

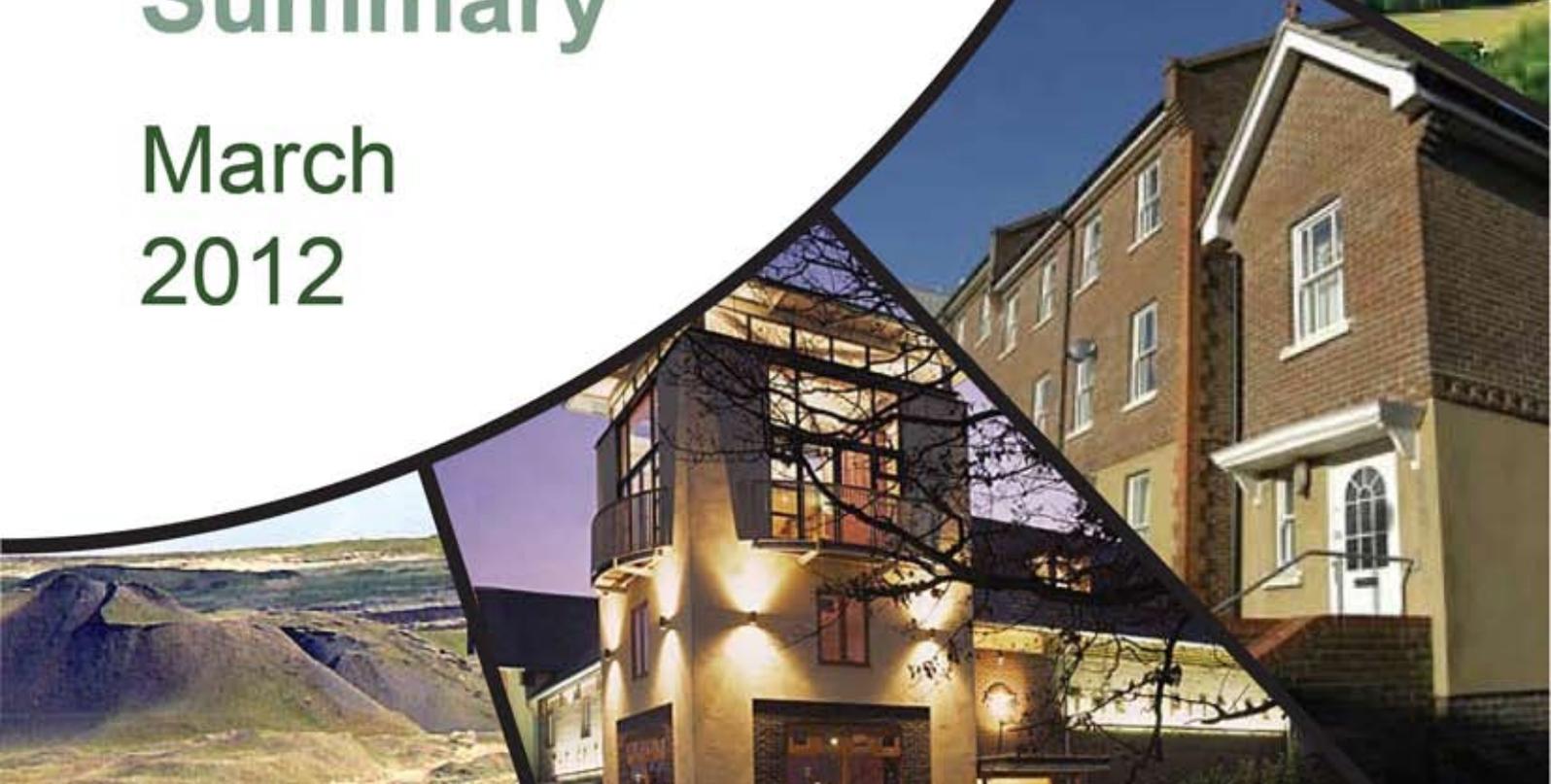
Torfaen County Borough Council

Local Development Plan 2006 - 2021

Sustainability Appraisal Report (SAR) (incorporating Focused Changes)

Non Technical Summary

March
2012



NON TECHNICAL SUMMARY

0. Non Technical Summary

Introduction

- 0.1 This is the Non Technical Summary of the Torfaen Local Development Plan (2006-2021) Sustainability Appraisal Report (SAR). It explains how the process of Sustainability Appraisal (SA), incorporating Strategic Environmental Assessment (SEA), has influenced the development of the Deposit Plan.

Local Development Plan (LDP)

- 0.2 The Planning and Compulsory Purchase Act 2004 introduced changes to the current planning system and placed a requirement on local authorities in Wales to produce a Local Development Plan (LDP) for their area. The Torfaen Local Development Plan, on adoption, will guide the development and use of land in the County Borough up to 2021. It will replace the existing Adopted Torfaen Local Plan (1991-2006) and the Adopted Gwent Structure Plan (1991-2006) as the development plan for the County Borough.
- 0.3 The Deposit LDP (incorporating Focussed Changes) is the full draft plan, which has evolved following consultation on the LDP Preferred Strategy in 2008 and the subsequent consultation on the Deposit LDP in 2011. The document sets out the key land use issues facing the County Borough and the Council's proposals to tackle them. It includes a vision and set of objectives, a preferred strategic development strategy entitled 'The Network of Integrated Communities Strategy' and then a list of Planning Policies and proposed site allocations for a variety of uses to enable the Council to deliver the strategy. The Deposit LDP (incorporating Focussed Changes) shows how key environmental, economic and social issues and trends affecting Torfaen will be addressed and how the development needs of the area will be met, including the proposed locations for new Strategic Regeneration 'Action Areas', and housing and employment allocations. Also it sets out proposals for protection of important areas in the County Borough such as Green Wedges, Open Spaces, Historic Resources and Ecology and Biodiversity Resources.

Sustainability Appraisal and Strategic Environmental Assessment

- 0.4 The requirements of SA and SEA are satisfied through one appraisal process henceforth designated SA/SEA. The purpose of SA is to promote sustainable development, through a better integration of sustainability considerations in the preparation and adoption of development plans. SA is an iterative process undertaken during the preparation of the plan. SA assesses the potential for the plan, upon implementation, to achieve the **economic, environmental and social** objectives by which sustainable development has been defined for the local area.
- 0.5 The process of Strategic Environmental Assessment (SEA) is required by The Environmental Assessment of Plans and Programmes (Wales) Regulations

2004. SEA will ensure that the LDP identifies and predicts any significant environmental effects arising from proposals, including alternatives, and that it proposes measures to mitigate any adverse effects. Significant effects will need to be monitored once the LDP is implemented.

- 0.6 The SEA process must assess the likely significant effects of the plan on the following aspects of the environment in accordance with the SEA regulations: Air, Biodiversity and Flora and Fauna, Cultural Heritage, Human Health, Landscape, Material Assets, Population, Soils and Water.

Progress to Date

- 0.7 The SA/SEA of the LDP is being delivered through five key stages as outlined below. Stages A, B and C have been undertaken so far in the production of the Draft Scoping Report (2005), Initial Sustainability Appraisal (January 2008) , Sustainability Appraisal Report (March 2011) and this updated Sustainability Appraisal Report (March 2012). Consultation on this SAR alongside the Deposit LDP (incorporating Focussed Changes) covers part of Stage D of the process:

- **Stage A** – Setting the context and objectives, establishing the baseline and deciding on the scope. This involved:
 - *Identifying other relevant policies, plans, programmes and SA objectives that inform and influence the Deposit LDP;*
 - *Establishing a comprehensive baseline of the economic, social and environmental issues facing Torfaen;*
 - *Identifying the key sustainability issues in Torfaen;*
 - *Developing an SA Framework of Objectives and Indicators that have been used to assess the Deposit LDP and which will be used for future monitoring of the LDP; and*
 - *Gathering further information through consultation on the breadth of coverage and detail for the SA.*

- **Stage B** – Developing and refining options and assessing effects. This involved:
 - *Assessing the compatibility of the plan objectives against the SA objectives;*
 - *Developing potential spatial strategy options;*
 - *Identification of a Preferred Spatial Strategy Option following assessment against the SA objectives;*
 - *Assessment of Initial Strategic Policies against the SA objectives;*
 - *Assessment of LDP allocations against the SA objectives;*
 - *Assessment of Deposit Plan Policies involving prediction and evaluating the effects of the plan and identifying ways of mitigating negative effects and maximising positive effects; and*
 - *Proposing measures to monitor the significant effects of the plan*
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- **Stage C** – Preparing the SA report. This involved:
 - *Reporting on the SA process undertaken so far since 2005 and outlining how it has influenced development of the Deposit LDP;*
 - *Finalising the baseline, key sustainability issues and SA Framework; and*
 - *Assessment of the Deposit LDP and changes made to the Deposit Plan following the SA Assessment*

- **Stage D** – Consulting on the draft plan and the SA report. This involved:
 - *Consulting on the Deposit Plan and this SAR with key statutory bodies and other consultees*

- **Stage D** – Consulting on the draft plan and the SA report. This involved:
 - *Assessing any significant changes made to the LDP following consultation and updating the SA Report to accompany the Deposit LDP (incorporating Focussed Changes) on consultation.*

Stages Remaining

- **Stage E** – Monitoring the effects of implementing the plan. This will involve:
 - *Finalising the Monitoring Framework and aims and methods for undertaking monitoring of the plan's significant economic, social and environmental effects; and*
 - *Responding to significant effects identified through monitoring of the LDP*

Habitats Regulations Assessment

- 0.8 There is a requirement for any policies, plans or projects with potential to affect European designated sites to undergo assessment under the Habitats Directive.
- 0.9 Torfaen does not contain any European sites, but the assessment of the LDP has considered the Usk Bat site SAC and the River Usk SAC in neighbouring Monmouthshire. The Habitats Regulations Assessment took place as a separate parallel exercise to the SA/SEA.
- 0.10 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 resulting from the implementation of Deposit LDP.
- 0.11 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 will 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 have now been 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 to allow the Council to determine if developments being implemented through the Deposit LDP are having adverse impacts on the water quality of the Afon Lwyd.
- 0.12 At this stage, the AA therefore concludes that with the monitoring and mitigation measures in place, the implementation of the Deposit LDP will not result in adverse in combination effects on the integrity of the River Usk SAC.

The HRA (Appropriate Assessment Report) February 2011 is available as a separate report.

Torfaen Deposit Local Development Plan (incorporating Focussed Changes (March 2012))

- 0.13 The Deposit LDP (incorporating Focussed Changes) sets out the Development Strategy and the Policies and Proposals to guide the future development and use of land in Torfaen to 2021. The LDP Vision statement is outlined below:

‘At the eastern edge of the South Wales valleys, Torfaen will be part of a networked city region supporting thriving communities and a diverse economy in an outstanding historical, cultural and natural environment.’

To achieve this:

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

- 0.14 In order to achieve this vision the Deposit LDP identifies the following objectives:

Deposit LDP Objectives	
1.	To ensure the provision of an appropriate quantity and range of employment sites and retail opportunities to support high and stable levels of employment in Torfaen and deliver a competitive, modern and sustainable economy and thriving town centres.
2.	To promote health and well being through the provision of development including community facilities, leisure and outdoor recreational opportunities, accessible to all.
3.	To ensure that the location of development does not result in unacceptable risk from flooding, subsidence or health hazards.
4.	To ensure the highest quality of design in all developments and delivering safe, healthy and attractive environments.
5.	To provide opportunities for the establishment of a network of quality educational facilities which serve local communities and are accessible for all sections of the current and future population.
6.	To protect, manage and enhance sustainable tourist attractions and facilities in Torfaen for the benefit of tourists and the community.

7.	To conserve and enhance the distinctive cultural and historic resources of the County Borough.
8.	To ensure that all new development reflects best practise in sustainable design and location, construction and operation.
9.	To allocate mineral sites if required and safeguard appropriate mineral resources from sterilisation.
10.	To protect, manage and enhance biodiversity and ecological networks across Torfaen.
11.	To minimise climate change impacts through reduced emissions of greenhouse gases in both new and existing development, and to adapt to climate change through considerations of its effects in the design and location of new development.
12.	To protect and enhance the valued landscape character of Torfaen, including important open space and sense of rurality between settlements.
13.	To protect Greenfield land by enabling and promoting the most efficient use of appropriate brownfield sites for redevelopment across Torfaen.
14.	To ensure all development contributes to improving water quality, protecting water supply and maximising the efficiency of water consumption.
15.	To identify and conserve important soil and geological resources including Regionally Important Geological Sites (RIGS) and maintain their quality.
16.	To ensure the allocation of an appropriate quantity and variety of housing sites to deliver high quality choice in sustainable locations, well served by essential facilities and accessible by a range of transport modes.
17.	To develop integrated and efficient transport infrastructure, public transport and communication networks which are accessible and attractive to all, and encourage a reduction in private car use.
18.	To ensure people and organisations reduce, reuse and recycle waste and to foster this through the provision of regional and local waste management facilities.

0.15 These Objectives led to the development of the LDP Preferred Strategy which was consulted on during January – March 2008. The development strategy for the Deposit LDP is the Network of Integrated Communities Strategy which is outlined below.

The Network of Integrated Communities Strategy

0.16 This Development Strategy aims to ensure a network of integrated communities, focusing particularly on the two key settlements of Cwmbran and Pontypool to ensure that they are successful and function as service hubs for the surrounding settlements. Growth is focused in locations where wider benefits are likely to occur, for example the realisation of the regeneration potential of the British Strategic Action Area, Cwmbran Town Centre and adjacent Strategic Action Areas. Effective transport links must be

forged to and from jobs and services, which are not available locally. Development is emphasised along key transport routes and will reflect the role, scale and function of individual settlements, with each settlement building upon its particular opportunities for the benefit of the County Borough as a whole. Other key principles of the LDP strategy are summarised below:

- Expanded settlements will include greenfield land, which will allow for necessary strategic developments to be achieved, and to deliver wider regeneration benefits to Torfaen;
- This strategy is anticipated to accommodate mid to high housing provision of 4,390 dwellings (through the allocation of 5,390 dwellings);
- The Strategy seeks to achieve affordable housing on new development sites across the County Borough subject to site viability;
- The potential of the growth hubs of Cwmbran and Pontypool will be realised, alongside the tourism potential of Blaenavon. The Strategy seeks to ensure that key services and facilities are accessible to the County Borough as a whole and as such the location of strategic service provision will be focused in the key centres; and
- Developments outside the central areas will need to link to existing service centres and have good access to these facilities. In areas where service provision does not currently exist, developments will need to ensure that local services can be provided and accessed, and developments can be successfully integrated into existing settlements and communities.

0.17 The Deposit LDP contains the following policies which will assist in delivering the development strategy and the above objectives:

STRATEGY POLICIES

- S1 Urban Boundaries
- S2 Sustainable Development
- S3 Climate Change
- S4 Place Making / Good Design
- S5 Housing
- S6 Employment and Economy
- S7 Conservation of Natural and Built Heritage
- S8 Planning Obligations
- S9 Retailing/Town Centres

BOROUGH WIDE POLICY

- BW1 General Policy - Development Proposals

STRATEGIC ACTION AREAS

- SAA1 Eastern Strip Central SAA, Cwmbran
- SAA2 Canalside SAA, Cwmbran
- SAA3 Llantarnam SAA, Cwmbran
- SAA4 Mamhilad SAA, Pontypool
- SAA5 The British SAA, Talywain, Pontypool
- SAA7 Llanfrechfa Grange SAA, Cwmbran

TOPIC BASED POLICIES

Housing

- H1 Housing Allocations within the Cwmbran Housing Sub Market Areas
- H2 Housing Allocations within the Pontypool Housing Sub Market Area
- H3 Housing Allocations within the North Torfaen Housing Sub Market Area
- H4 Affordable Housing
- H5 Provision for Recreation, Open Space, Leisure Facilities & Allotments
- H6 Conversion, subdivision or re-use of buildings for residential purposes within the Urban Boundary
- H7 Gypsy and Traveller Site Allocation
- H8 New Gypsy Traveller Site Proposals
- H9 Affordable Housing Exception Sites

Economy, Employment and Tourism

- EET1 Employment Allocations in the Cwmbran Area
- EET2 Employment Allocations in the Pontypool Area
- EET3 Employment Allocations in the North Torfaen Area
- EET4 Regional Employment Allocations
- EET5 Protection of Employment Land and Premises
- EET6 Leisure/Tourism Proposals

Retail and Town Centres

- RLT1 Town Centre Boundaries
- RLT2 Town Centre Development in Cwmbran Town Centre
- RLT3 Retail Proposals outside Established Centres
- RLT4 Provision of Small Scale Retail Uses
- RLT5 Primary Frontages
- RLT6 Pontypool Town Centre 100% A1 Retail Frontages
- RLT7 Secondary Frontages
- RLT8 Local and Neighbourhood Shopping Centres
- RLT9 Food and Drink Establishments

Transport

- T1 Transport Improvements
- T2 Safeguarding Former Transport Routes
- T3 Walking and Cycling Routes

Minerals

- M1 Minerals Safeguarding
- M2 Coal Working Exclusion Areas
- M3 Tir Pentwys Preferred Area for Aggregates
- M4 Minerals Sites Buffer Zones

Waste

W1 Sustainable Waste Management / Resource Recovery Proposals

Community Facilities

- CF1 Healthcare Facility Safeguarding
- CF2 Primary School Safeguarding
- CF3 Community Facilities
- CF4 Protection of Important Urban Open Space
- CF5 Protection of Allotments and Recreation & Amenity Open Space

Countryside

- C1 Green Wedges
- C2 Special Landscape Areas
- C3 Rural Development and Diversification
- C4 Conversion / Rehabilitation of Buildings in the Countryside
- C5 Replacement Dwellings in the Countryside

Biodiversity / Geodiversity

- BG1 Locally Designated Sites for Biodiversity and Geodiversity

Historic Environment

- HE1 Buildings and Structures of Local Importance
- HE2 Blaenavon Industrial Landscape World Heritage Site

- 0.18 To assist the reader the remainder of the Non Technical Summary is structured in line with the full Sustainability Appraisal Report with a summary of each section and key findings. It follows the stages of the SA process as identified in 0.7 above.

3. Identifying other relevant plans, programmes and SA objectives (Task A1)

- 0.19 The first stage involved the analysis of relevant plans and programmes at the European, National, Regional and Local level in order to identify issues relevant to the preparation of the LDP. The LDP is prepared in the context of other plans and programmes, which need to be taken into account. The LDP must comply with national planning policy, and reflect other local plans and strategies, providing the spatial planning framework to help deliver those strategies. An overview of the findings of this review is included in Section 3 of the SAR and the full review is included in Appendix C of the SAR Appendices.

4. Collation of Baseline Data (Task A2)

- 0.20 The next stage involved the collation of baseline data to provide a background to and the evidence base for identifying sustainability issues and SA Objectives for Torfaen. An overview of the findings of the baseline review is included in section 4 of the SAR and the full review is included in Appendix D of the SAR Appendices. A summary of the key sustainability issues emerging from the baseline review is presented in the Key Sustainability Issues table below.

5. Identification of Key Sustainability Issues (Task A3)

0.21 This stage involved the identification of key sustainability issues relevant to Torfaen which were used to generate the key SA Objectives for the borough. The full review of the key sustainability issues is included in section 5 of the SAR. A summary of issues is identified in the table below:

Key Sustainability Issues
<ul style="list-style-type: none">• Promoting economic growth across the borough - Torfaen suffers from a North-South split in terms of investment and private sector interest, and poor transport infrastructure to the north of the borough, hinders economic development.• Protection and Enhancement of biodiversity - Need to identify and protect important wildlife corridors, habitats and species and stepping stone habitats such as the Afon Lwyd. The County Boroughs SSSI's, LNR's and SINC's are key assets and also the wider biodiversity network beyond designated sites should be enhanced.• Protection of valued landscape –Need to seek protection of important landscape features in Torfaen such as the Blaenavon Industrial Landscape World Heritage Site, Green Wedges and Special Landscape Areas and important urban open spaces.• Protection and enhancement of the historic environment and cultural heritage – Need to ensure that potential development does not adversely affect the setting and character of the Blaenavon World Heritage Site and Landscape of Outstanding Historic Interest and other historic resources including the 5 Conservation Areas.• Historic Form and age and type of housing stock – This presents deficiencies in housing choice, through high levels of older properties in the North of the Borough which are not energy efficient, and the high levels of house building in Cwmbran as part of the new town development will result in renewing due to simultaneous ageing.• Energy efficiency and Consumption – Need to encourage energy efficient developments to the highest standards.• Reduction of Waste and increased recycling – TCBC has exceeded the recycling/composting of municipal waste target over recent years. It is performing favourably in terms of sustainable waste management.• Strategic Waste Facilities – Need for between 4.4ha and 8.0ha of land for new in building strategic waste management facilities in Torfaen.• Mineral Resources – Need for between 5-6 million tonnes of aggregate provision for Torfaen.• Enhancement of Retail Centres – Enhancement of the Blaenavon and Pontypool Town Centres to improve their provision of local services for surrounding areas and promotion of Cwmbran in its wider regional role as a Sub regional retail centre for services and facilities.• Reducing the reliance on the private car – Low levels of walking and cycling in Torfaen, but whilst the coverage of the bus network is good there is potential for the rail transport system to be improved. 65.7% of the population rely on the on the private car for their work journey, with only 10% of the population walking or cycling to work.• Improving the efficiency of the North Torfaen Highway Network - This can be aided by improvements to the North Torfaen Highway and Public Transport networks (mainly A4043 & B4246 corridors) and provision of the Pontypool Park and Ride Facility.• Reducing the risk of flooding – Certain areas of the borough are vulnerable to flooding without significant flood defence infrastructure. 2288 properties are at risk from the 0.1% (1 in 1000 year) extreme flood, and 1736 properties at risk from the 1% (1 in 100 year) flood event.• Efficiency in Land Use – In 2010 TCBC had a high level of brownfield development exceeding the target of 60% for development on previously developed land.• Water Quality – Need to protect the water quality of key surface and groundwater resources, especially maintaining the water quality of the Afon Lwyd as it is a key

tributary to the River Usk SAC.

- **Provision of affordable Housing** – Increasing house prices relative to average income has increased the problem of the lack of affordable housing in the borough. The Joint Housing Local Market Assessment shows a need for 32% of all new housing over the region to be affordable, equating to a need for 1343 affordable homes for Torfaen by 2021.
- **Provision of Gypsy Traveller Accommodation** – Need additional permanent pitches in the County Borough and a transit facility in the sub region.
- **Access to essential facilities** – Need to improve the range and quality of and access to facilities and services for residents in the borough. Promotion of new facilities and protection of existing facilities should be encouraged through the LDP.
- **Improving Health and Well Being** – High levels of poor health including long-term illness, disability and death from heart disease. Low levels of physical activity and outdoor recreation amongst local people.
- **Raising educational attainment** – Low educational attainment in Torfaen and there is a need to increase participation in further education (Post 16).

6. Sustainability Appraisal Framework

0.22 This Framework incorporates the key baseline information and sustainability issues into a systematic tool of objectives, indicators and targets, which enabled the sustainability effects of policies and proposals in the LDP to be predicted and evaluated.

0.23 Following consultation on the Initial Sustainability Appraisal Report the list of SA objectives have evolved producing a more streamlined framework with a reduction in numbers for 30 to 23. The key changes to the objectives are outlined in Section 6 of the SAR and changes to the corresponding indicators are outlined in Appendix E. Section 6 of the SAR presents the full SA Framework. The 23 SA objectives are set out below:

Sustainability Appraisal Objectives

- 1 To enable high and stable levels of local employment in Torfaen**
- 2 To achieve economic growth to contribute to business competitiveness**
- 3 To promote and enhance sustainable tourism in Torfaen**
- 4 To protect, manage and enhance Blaenavon World Heritage Site as a cultural and tourism destination**
- 5 To protect, manage and enhance biodiversity**
- 6 To protect and manage geodiversity**
- 7 To reduce air pollution and improve air quality**
- 8 To minimise noise and light pollution**
- 9 To minimise the risk of flooding and increase resilience against flooding**
- 10 To conserve and enhance historic resources and their setting**
- 11 To protect and enhance the valued landscape character of Torfaen**
- 12 To make the most efficient use of land and buildings**
- 13 To achieve a modal shift to more sustainable transport modes**
- 14 To promote sustainable building design**

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|----|---|
| 15 | To reduce waste generation and disposal to landfill and maximise reuse and recycling |
| 16 | To maintain and improve water quality |
| 17 | To contribute to an increase in the use of renewable energy sources across the County Borough |
| 18 | To improve the affordability of housing |
| 19 | To improve the variety and quality of housing |
| 20 | To improve accessibility to and protect and improve the quantity and quality of local services and facilities |
| 21 | To improve educational attainment and increase skill levels |
| 22 | To improve the health and well being of the population |
| 23 | To promote, strengthen and enhance the cultural identity of communities and improve social cohesion and diversity |

7. Testing the LDP Objectives against the Sustainability Appraisal Objectives

- 0.24 This stage of the process involved the assessment of the LDP Objectives against the SA Objectives.
- 0.25 The key outcomes from the sustainability assessments were that a number of the LDP Objectives were broadly compatible with the SA Objectives; and that there were no identified instances of potential conflict between the two sets of objectives. However it was identified that certain LDP Objectives were too narrow or detailed to be overarching LDP Objectives and that there were overlaps between a significant number of objectives. Therefore the LDP Objectives were streamlined and grouped together to form a total of 19. An overview of this process is contained in Section 7 and the full assessment is contained in Appendix F of the SAR Appendices.

8. Assessment of the LDP Strategic Options

- 0.26 This stage of the process involved the generation of plan options. The development of options was undertaken in 2007 before arriving at a preferred option 'The Network of Integrated Communities Strategy' which was consulted on as the LDP Preferred Strategy in 2008, and documented in the Initial Sustainability Appraisal Report (2008). Initially, the LDP team identified a set of draft options, which were considered at stakeholder's workshops in March and April 2007. Details of the workshops are included in the report entitled 'Strategic Options Workshops (August 2007)'. As a result of these workshops four amended strategy options for Torfaen were assessed against the SA objectives. The 4 potential strategies assessed were:

- **Urban Containment Strategy**
- **Market Led Strategy**
- **Regeneration Focus Strategy**
- **Network of Integrated Communities Strategy**

- 0.27 Following the SA of these strategies, The Network of Integrated Communities Strategy was chosen as the Preferred Strategy for the LDP. In conclusion, considering the balance of the assessments against the three dimensions of sustainability, the Network of Integrated Communities Strategy appeared to offer the greatest potential for beneficial effects against the full range of social, environmental and economic objectives. The overview of the strategy options and assessment results are outlined in Section 8 of the SAR with the full assessment results in Appendix G of the SAR Appendices.

9. Assessment of the LDP Preferred Strategy Strategic Policies

- 0.28 In developing the Network of Integrated Communities Strategy, an initial set of Strategic Policies were developed to deliver the strategy. The next stage of the SA/SEA involved the assessment of the 13 Strategic Policies of the LDP in terms of their significant effects in sustainability terms. This included the identification of mitigation measures as a result of the assessment to improve the policies. The Strategic Policies related to the following topic areas:

- Climate Change
- Sustainable Development
- Place Making/Good Design
- Housing
- Affordable Housing
- Employment and the Economy
- Mineral Safeguarding
- Waste Management
- Environmental Protection
- Community Infrastructure
- Transport
- Retailing/Town Centres
- Health and Education

- 0.29 The 13 policies developed under these themes were subject to assessment against the sustainability objectives. A detailed overview of the assessment findings is included in section 9 of the SAR document. The full assessment is included in Appendix H and changes made to the policies following the assessment are included in Appendix I of the SAR Appendices.

10. Preparing the Sustainability Appraisal Report and Predicting and Evaluating the Effects of the Deposit LDP

- 0.30 The Deposit LDP policies and proposals were subject to SA/SEA Assessment in October 2010. For the purposes of undertaking the assessments the policies were grouped into components that were likely to share similar sustainability effects. This allowed a strategic approach to assessing the effects of implementing the plan as a whole. The 24 assessment components are outlined in the table overleaf.
- 0.31 The prediction and evaluation of effects assessment outlined the significant economic, environmental and social effects likely to occur as a result of the implementation of the Deposit LDP. The 24 assessment components of the Deposit Plan outlined above on balance have an overall positive effect against the range of sustainability objectives. The LDP Policies and

proposals offer potentially significant positive effects against the Economic and Social objectives therefore addressing issues associated with increasing employment, investment and business competitiveness and tourism, improving the variety, quality and affordability of housing, access to services and facilities, improvement in education, improvement in health and wellbeing and reducing poverty and social exclusion. However a range of both significant positive and negative effects have been identified with regard to the environmental objectives.

- 0.32 The predicted negative effects on the environment are associated with the policies proposing the overall level of growth including the Strategic Action Areas, housing policies concerned with the provision of 5000 new dwellings, employment policies concerned with the provision of 80 hectares of employment land and the resulting infrastructure required. The assessment has identified negative effects of varying scale and significance on biodiversity, air pollution, noise and light pollution, flood risk, historic resources, landscape, sustainable transport, waste and water resources.

LDP Assessment Components
Component 1: Urban Boundaries
Component 2: Housing
Component 3: Employment and Economy
Component 4: Tourism
Component 5: Retail
Component 6: Cwmbran Town Centre
Component 7: Blaenavon Town Centre
Component 8: Eastern Strip Central Action Area and Strategic Opportunity Areas
Component 9: Canalside Action Area
Component 10: Llantarnam Action Area
Component 11: Mamhilad Action Area
Component 12: The British Action Area
Component 13: South Sebastopol Action Area
Component 14: Llanfrechfa Grange Action Area
Component 15: Strategic Transport Approach
Component 16: Community Facilities and Services
Component 17: Climate Change and Sustainable Development
Component 18: Ecology and Biodiversity
Component 19: Landscape and Countryside
Component 20: Historic and Built Environment
Component 21: Minerals
Component 22: Waste
Component 23: Place Making
Component 24: General Development Principles

- 0.33 The review has identified opportunities to enhance the positive effects of the Deposit LDP and to mitigate the negative effects and has resulted in a number of recommendations. TCBC has used the recommendations to develop the plan and improve its performance against the SA objectives.

0.34 The table below provides a summary of the changes TCBC made to the Deposit LDP in line with the assessment recommendations which are outlined in Section 10 of this report. The full assessment is included in Appendix J of the SAR Appendices. The table provides an overview of the changes undertaken. Full details of those changes and other minor recommendations resulting from the SA assessment, including non significant amendments which have occurred subsequent to the SA were outlined in Appendix K of the SAR Appendices.

Overview of key SA Recommendations and LDP Amendments	
SA Assessment Recommendation	TCBC Response and LDP Revision
Component 1: Urban Boundaries	
<p>S1 Urban Boundaries Recommendation = Clarify approach to northern part of the borough, policy should promote sustainable communities, areas of proposed flexibility in the urban boundary should be shown on the Proposals Map and the BILWHS designation should be shown on the Proposals Map.</p>	<p>Policy amended to outline urban boundary strategy in the north of the borough, and criteria added to reflect the promotion of sustainable communities.</p> <p>Reference to flexibility in the Urban Boundary made in error. Areas of flexibility in the Urban Boundary not proposed due to sufficient development land available within the Urban Boundary and the need to protect the countryside. Flexibility in respect of affordable housing need only will be assessed in accordance with Policy H9.</p> <p>The BILWHS designation is not a policy of the plan, therefore will be shown on the Constraints Map.</p>
Component 2: Housing	
<p>S5 Housing H1 Housing Allocations within the Cwmbran HMA H2 Housing Allocations within the Pontypool HMA H3 Housing Allocations within the North Torfaen HMA H7 Gypsy Traveller Sites <u>Recommendation</u> = Plan policies should reference potential cumulative impact on landscape character, and housing density standards could be set out, in terms of the three Housing Market Areas, which should reflect potential for density to exert an influence over character, distinctiveness and biodiversity.</p>	<p>Sites have been subject to Landscape assessments which have informed the allocation of sites. It is recognised that new development will have a cumulative impact on the landscape character especially where urban areas are extended. The strategy has sought to keep this to a minimum. Landscape and layout considerations to reduce visual impacts of new developments should inform development proposals. Key mitigation measures to reduce landscape impacts will be incorporated as part of Development Proposals.</p> <p>The LDP has sought to balance the need for development, with the need to protect and enhance the landscape. Designation of Special Landscape Areas,</p>

	<p>Green Wedges and a network of Important Open Spaces facilitate this aim. Reasoned justification to Policy S7 amended to reflect above.</p> <p>Supporting Appendices to the plan detail potential density figures for individual sites, taking into account local characteristics. In this respect a broad brush density standard applied to the whole of a Housing Sub Market Area not considered viable.</p>
<p>Component 3: Employment and Economy</p>	
<p>S6 Employment and Economy S8 Planning Obligations EET1 Employment Allocations in the Cwmbran Area EET2 Employment Allocations in the Mid Torfaen/Pontypool Area EET3 Employment Allocations in the North Torfaen Area EET4 Regional Employment Allocations EET5 Protection of Employment Land and Premises</p> <p><u>Recommendation</u> = Wording of the High Value Regional Employment Policy to be clarified, employment sites to be supported by an increased level of detail regarding the types of activities supported on each site/within the town centre, design requirements and specific land uses that would be appropriate to specific character areas to be included in a policy, consideration to the establishment of density targets for strategic sites, and the important link between commercial activities and implications for waste streams should be referenced.</p>	<p>Policy Justification amended to justify and explain the need for a policy concerning high value regional employment uses, and employment allocations updated to provide details of the uses to be incorporated on sites and further detail of the sites.</p> <p>Wording added to the Employment section to require that Development Frameworks/Briefs should inform development proposals addressing issues identified in the Candidate Sites Assessment Report.</p> <p>Background Employment topic paper provides further detail on character and density issues for Employment Sites to inform development proposals. No further detail added to policy.</p> <p>The importance of the link between commercial activities and waste streams and the need to promote sustainable waste management has been added to front end of the employment chapter, to be addressed as part of design considerations.</p> <p>Site allocation EET1/5 Caldicot Way removed due to no evidence being provided to overcome flooding constraints to the site.</p>
<p>Component 4: Tourism</p>	
<p>EET6: Leisure / Tourism Proposals</p> <p><u>Recommendation</u> = Policy should reinforce the requirement that all facilities are accessed in a sustainable way, definition of</p>	<p>Policy amended to reflect the promotion of sustainable tourism and accessible facilities.</p> <p>Further clarification provided on 'appropriate scale' for the development of</p>

<p>appropriate scale for tourism development should be defined, the need for interpretation of the historic environment and other assets could be promoted through the policies, and the impact of RLT2/1 on Llantarnam Arts Grange which would lead to its loss needs to be clarified as this policy promotes its protection.</p>	<p>tourist facilities.</p> <p>Interpretation of the historic environment added to the policy and the scope of the policy widened to include facilities that have broader social and educational benefits.</p> <p>Clarification on Llanfrechfa Arts Grange provided in RLT2, as Policy deals directly with that site. EET6 is a promotional policy for tourist facilities in general.</p>
<p>Component 5: Retail</p>	
<p>RLT1 Town Centre Boundary RLT5 Retail Proposals outside Established Centres RLT6 Primary Frontages RLT7 100% A1 Retail Frontages in Pontypool RLT8 Secondary Frontages RLT9 Local Shopping Centres RLT10 Redevelopment of Local Centres RLT11 Food and Drink <u>Recommendation</u> = No specific recommendations for change</p>	<p>No specific recommendations for change as a result of SA Assessment. Further amendments undertaken following SA to improve policies:</p> <p>RLT1 – Further clarification on uses acceptable in town centre</p> <p>RLT5 (Now RLT3) – Clarification to policy criteria and size of proposals for new retail development. Policy amended due to overly restrictive criteria which would harm the development of local retail offer in the form of small shops/stores. Policy amended to a more positive approach for small scale retail proposals.</p> <p>RLT7 (Now RLT6) – Policy restructured for greater clarity</p> <p>RLT8 (Now RLT 7) – Policy restructured for greater clarity to support the protection of A1 Retail frontages</p> <p>RLT9 (Now RLT8) – Further clarification on policy terminology and incorporation of neighbourhood centres to widen the scope of the policy</p> <p>RLT10 (Now RLT8) – Further policy criteria to promote the retention of local shopping facilities and RLT 10 incorporated to avoid proposals which undermine the local or neighbourhood centre.</p> <p>RLT11 (Now RLT9) – Further clarification provided on policy aims and assessing criteria</p> <p>New RLT4 Provision of Small Scale Retail uses - Policy will allow the development of small scale retail stores (where needed and justified) which could assist in the improvement to local shopping provision, providing key needed retail services for the local community. RLT4 would provide a range</p>

	<p>of economic and social benefits through local employment, access to services and reducing social exclusion, and also environmental benefits by assisting in reducing the need to travel by car for shopping purposes.</p> <p>New S9 Retailing / Town Centres – Previous LDP Preferred Strategy Retail policy reintroduced to provide clarity on the retail strategy for the LDP.</p>
<p>Component 6: Cwmbran Town Centre</p>	
<p>RLT2 Town Centre Development in Cwmbran RLT3 Edge of Cwmbran Town Centre <u>Recommendation</u> = Amending RLT2 criteria to read more positively, clarification on types of linkages supported in the policy with priority given to sustainable linkages, and to provide clarification on status of SPG referred to in the Policy</p>	<p>RLT2 – Further clarification on requirement for a Development Framework for site. Criteria added for consideration of effect of development on Llantarnam Arts Grange (as per SA recommendation for EET6). Criterion a worded more positively seeking enhancement to shopping character, visual amenity and vitality and viability of town centre. Further clarification provided on types of linkages supported with a focus on sustainable linkages. Clarification on the area of the allocation, and objectives for integration with other town centre sites. Updated Policy Justification with new retail calculations to provide further evidence and clarity for the policy.</p> <p>RLT3 – Policy deleted as incorporated in other retail policies of the plan, so reduces unnecessary repetition.</p>
<p>Component 7: Blaenavon Town Centre</p>	
<p>RLT4 Blaenavon Retail Core Recommendation = No Specific recommendations for change</p>	<p>No specific recommendations for change as a result of SA Assessment. Further amendments undertaken following SA to improve policies:</p> <p>RLT4 – Whilst the aims of the policy supported the protection of the retail core, it would actually be detrimental to the regeneration of the wider town centre by restricting further retail uses on the edge of the retail core. In terms of enhancing the retail offer and the tourism potential of Blaenavon, restricting retail uses to the small core area would in effect stifle regeneration through for example preventing the conversion of buildings to retail uses outside the retail core. A retail core is not now proposed</p>

	and RLT4 is now a different policy focusing on the provision of small scale retail uses which will be applied throughout the borough as described in the retail component above, which will deliver social and economic benefits.
Component 8: Eastern Strip Central Action Area and Strategic Opportunity Areas	
<p>SAA1 Eastern Strip Central Action Area SOA1 Eastern Strip South Strategic Opportunity Area SOA2 Eastern Strip North Strategic Opportunity Area <u>Recommendation</u> = Additional clarity to be provided on the types of public transport to be provided in the Action Area and a more detailed description of uses and percentage targets for affordable housing</p>	<p>Additional clarification on public transport linkages to be provided as part of the Development Framework.</p> <p>No reference to affordable housing targets within policy as housing removed as part of the overall scheme.</p> <p>Further detail provided to the policy following completion of commercial appraisal of this site, so the policy specifies required land uses and areas for development, and further detail is provided on the sites opportunities and constraints to deliver regeneration. Updated Policy Justification with new retail calculations to provide further evidence and clarity for the policy.</p> <p>The policy further refers to the need for a comprehensive approach to development, to ensure the range of economic, environmental and social objectives are achieved.</p>
Component 9: Canalside Action Area	
<p>SAA2 Canalside Action Area <u>Recommendation</u> = Additional clarity to be provided on the types of public transport to be provided in the area Specific affordable housing target to be provided as part of H4.</p>	<p>Additional clarification on public transport linkages to be provided as part of the Development Framework.</p> <p>No reference to affordable housing targets within policy as affordable housing contributions will be dealt with in accordance with H4. Potential affordable housing numbers included in the Appendices. Further clarification provided on site area within the Policy.</p>
Component 10: Llantarnam Action Area	
<p>SAA3 Llantarnam Action Area <u>Recommendation</u> = Suggested that the need for remediation of the site is included in the policy wording</p>	<p>Reference to necessary remediation of the site was in fact an error in Candidate Sites Report. Site is not contaminated so no further work required.</p> <p>Further clarification provided in the</p>

	Reasoned Justification on aims and vision for the site.
Component 11: Mamhilad Action Area	
<p>SAA4 Mamhilad Action Area Recommendation = Policy should promote densities that are applied to make best use of the site, and Brownfield part to be prioritised for development ahead of Greenfield portion. The LDP could include a requirement for affordable housing to be directed to the neighbourhood centre</p>	<p>Development Framework prepared for site, which has assessed densities to be applied to different parts of the site. Draft Development Framework prioritises the brownfield area before the greenfield elements in the phasing plan. Affordable Housing should be allocated throughout the site, but elements of provision should be located near to key facilities. This can be worked through further refinement of the Development Framework.</p>
Component 12: The British Action Area	
<p>SAA5 The British Action Area Recommendation = Further explanation required of the benefit of the biodiversity / heritage features that can add to the tourism offer, further clarification on the types of public transport that can be provided, and it is recommended that the development framework to be produced includes a more detailed breakdown of uses and affordable housing targets. Clarification required in policy text on status of Development Framework.</p>	<p>Policy Justification updated so that any future Development Framework addresses the benefits of biodiversity and heritage resources in the regeneration of the site, emphasis placed on the internal movement circulation being governed by a sustainable movement hierarchy.</p> <p>Development Framework to provide more details of land uses to be provided on site although given the complexity of this scheme and the significant costs of reclaiming the site, specific affordable housing percentages couldn't be applied at this point. Policy H4 has flexibility to allow for increases in affordable housing percentages in respect of the housing market areas should economic conditions improve in the future. This can be applied to the British and other sites if relevant at that time.</p> <p>Further clarification of policy wording in relation to reclamation options provided.</p>
Component 13: South Sebastopol Action Area	
<p>SAA6 South Sebastopol Action Area Recommendation = Policy to include additional details on treatment of historic and landscape issues on site, emphasis on use of topography and screening to reduce the visual impact that will arise from settlement coalescence, and</p>	<p>Further clarification provided in the policy justification in respect of comments but cross reference provided to Adopted Development Framework which has considered all these issues.</p> <p>Development Framework to be updated with affordable housing provision. The use of diagrams for the Action Areas to be worked up in greater detail to support</p>

<p>additional details on policy requirements from the Development Framework to be included in the policy. Use of diagrammatic masterplan to explain proposals from the site to improve clarity on the proposed land uses and issues of importance to the site recommended.</p>	<p>the site at examination of the plan. Current Development Frameworks diagrams will be available on consultation to explain proposals and uses for the site.</p>
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Component 14: Llanfrechfa Grange Action Area

<p>SAA7 Llanfrechfa Grange Action Area <u>Recommendation</u> = Additional information to be provided on details of the employment uses for the site, policy should be updated to reflect importance of delivering green infrastructure as a mitigating element in design, further details in policy on treatment of historic and landscape required, emphasis on use of topography and screening in reducing visual impact should be given greater priority in the policy, details on types of public transport to be provided, and affordable housing targets to be specified.</p>	<p>Policy updated to clarify employment uses for the site, and the promotion of green infrastructure, linked to the Development Framework is promoted in the policy.</p> <p>Landscape issues and importance of screening now added to the policy. This was assessed as part of the Development Framework and accompanying SEA which recognises mitigating the impacts on landscape and the consideration of key views in the siting and design of development to reduce the visual impact is a key issue.</p> <p>Further details on public transport covered as part of the Development Framework and its associated SEA and cross reference made in the policy.</p> <p>Affordable housing to be assessed against Policy H4 but complexity of scheme requires such details to be identified at a later stage. No reference to affordable housing targets within policy but potential affordable housing numbers included in the Deposit LDP Appendices.</p>
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Component 15: Strategic Transport Approach

<p>S8 Planning Obligations (d and h) T1 Transport Improvements T2 Safeguarding Former Transport Routes T3 Walking and Cycling Routes <u>Recommendation</u> = The transport policies should be more reflective of the requirement for sustainable transportation and infrastructure priorities, the network of routes in</p>	<p>Policy amended to reflect the promotion of a sustainable approach to new highways infrastructure as advocated through policy S2, recognising the need for new road build as part of maintaining a sustainable and efficient network.</p> <p>As part of the above schemes for highways improvements sustainable transport considerations and particularly the promotion of public transport and</p>
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<p>Policy T3 should be defined on the LDP Proposals Map, and Policy T3 should incorporate a requirement that routes are inclusive by all user groups. Public Transport provision should be given higher priority in the Planning Obligations policy.</p>	<p>other sustainable modes as part of the design of such schemes, should be key considerations.</p> <p>Walking and Cycling Routes that are agreed schemes will be included on the Proposals Maps and Policy updated to promote inclusive access.</p> <p>Policy on Planning Obligations amended to give public transport provision a higher priority.</p>
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Component 16: Community Facilities and Services

<p>BW2: Protection of Recreation and Amenity Open Space S8 Planning Obligations H5 Provision for Open Space, Recreation and Leisure Facilities CU1 New Healthcare Facilities CU2 New Primary Schools CU3 Community Facilities CU4 Telecommunications Apparatus CU5 Protection of Important Urban Open Space</p> <p>Recommendation = The overriding community or regeneration need should be clarified against the value of retaining an open space, and community facilities policy to favourably consider the reuse of existing buildings as well as encourage the greater utilisation of school buildings for alternative uses.</p>	<p>BW2 - Further clarification provided on defining the function of an open space, and further clarification on the policy stance on overriding community or regeneration need. Consideration of Allotments added to the policy to widen its scope, as this was an omission from the previous version of the policy. (This policy now renumbered CF5 as is better suited to the Community Facilities Section)</p> <p>Community Facilities polices now termed CF, as deletion of Policy CU4 due to repetition of national policy means the utilities aspect is no longer relevant.</p> <p>CU1 reworded to CF1 and termed Healthcare Facility Safeguarding, and CU2 reworded to CF2 and termed Primary School Safeguarding as more accurately reflects the policy wording.</p> <p>CU3 (Now CF3) - Policy updated to promote the reuse of existing buildings unless where circumstances warrant demolition. Promotion of wider use of school buildings for community uses added to the policy.</p> <p>CU5 now CF4</p>
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Component 17: Climate Change and Sustainable Development

<p>S2 Sustainable Development S3 Climate Change S8 Planning Obligations (k, m and n)</p> <p><u>Recommendation</u> = The meaning of regeneration in Policy S2 to be given greater clarity in the text,</p>	<p>Policy amended to provide further clarification on the regeneration of existing communities and further clarification provided in relation to policy criteria. Policy strengthened through focus of development within existing urban boundaries.</p>
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<p>and policy S3 includes the need for development to implement the energy hierarchy, its recommended that reference to 'renewable' be replaced by low or zero carbon energy sources' to expand the scope of potential technologies. Water efficiency should be included under point b, not point c and specific reference to grey water recycling should be removed as this is only one way of promoting water efficiency.</p>	<p>Policy S3 amended to reflect the promotion of low and zero carbon energy sources and promotion of the energy hierarchy which will ensure residual energy requirements are minimised. Criteria separated to improve clarity.</p> <p>Specific reference to grey water recycling amended so the scope of the policy is widened to include other water efficiency measures.</p>
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Component 18: Ecology and Biodiversity

<p>S7 Conservation of the Natural and Built Heritage (part c) S8 Planning Obligations NE1 Protection and Enhancement of Sites of Importance for Nature Conservation (SINC's) and other Locally Designated Sites <u>Recommendation</u> = Geological should be added to the wording of Policy NE1 to demonstrate that the local designations cover both ecological and geological protected areas.</p>	<p>Policy NE1 amended to reflect the need to protect geological resources. Further amendments added to policy to provide additional clarification and explanation.</p> <p>S7 restructured to avoid duplication with national policy with greater clarification provided on the distinction between statutory and non statutory sites. Further clarification of policy criteria with cross links to other policies to reduce duplication.</p> <p>Natural Environment section reworded to Biodiversity/Geodiversity as more accurately reflects the Policy area. NE1 now BG1. Further amendment to policy wording to widen its scope to reflect the biodiversity network rather than specific sites of value only, and further clarification on the approach to mitigating biodiversity loss added to the policy justification.</p>
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Component 19: Landscape and Countryside

<p>S7 Conservation of Natural and Built Heritage C1 Green Wedges C2 Special Landscape Areas <u>Recommendation</u> = No specific recommendations made</p>	<p>S7 restructured and further text added to consider the cumulative effect on landscape character as per response detailed in Component 2 above.</p> <p>Policies BW3 and BW4 now added to the Countryside section as better suited to this section and numbered C4 and C5 respectively.</p>
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Component 20: Historic and Built Environment

<p>S7 Conservation of Natural and Built Heritage</p>	<p>S7 restructured to avoid duplication with national policy with greater clarification</p>
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<p>HB1 Protection of Buildings of Local Importance HB2 Blaenavon Industrial Landscape World Heritage Site <u>Recommendation</u> = The Blaenavon Design Guide includes measures to improve the sustainability of buildings within the context of BILWHS. Similar principles for other heritage assets could be developed.</p>	<p>provided on the distinction between statutory and non statutory sites.</p> <p>Policy made more succinct by withdrawing reference to specified heritage assets covered under national policy, with link provided to outline which heritage assets will be dealt with under national policy, and links provided to other Heritage Policies in the plan. Further clarification of policy criteria with cross links to other policies to reduce duplication.</p> <p>Historic and Built Environment reworded to Historic Environment. Policy numbering reworded to HE1 and HE2. Cross references added to policy BW1 relating to Pontypool Design Guide in respect of proposals affecting the built environment.</p>
<p>Component 21: Minerals</p>	
<p>M1 Minerals Safeguarding M2 Minerals Applications M3 Aggregates – Tir Pentwys Preferred Areas of Search M4: Minerals Buffer Zones <u>Recommendation</u> = The LDP should encourage the use of recycled aggregates, to meet the potential demand for minerals and to minimise new mineral extraction. Reference should be included to control the impact of mineral working in terms of light pollution through additional criteria in M2.</p>	<p>Overall Sustainable Development Policy S2 amended to outline development proposals are encouraged to promote sustainable construction techniques. The use of recycled materials in construction will be encouraged, especially on demolition sites or where aggregate is excavated as part of site construction.</p> <p>M2 now amended as all criteria covered under national policy in MPPW. M2 reworded to Minerals Applications and Coal Working Exclusion Areas as Coal Working Exclusion Areas have been identified in the LDP. Further minor amendments to policies M3 and M4.</p>
<p>Component 22: Waste</p>	
<p>W1 Strategic Waste Management / Resource Recovery Sites W2 Waste Management / Resource Recovery Proposals S8 Planning Obligations <u>Recommendation</u> = Policy W2 should be expanded to include the range of environmental criteria that would influence the decision to use a B2 employment</p>	<p>Policy W2 has been amended to outline that national policy is sufficiently clear with which to assess the environmental considerations that should inform a waste facility planning application, alongside other relevant policies of the plan.</p> <p>The waste hierarchy is promoted within the policy which includes energy from waste. Policy updated to provide a focus</p>

<p>site for waste, Energy from waste could be encouraged through the LDP, waste management policy should refer to environmental health guidance and restrict the development of waste management facilities close to residential areas. Waste policy outlines that sites should be geared to B2 employment land but the employment allocations are divided by location with no indication of use class. Policy W2 should clarify which employment sites are appropriate.</p> <p>Planning Obligations policy should be updated to promote sustainable waste management facilities and services.</p>	<p>on sustainable waste management facilities.</p> <p>Reference to Environmental Health legislation added to policy.</p> <p>Employment allocations have been updated with specific Use Classes so potentially suitable B2 sites can be identified.</p> <p>Policy S8 updated to promote sustainable waste management facilities.</p>
<p>Component 23: Place Making</p>	
<p>S4 Place Making/Good Design BW3 Conversion/Rehabilitation of Buildings in the Countryside BW4 Replacement Buildings in the Countryside</p> <p>Recommendation = The phrasing of policy BW3 should be amended to ensure the creation of sustainable building design which may be more sustainable than traditional building materials is able to be used in the countryside</p>	<p>Wording of Policy BW3 amended to not restrict sustainable building design in the conversion of traditional buildings, through for example the use of high performance materials that may be more energy efficient than traditional materials, noting that due regard has to be paid to the character of the building being converted.</p> <p>Further amendments to Policy BW4 to refine the policy as it was only intended to apply to dwellings, as this is considered more of an issue in Torfaen. Replacement agricultural buildings will be dealt with under the Agricultural notification guidance.</p> <p>Policies BW3 and BW4 now added to the Countryside section as better suited to this section and numbered C4 and C5 respectively.</p>
<p>Component 24: General Development Principles</p>	
<p>BW1 General Policy Development Proposals</p> <p><u>Recommendation</u> = Supporting text should consider the potential for mitigation of light and noise pollution at the design stage to give developers an</p>	<p>Policy updated to provide clarification for the potential to mitigate noise and light pollution at the design stage.</p> <p>Criteria E reworded to read the proposal ensures that new access roads within the development layout connect the</p>

<p>indication as to the effects of development that would not be permitted. Additional criteria to be added to criteria E to require that sites are accessible by a range of modes of transport.</p> <p>Recommend the 'need to avoid water pollution' is only included in one policy to avoid duplication.</p> <p>Criteria A iv to be reworded so the design of development can adapt to climate change.</p> <p>The policy could include a requirement that developments are designed to promote inclusive access</p>	<p>development to a range of services and facilities.</p> <p>Criteria on Water environment to remain in this detailed policy, due to detailed considerations. Overarching principle to protect the water environment still to remain in policy S7.</p> <p>Criteria A reworded to promote adaption to climate change as part of detailed design proposals.</p> <p>Criteria A reworded to promote inclusive design both for built development and access within to and from development. Further policy clarification on supporting green infrastructure as part of design added to policy justification</p> <p>Criteria B iv amended to consider impact on ecological corridor. Criteria B widened to include reference to the strategic biodiversity network of Torfaen covering a wider scope of ecological resources, and further clarification in the policy justification on the approach to biodiversity mitigation.</p> <p>Criteria D amended to provide further clarification on development proposals served by the public foul sewer</p> <p>Criteria E – Further clarification added to criteria in respect of the road network being capable of accommodating the proposed level of development. Further clarification provided on specific areas of Policy Justification.</p>
<p align="center">General Recommendations</p>	
<p><u>Other Recommendations</u> =</p> <p>The Council require developers to explore the potential for low and zero carbon energy for strategic sites</p> <p>Key mitigation issues for certain sites to be detailed in the policies</p> <p>Unclear why there is no specific retail policy for Pontypool Town Centre</p> <p>Sustainable transport behaviours should be fostered from the outset and require sustainable transport infrastructure to be sequenced in advance of occupation and this set out in</p>	<p>Plan policies for housing already require developers of strategic sites undertake a feasibility assessment of suitable technologies.</p> <p>Key issues now identified in the policies and further details will be developed through Development Frameworks/Briefs.</p> <p>Policies for Pontypool are included in respect of Town Centre Boundary, and protection of important retail frontages. No retail allocations are made in Pontypool in line with the strategy. However new Policy SOA3 identifies a key area of land which offers future regeneration potential (Clarence Corner)</p>

<p>policy. The plan should include requirements for developments to promote green infrastructure as part of design, which can also include the walking and cycling network.</p>	<p>but is not an allocation of the plan due to the need for flooding constraints to be overcome. This site can be reviewed as part of the review of the LDP if deliverability is proved.</p> <p>Policy S2 and BW1 promote sustainable transport considerations in new development.</p> <p>Promotion of green infrastructure identified in S3, S7 and BW1 and T1</p>
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Assessment of Focussed Changes (March 2012)

- 0.36 The SAR was consulted on during March-May 2011 alongside the Deposit LDP. A further six week consultation was undertaken during June to August 2011 on Alternative Sites submitted to the Council during consultation on the Deposit LDP. The LDP Focussed Changes Document sets out the proposed changes the Council wishes to make to the Deposit LDP as a result of the consultation. These Focused Changes have been assessed in respect of how they contribute to the sustainable Development of Torfaen through the LDP.
- 0.37 The Focussed Changes (and minor changes) were reviewed against the SA of the Deposit LDP Policies. This was ordered by theme replicating that of the assessment of the Deposit LDP. The review included an evaluation of whether or not the Focussed Change was likely to lead to a change in the predicted effects of the LDP through SA, and whether the change would contribute to improved sustainable development. Minor changes made to the LDP were also considered as part of the review process. Some of the changes were not considered as part of the review process, as were not considered sufficiently large to warrant consideration in this report.

Overview of Results

- 0.38 The results of the assessment of Focussed Changes are presented in Table 12.1. The most significant change is the deletion of South Sebastopol Strategic Action Area with a consequential reduction of 690 units from the LDP. This is considered to result in changes to the significant positive and negative effects originally assessed for this site. Also it will result in changes to the overall housing provision component. Revised assessment tables are contained in Appendix J of this document.
- 0.39 For the Focussed Change to the LDP Policy in respect of the amendment of the boundary at Tir Pentwys Preferred Area of Search (Policy M3) it was deemed necessary to revise the initial SA of the Minerals assessment component to demonstrate the range of economic, social and environmental impacts of the proposal. This updated assessment considered the additional positive and negative effects identified through the SA of the site. Further detail is provided in Table 12.1 overleaf in respect of Component 21. This results in an updated assessment table under the Minerals component which is contained in Appendix J of this document.

- 0.40 Aside from changes to SAA6 and M3 overall, it has been concluded that all other Focussed Changes are either minor in nature or would be considered likely to improve the potential of the LDP to contribute to more sustainable development but would not alter the predicted effects of the original SA so no further SA work is required. The results of the original SA Assessment in Section 10 of the Sustainability Appraisal Report in respect of these Focussed Changes remain valid. An overview of the Focussed Changes in relation to relevant components is provided below. Where no Focussed Changes have been proposed for particular components then the components are not listed.
- 0.41 A HRA screening of the 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. Indeed the incorporation of water quality improvement provisions to Policy BW1 is likely to strengthen the mitigation measures already identified in the HRA Report and incorporated into the Deposit LDP

Mitigation

- 0.42 Although the Deposit LDP has been predicted to have an overall positive significant effect in sustainability terms, the assessment of the policies has highlighted that some have the potential for significant negative effects primarily due to the impact of development on the environment. Mitigation encompasses approaches that are aimed at preventing, reducing or offsetting significant adverse sustainability effects which have been identified. It is also important to seek measures aimed at enhancing positive effects. Mitigation measures for the policies have been identified through the assessments described above and have been implemented.

Monitoring

- 0.43 SA monitoring will cover significant social and economic effects as well as significant environmental effects. It involves measuring indicators which will enable the establishment of a causal link between the implementation of the LDP and the likely significant sustainability effects (both beneficial or adverse) being monitored. This will allow the identification of any unforeseen adverse effects and enable appropriate remedial action to be taken.
- 0.44 The SA guidance recommends SA monitoring is incorporated into each Council's existing monitoring arrangements. The Council has to prepare an Annual Monitoring Framework to assess the implementation of the Local Development Plan and the extent to which policies are being achieved and to identify any changes if a policy is not effective or if the targets are not met. The Council will integrate the monitoring of the LDP's significant sustainability effects into the wider monitoring arrangements of the LDP policies in the Annual Monitoring Framework.
- 0.45 The proposed Monitoring Programme can be found in section 13 of the full SAR report. The monitoring programme is preliminary and will be confirmed at the time of the adoption of the LDP.

Conclusions

- 0.46 The policies within the Deposit LDP (incorporating Focussed Changes) are considered, overall, to meet the range of economic, environmental and social objectives identified in the SA Framework, achieving on balance positive significant effects.
- 0.47 The SA process resulted in recommendations to improve the performance of the plan in sustainability terms or to reduce negative effects. Many of these recommendations have informed the development of the LDP policies through an iterative process. A number of recommendations were made for the October 2010 Deposit Plan. TCBC considered these recommendations and have updated the policies in the Deposit LDP, taking on board the majority of the recommendations. These additions and changes result in further enhancement of the sustainability performance of the LDP. Any remaining negative effects from development can be further minimised through the detailed planning application process or through mitigation measures adopted through Development Frameworks for sites.
- 0.49 A further iteration of SA assessment has taken place with regards to the proposed Focussed Changes. Overall it is considered that the LDP (including Focussed Changes) will help to deliver sustainable development over the plan period. On balance the LDP and Focussed Changes have the potential to lead to sustainable development with the identification of significant positive effects outweighing predicted negative effects. The key significant benefits for Torfaen as identified in Section 13 of this report are still considered relevant following the latest iteration of the SA Assessment of the LDP on the Focussed Changes.
- 0.50 The mitigation of predicted negative effects including impacts on biodiversity, air pollution, noise and light pollution, risk of flooding, impact on historic resources, impact on landscape, greenhouse gas emissions and water quality can be achieved through the effective implementation of LDP Policies and through the design/layout of sites through Development Frameworks.
- 0.51 The evolving nature of the SA process has enabled the integration of the core principles of sustainable development into the Deposit Plan and Focussed Changes. These iterations in Section 9-12 of the SAR demonstrate the improvements to policies in sustainability terms against the SA Objectives.