a new site, new facilities and removal of a health hazard in the form of a site that is undermined</i></p>	None identified.

23	To promote, strengthen and enhance the cultural identity of communities and improve social cohesion and diversity	□□	Local	ST-LT	Per m	Med	++	+++	+++	+++	<p>Housing offers the potential to exert a significant influence in respect of this SA Objective. Dependent upon the precise nature, form, variety, tenure and character of housing, the policy could deliver a range of effects. It is likely that the development of increased levels of housing, including the requirement for affordable housing to meet local needs, could increase the viability and vitality of communities across the County Borough. Policies have been designed specifically to ensure that deliverability is improved in the areas where demand is lowest, notably the North Torfaen area. Where the cultural identity is clearly defined, for example in the WHS, the Blaenavon Design Guide will help to ensure that positive effects are realised. The consideration of LANDMAP in site allocations will ensure that the allocation of sites for housing has considered the influence of the local landscape on cultural identity. Cumulative effects may be experienced through other policies in the LDP, for example through BW1, which includes requirements for improving walking and cycling accessibility and S8 which includes the provision of community facilities. These measures could increase community mixing and subsequent cohesion over time.</p> <p><i>H7/2 will contribute to the positive effects against this objective as it will assist in the regeneration of the area through remediating an undermined site to provide replacement land for the gypsy traveller community, allowing them to move from the current undermined site. The proposal will involve new facilities for the community. A Gypsy/Traveller site is part of the cultural identity of this mixed community (local residential population living alongside the gypsy traveller community and sharing community facilities including schools). The proposed upgrading of their site and facilities, providing a safe site free from subsidence has beneficial effects and assists in preserving the cultural identity of this community, allowing new inhabitants to the community which has a positive effect on social cohesion and diversity through improved residential areas. An Equality Impact Assessment has been carried out in terms of the impact of this proposal on the community</i></p>	None identified.
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Component 16: Community Facilities and Services

		<i>Effects</i>		<i>Assessment</i>								
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary	Recommendations
1	To enable high and stable levels of local employment in Torfaen	□	Local	ST-LT	Temp	Low	+	+	+	+	The provision of community facilities and services could bring an increase in employment opportunities directly through the provision of facilities themselves or through increased investment, attracted by the creation of a more attractive settlement. This could have benefits against this Objective.	None identified.
2	To achieve economic growth to contribute to business competitiveness	□	Local	LT	Temp	Low	+	+	++	++	The policies could lead to an increase in the potential for the creation of walkable and more sustainable communities, which could be more attractive to in migrants and investors alike, leading to potential benefits in the long term. The provision of community facilities and services could bring an increase in employment opportunities directly through the provision of facilities themselves or through increased investment, attracted by the creation of a more attractive settlement. This could have benefits against this Objective.	None identified.
3	To promote and enhance sustainable tourism in Torfaen	□	Local	ST-LT	Temp	Low	+	+	+	+	The policy measures are likely to enable the retention of areas of open space and community facilities that may help to maintain or enhance the attractiveness of the County Borough to tourists. This effect, however, is likely to be minor, as measures are targeted towards the amenity of existing residents.	None identified.
4	To protect, manage and enhance Blaenavon Industrial Landscape World Heritage Site as a cultural and tourism destination	□	Local	ST	Temp	Med	++	++	++	++	Policy CU1 seeks to utilise an existing building for the provision of an alternative community facility in Blaenavon. The reuse of existing buildings could help to maintain the integrity of the WHS. Further, cumulative benefits from the retention of areas of open space could help to protect the setting of the WHS. Policy CU5 seeks the protection of Important Urban Open Space, unless there is an overriding community or regeneration need. This could lead to potentially negative effects on the WHS, although it is likely that the Management Plan would restrict such losses.	See recommendation under Objective 8. Supporting text could refer to the WHS and the need to prevent the loss of open space from harming its value.

5	To protect, manage and enhance biodiversity	□	Local	MT-LT	Temp	Med	+	++	++	++	<p>Policy BW2 seeks to prevent development on areas of open space, with the aim of protecting open space that has value for conservation and environmental value, as well as recreation and amenity value. However, the detail provided in the supporting text does not reiterate this assertion. Policy H5 seeks the provision of accessible natural green space, in line with CCW requirements. This could lead to the creation of additional areas of open space within or close to new developments over time.</p> <p><i>The allocation of the football pitch through CF6 may impact on biodiversity. There is a need for further NVC survey work to assess the value of grassland habitat on the proposed playing field. However the surveys are 'precautionary surveys'. Given the uncertainty as to any ecological value the prediction of effects remain unaltered.</i></p>	<p>The part of the LDP where the potential value of open space for conservation and environmental value is detailed could be cross-referenced in the supporting text.</p> <p><i>Further survey work to be undertaken on CF6 which should reveal anything of importance and appropriate mitigation can be incorporated as part of any proposal if necessary</i></p>
6	To protect and manage geodiversity	□	Local	ST	Temp	Med	++	++	+	++	<p>Policy CU2 safeguards land at the former Panteg Steelworks for the provision of a new primary school. This could lead to the remediation of contaminated soils, leading to short term benefits against this Objective. The safeguarding of land for open space is also likely to help to retain some areas of soil quality in the County Borough in the medium term. However, long term effects could see an increase in development pressure on these areas.</p>	None identified.
7	To reduce air pollution and improve air quality	□	Local	LT	Temp	Med	+	+	++	++	<p>Air quality could be protected through the implementation of the policies as they are likely to lead to the protection and enhancement of areas of open space. These could create vegetated areas that could provide the sequestration of pollutants. Further, policy CU3 seeks that facilities are accessible by walking and cycling. Policy H5 includes standards by which provision will be made on-site or within accessible distances according to national guidelines. This could reduce the reliance on the private car to access recreation, which could have benefits for air quality over time.</p> <p><i>Policy CF6 will result in the provision of a pitch which would be accessible to the existing community hence reducing reliance on the private car for recreation purposes. This would contribute to the identified</i></p>	None identified.

10	To conserve and enhance historic resources and their settings	☐	Local	ST-MT	Temp	Low	+	+	+	+	Insofar as the policies could lead to the protection and enhancement of areas of open space, this could conserve the settings of heritage assets. This may be most important in relation to the areas of urban open space under Policy CU5. The significance of effects is reduced due to uncertain outcomes in the protection of open spaces, as an overriding community or regeneration need could lead to their loss.	See recommendation under Objective 8.
11	To protect and enhance the valued landscape character of Torfaen	☐	Local	ST-LT	Temp	Low	++	++	++	++	<p>The policy approach seeks the reuse of existing buildings to provide community facilities. This could reduce the need for new build, which could have a beneficial effect on landscape quality. Policy CU4 seeks that telecommunications apparatus is designed to minimise the visual appearance on the landscape, which could protect landscape quality. The policies also seek to protect and enhance the established pattern of open spaces across the County Borough, which could lead to significant positive effects.</p> <p><i>A playing pitch at CF6 is considered to have minimal landscape impact, but the site is visible from residential areas higher up on the opposite side of the valley, but occasional views of recreation activities are not considered significant and won't alter the predicted effects against this objective.</i></p>	None identified.
12	To make most efficient use of land and buildings	☐	Local	ST	Temp	Med	++	+	+	++	<p>Supporting text for Policy CU3 states that the Council will support the re-use of existing buildings in preference to new build. Policy CU1 reiterates this approach through seeking the safeguarding of land at the former Blaenavon Leisure Centre for the creation of new healthcare facilities. Policy CU2 seeks the reuse of a former steelworks for a primary school. This approach could lead to the more efficient use of land and buildings. Effects will be most significant in the short term whilst appropriate sites for redevelopment are available.</p>	None identified.

13	To achieve a modal shift to more sustainable transport modes	☐	Local	MT	Temp	Low	+	+	++	++	<p>Policy CU3 seeks that facilities are accessible by walking and cycling. Policy H5 includes standards by which provision will be made on-site or within accessible distances according to national guidelines. This could reduce the reliance on the private car to access recreation, which could have indirect benefits against this Objective over time.</p> <p><i>Policy CF6 will result in the provision of a pitch which would be accessible to the existing community hence reducing reliance on the private car for recreation purposes. This would contribute to the identified positive effects against the objectives.</i></p>	See recommendations under Objective 7.
14	To promote sustainable building design	☐	Local	ST-LT	Temp	Low	+	+	+	+	<p>Other LDP policies such as S2, along with national guidance, should ensure that developments are built using the principles of sustainable design.</p>	None identified.
15	To reduce waste generation and disposal to landfill and maximise reuse and recycling	☐	Local	ST	Temp	Low	++	+	+	++	<p>Supporting text for Policy CU3 states that the Council will support the re-use of existing buildings in preference to new build. Policy CU1 reiterates this approach through seeking the safeguarding of land at the former Blaenavon Leisure Centre for the creation of new healthcare facilities. This approach could lead to the reduction of waste from construction. Effects will be most significant in the short term whilst appropriate sites for redevelopment are available.</p>	None identified.
16	To maintain and improve water quality	☐	Local	ST-LT	Temp	Low	+	+	+	+	<p>Insofar as the policy could lead to the protection and creation of impermeable surfaces that could provide sustainable urban drainage, water quality could be maintained.</p>	None identified.

17	To contribute to an increase in the use of renewable energy sources across the County Borough	□	Local	ST-LT	Temp	Low	-	-	-	-	The installation of telecommunications infrastructure through Policy CU4 could lead to the loss of potential for the generation of energy from wind through the loss of potentially appropriate sites.	Policy CU4 could include a consideration of the siting of infrastructure for the generation of energy from wind as a criterion to ensure that telecommunications infrastructure does not preclude its development. It is recommended that the county borough explore potential sites for the generation of low and zero carbon energy ahead of the development of sites for other uses to ensure that potential is not lost. These should be identified on the proposals map. It is suggested that WAG guidance could be utilised for this task (Planning for Renewable and Low Carbon Energy- A Toolkit for Planners, July 2010).
18	To improve the affordability of housing	-					0	0	0	0	No obvious effects.	None identified.
19	To improve the variety and quality of housing	-					0	0	0	0	No obvious effects.	None identified.
20	To improve accessibility to and protect and improve the quantity and quality of local services and facilities	□□	Local	ST-LT	Temp	Med	+++	+++	+++	+++	Policy BW2 seeks to prevent development on areas of formal and informal recreation space, children's play areas and amenity open space, unless it meets the criteria set out in the policy. This should enable the retention of areas of local value for recreation providing short term benefits in particular. Policy S8 requires the provision of recreational facilities including open space, children's play spaces and formal recreation facilities as part of planning obligations. This could lead to beneficial effects in the medium and longer terms. Provision for recreation, open space and leisure facilities will be required through Policy H5, based on the Fields in Trust standards. This could lead to cumulative benefits over time. Policies CU1, CU2 and CU3 seek to safeguard land and facilities for health, education and other community facilities. This could lead to direct short term benefits against this Objective. <i>Policy CF6 will contribute to the significant positive effects identified against this objective, in terms of the</i>	None identified.

22	To improve the health and wellbeing of the population	□□	Local	MT-LT	Temp	Med	++	+++	+++	+++	<p>The policies in the component seek the protection and enhancement of both formal and informal open space and recreational space within the County Borough. This could lead to an increase in health through increased mental wellbeing through social mixing as well as a potential for an increase in physical activity, both for adults and children. In particular, the requirement for the provision of allotments could have significant cumulative benefits for strengthening health and wellbeing through an increase in informal physical activity as well as local food production, which could have benefits not only for the creation of healthy sources of food, but could also reduce the reliance on food imports from elsewhere, which could reduce air pollution from traffic over time. Policy CU1 safeguards land for the provision of a Primary Care Resource Centre to include a doctor's surgery, pharmacy, dentist and other medical services. This provision could have direct benefits for health in the north of the County Borough. Further cumulative benefits could be realised through the implementation of Policy CU3. The policy favourably considers proposals which result in improvements to the quality and accessibility of community facilities, including health centres. Criteria include the need for accessibility by walking and cycling, which could have further benefits for health.</p> <p><i>Policy CF6 will contribute to the significant positive effects identified against this objective, through the provision of a replacement football pitch, which will encourage physical activity which will have positive health benefits.</i></p>	None identified.
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23	To promote, strengthen and enhance the cultural identity of communities and improve social cohesion and diversity	□□	Local	MT-LT	Temp	Med	++	+++	+++	+++	<p>The policies in the component seek the protection and enhancement of both formal and informal open space and recreational space within the County Borough. This could lead to an increase in community cohesion through increased mental wellbeing and interaction within the area. The provision of allotments could increase social inclusion as the policy will apply to all housing developments, including sheltered housing. Cumulative benefits could be significant over time, as more provision is realised. Further cumulative benefits could be realised through the implementation of Policy CU3. The policy favourably considers proposals which result in improvements to the quality and accessibility of community facilities. Supporting text also indicates that the greater utilisation of school buildings by the wider community will be encouraged. These measures could have cumulative benefits against this Objective.</p> <p><i>Policy CF6 will contribute to the significant positive effects identified against this objective, through the provision of community facility which would have positive benefits in respect of encouraging improved interaction within the area and social inclusion and community integration.</i></p>	<p>It is recommended that the approach to favourably consider the re-use of existing buildings; as well as encourage the greater utilisation of school buildings for use by the wider community, is included in policy wording.</p>
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