



LRM
PLANNING
LIMITED

LAND AT PENTWYN ROAD

ABERSYCHAN

Development Framework Document

Prepared by LRM Planning Limited on behalf of The Robert
Davies Pension Fund and Mrs T.A Darlow

October 2018





Fig 1: Sketch Concept



Welsh School of Architecture
Ysgol Pensaernïaeth Cymru



the environmental
dimension partnership



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Fig 2: Sketch Concept





1

Introduction

Background

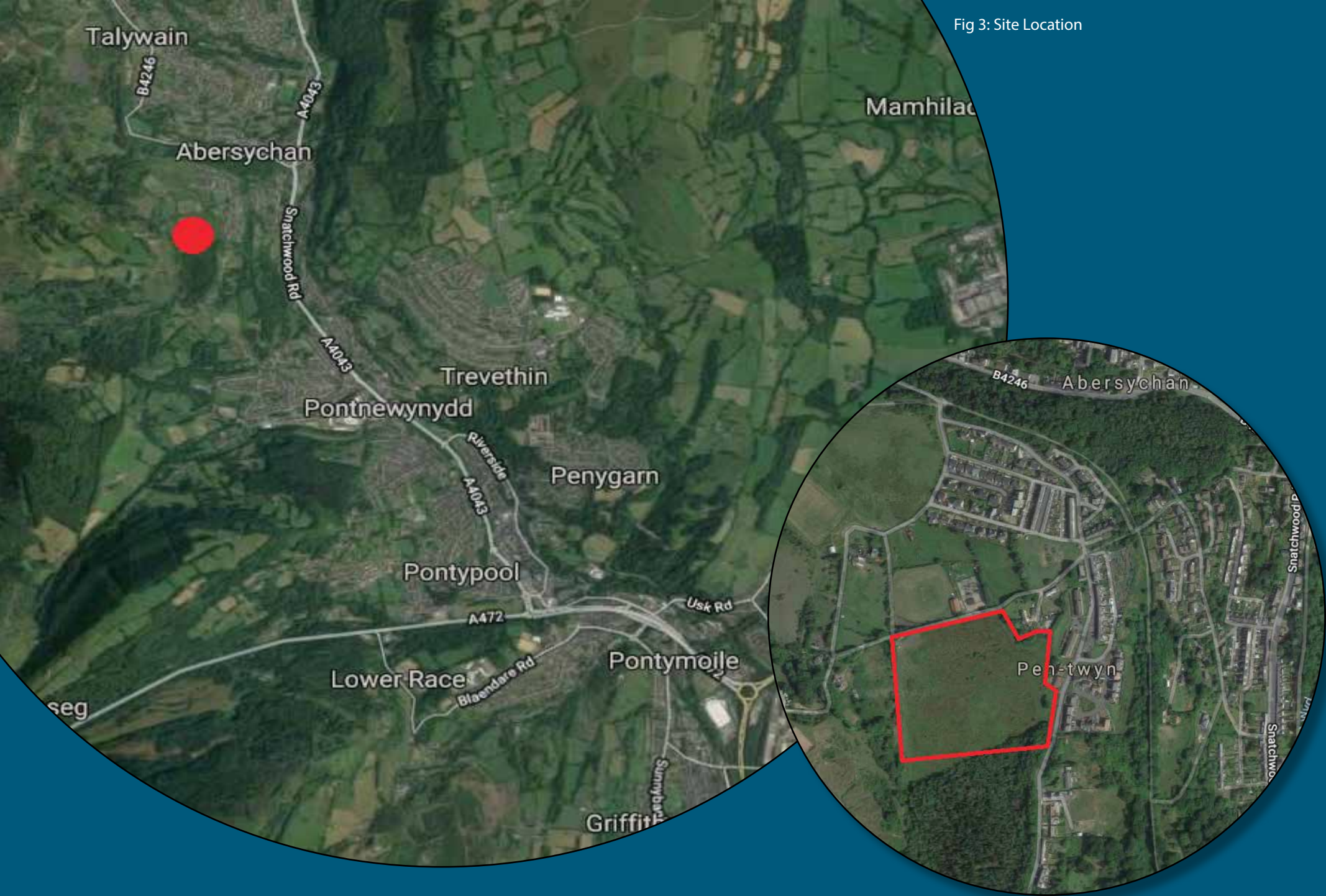
- 1.1 Torfaen County Borough Council has commenced work on a Replacement Torfaen LDP which will cover the period 2018-2033. As part of the review an initial call for sites has been made.
- 1.2 This development framework document forms part of a representation submitted on behalf of The Robert Davies Pension fund and Mrs T.A. Darlow to Torfaen County Borough Council for land at Pentywn Road, Abersychan in response to the current call for candidate sites. It sets out a summary of how the site can be developed.
- 1.3 This document has been compiled by LRM Planning with input from a consultant team, including input from EDP and Lime Transport in partnership with Wayne Forster, Professor of Architecture at Cardiff University.
- 1.4 Wayne is an award winning architect who practices and conducts research through the Design Unit of the Welsh School of Architecture.

Purpose

- 1.5 Up to date Local Development Plans are a fundamental part of a plan-led planning system and set the context for rational and consistent decision making in line with the adopted plan unless material considerations indicate otherwise.
- 1.6 Paragraph 2.2.2 of Planning Policy Wales (PPW) states that Section 61 of the 2004 Act requires a local planning authority to keep under review all matters that are expected to affect the development of its area. A local planning authority's policies and proposals and decisions should be founded on a thorough understanding of the areas's needs, opportunities and constraints. This requires authorities to maintain and continually develop an up-to-date, relevant and proportionate evidence base concerning the economic, environmental and social characteristics of its area that will inform the preparation, monitoring and review of the LDP.

- 1.7 The purpose of this document is to consider the capacity and technical ability to deliver future housing and evidence how sustainable development could be delivered at Pentywn Road within the context of the emerging LDP review. The information is based on detailed work undertaken by a consultant team in respect of landscape and visual, drainage and hydrology, ecology and nature conservation, access and movement, heritage and noise.
- 1.8 This information demonstrates the suitability of the site for allocation in the Torfaen Local Development Plan 2018-2033.

Fig 3: Site Location





2 Site Context

Site Location and Description

- 2.1 Abersychan is a settlement to the north of Pontypool, located centrally within the Torfaen administrative boundary. Whilst Abersychan benefits from a number of local services and facilities, it is both physically and functionally linked to the larger service hub of Pontypool to the south.
- 2.2 The site is approximately 4.93ha in size and is well related to the existing urban area to the west of Abersychan, located adjacent to Pentwyn Road and housing beyond. The site is bound to the north by Pentwyn Cricket Club, to the east by existing residential development along Pentwyn Road, to the south by an area of woodland, and to the west by open countryside. The settlement of Talywain lies to the north of Abersychan, with Snatchwood to the south.
- 2.3 In terms of strategic connectivity, Pentwyn Road links to the A4043 to the east, which provides access to the A472 to the south and the Heads of the Valleys Road to the north.

Site Appraisal

- 2.4 A detailed analysis of the site has been undertaken in respect of landscape, ecology and transport with further technical work to follow, the detail of which is set out in section 4 of this document.
- 2.5 Figure 17 shows a constraints plan which has been informed by these technical studies, it concludes that the site has a capacity for development, but highlights a number of points to be considered into the masterplanning process, these include:
- the landscape context of the proposed development and the need for appropriate buffers to the SINC to the east;
 - the need to improve pedestrian links to local facilities and services; and
 - the need to consider the existing residential properties located to the east of the site.

Wider Context

- 2.6 The existing urban area of Abersychan is characterised by 19th century two storey terraced housing comprised predominantly of red brick and render finishes with grey slate roofs. Some properties also include a pebble dash finish across their frontage. These properties are situated fronting the road with modest rear gardens. A number of more modern 2 and 3 storey dwellings are also located to the north of the site along Pentwyn Heights and to the east of Caradoc Street. These properties are detached, with ample front and rear gardens and off street parking.
- 2.7 In terms of the wider context, due to the topography of the area, land to the north and south of the site predominately comprises existing residential development formed along the valley, whilst the land to the east and west comprises open countryside rising steeply up the valleys sides.
- 2.8 Whilst the site is situated outside of the settlement boundary, and within the open countryside as



Fig 4: View from the west of the site looking east



Fig 5: Approximate location of proposed site access



Fig 6: View from the south of the site looking north



Fig 7: View from the north of the site looking south east



Fig 8: View from the northern boundary of the site looking north to Pentwyn Cricket Club



Fig 9: View from within the site

defined by the current Local Development Plan. Given that new housing land is required at the present time, it is likely that the current settlement boundary will need to be reviewed as part of the emerging plan proposals.

- 2.9 The site is also located within a Special Landscape Area. It is however imperative to note that this designation does not preclude development, but seeks to ensure that proposals that conform to high standards of design and environmental protection which is appropriate to the LANDMAP character of the area.



Fig 10: Example of existing terraced housing within the vicinity of the site along Pentwyn



Fig 11: Example of existing modern housing development adjacent to the proposed site entrance along Pentwyn Road



Fig 12: Existing children's play area located immediately to the north of the site

Sustainability and Accessibility

- 2.10 This section describes the existing site context with regards to transport, including access to local facilities and services as well as public transport provision. It is supported by, and should be read in conjunction with a Transport Technical Note produced by Lime Transport (ref: 17174 d1) September 2018.

Local Facilities and Services

- 2.11 As outlined in Figure 15, there are a range of local facilities and services available within 800m (a 10 minute walk) of the site, including a Post Office, Convenience Store and a number of local restaurants and hot food takeaways. A wider retail

offering can also be found within Pontypool, located approximately 3km to the south.

- 2.12 In terms of healthcare and education provision, Pontnewydd Primary School and Abersychan School are located within 2.5km of the site, with Abersychan Group Medical Practice located within 800m.

Public Transport

- 2.13 Two existing bus stops are located approximately 130m to the north of the site along on Pentwyn Road, providing a regular service to Cwmbran, Blaenavon and other local destinations.
- 2.14 In addition, Pontypool and New Inn Rail Station is located approximately 4.5km to the south east of the site providing services to Cardiff, Holyhead and wider destinations.

Existing Pedestrian and Cycle Infrastructure

- 2.15 The site is located with approximately 150m of National Cycle Network Route 162, which provides access to the wider strategic cycle network to the north and south of the site. As shown on page 11, Pontypool town centre can be accessed to the south within a 30 minute cycle journey.
- 2.16 The existing footpaths located along the eastern side of Pentwyn Road are approximately 2m wide and provide pedestrian access to Pentwyn Lane and the open space to the south of the site. High quality footpaths are provided to the east of the site, however, there are small sections along Pentwyn Road with no footway provision. To the north of the site, there are pedestrian footways provided along

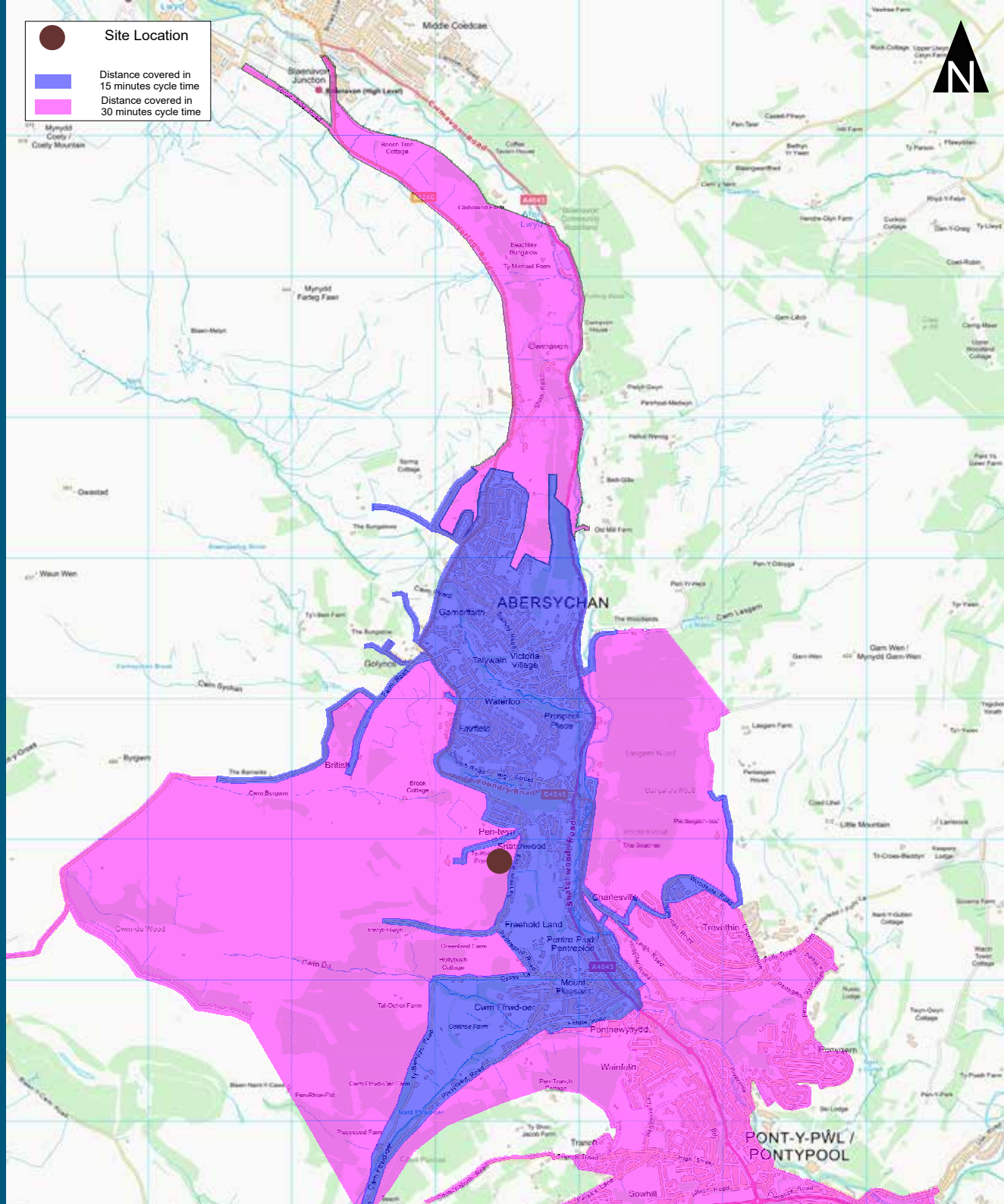
the western edge of the carriageway, which link the site to the wider pedestrian network and provide access to local facilities and amenities in Abersychan.

- 2.17 To the east of the site there is a shared surface cycleway/footway, which can be accessed via a pedestrian footway located approximately 300m north of the site which provides links to Pentwyn Lane.
- 2.18 There informal crossing facilities (with dropped kerbs and tactile paving) located on Pentwyn Road at the junction with Kiln Close. This crossing point provides pedestrian access to the bus stops located on both sides of Pentwyn Road, approximately 150m to the east of the site.



Fig 13: Existing Bus Stop Along Pentwyn Road Adjacent to the Site

Fig 14: Cycle Isochrones



Improvements to infrastructure within the vicinity of the site which could be delivered as part of the development proposal are detailed on page 29.

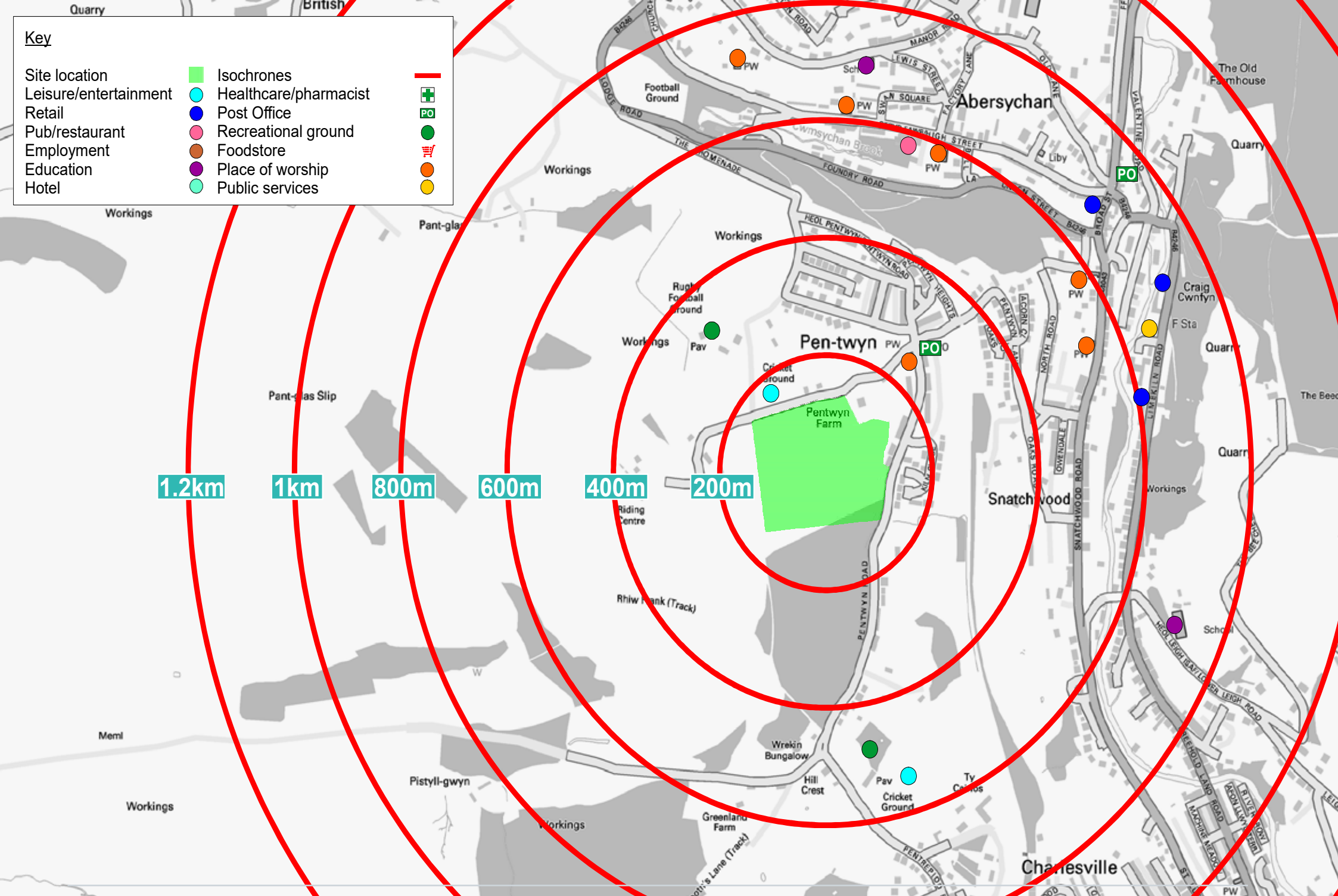


Fig 15: Local Facilities and Services

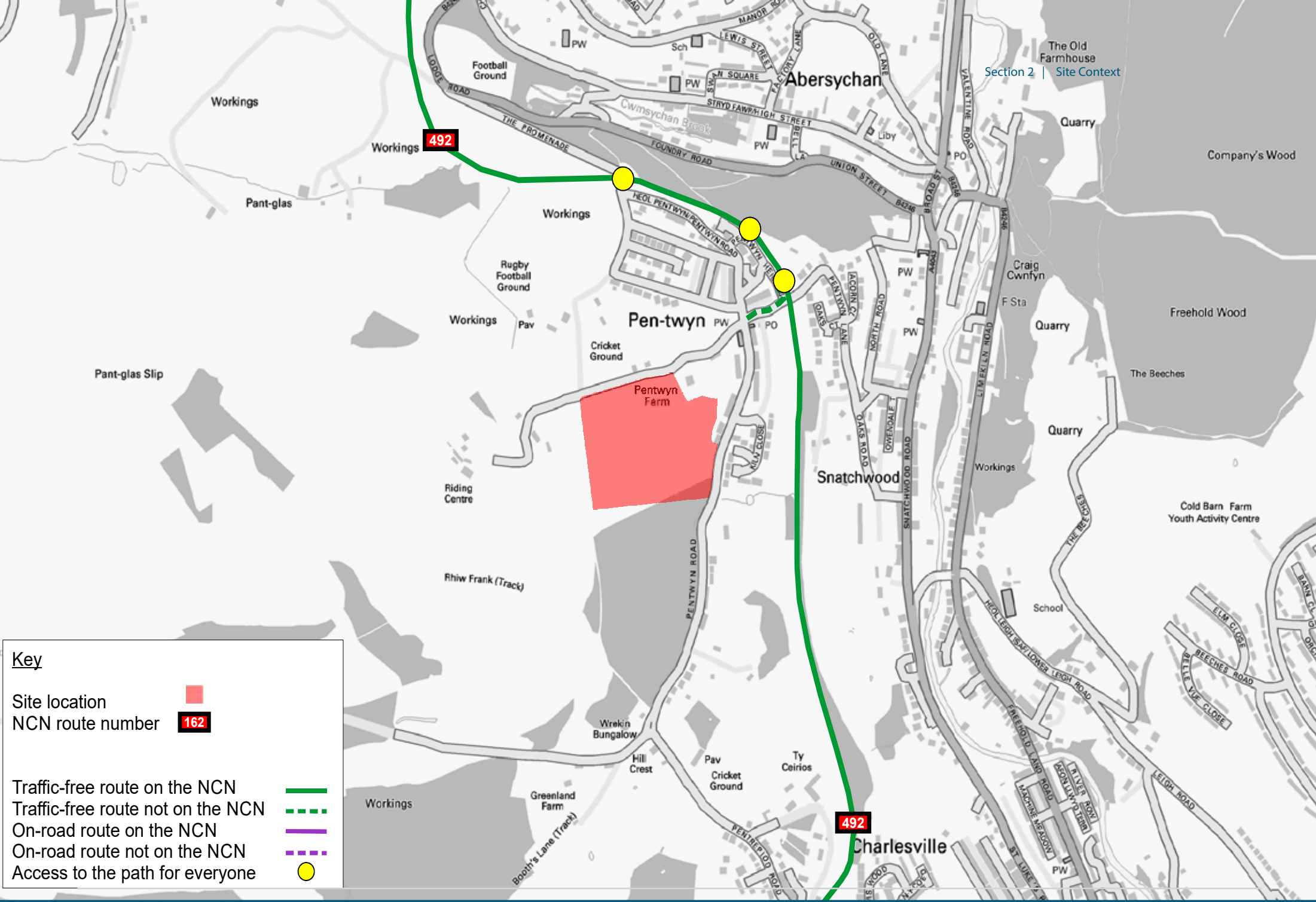


Fig 16: Cycle Infrastructure



Constraints and Opportunities

- 2.19 The site is well related to the existing residential envelope of Abersychan, forming a logical extension to the existing urban edge. Due to the enclosure provided by the woodland and boundary hedgerows, the site is also well screened in relation to the surrounding countryside to the west.
- 2.20 The various hedges and woodland which form boundaries to the site are a key asset in respect of both their arboricultural and ecological value, but also due to the enclosure which they provide and therefore will be retained where possible. The site is somewhat exposed to wind driven rain from the south west but also is open to solar access.
- 2.21 The central plateau area of the site is relatively unconstrained and provides the most suitable location for residential development. The relationship with the existing properties to the east of the site will require careful consideration in the context of the scale and orientation of the proposed dwellings.
- 2.22 To the west the existing bridleway could be enhanced and integrated into the development as a 'ride'.
- 2.23 Furthermore, there are not considered to be any sources of noise from surrounding areas which could impact upon the proposed residential context of the site.

Development Principles

- 2.24 Following a robust review of the site, its context and technical constraints, the development of the site will incorporate the following aims and objectives:
 - Ensure that the developments western edge is softened and screened with new native planting.
 - Create a positive interface with existing housing to the east of the site. New green space will include structure planting to soften and screen new development and ensure that its layout integrates positively with the settlement edge.
 - Improve and enhance existing Public Rights of Way (PRoW) that runs to the north the site and supplement this with additional routes to maximise pedestrian/cycle access and the sites recreational potential. Ensure that routes connect to the existing NCN route to the north east.
 - Ensure that development protects and enhances existing landscape features such as the woodland to the south and the boundary hedgerow features. This will form the basis for the sites Green Infrastructure Network. The development will take opportunities to maximise site wide biodiversity whilst seeking to balance the need for public amenity.
 - Where possible ensure that the developments layout works with the sites existing topography.
 - Support community resources in the local area, and seek to integrate with the existing recreational area to the north of the site.

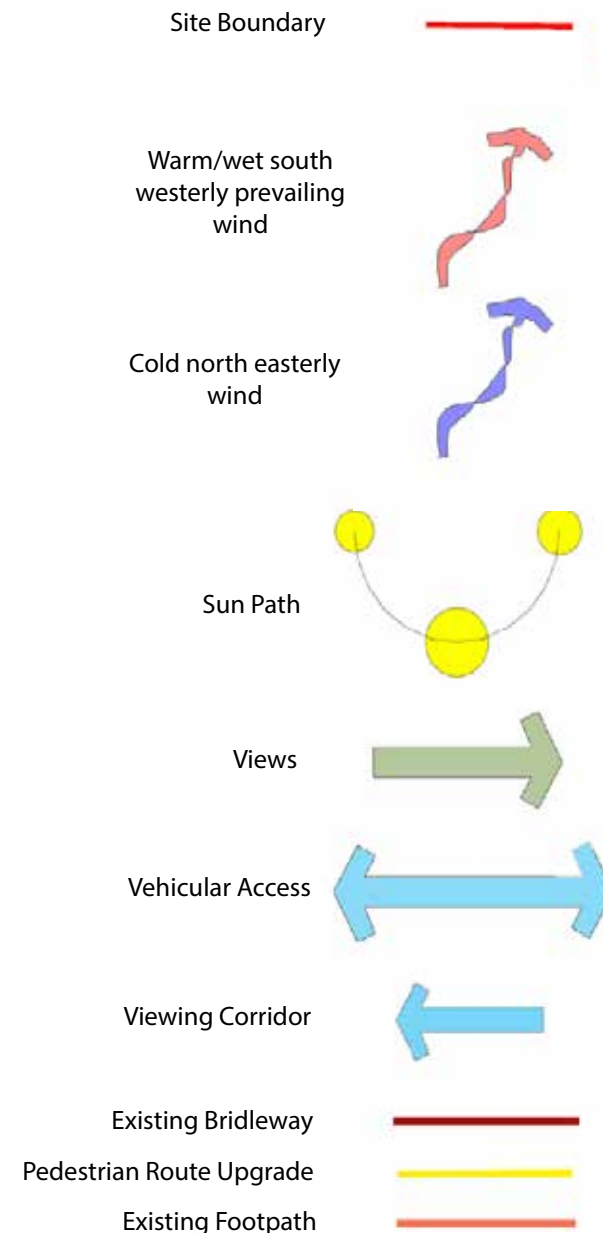


Fig 17: Site Constraints Layout

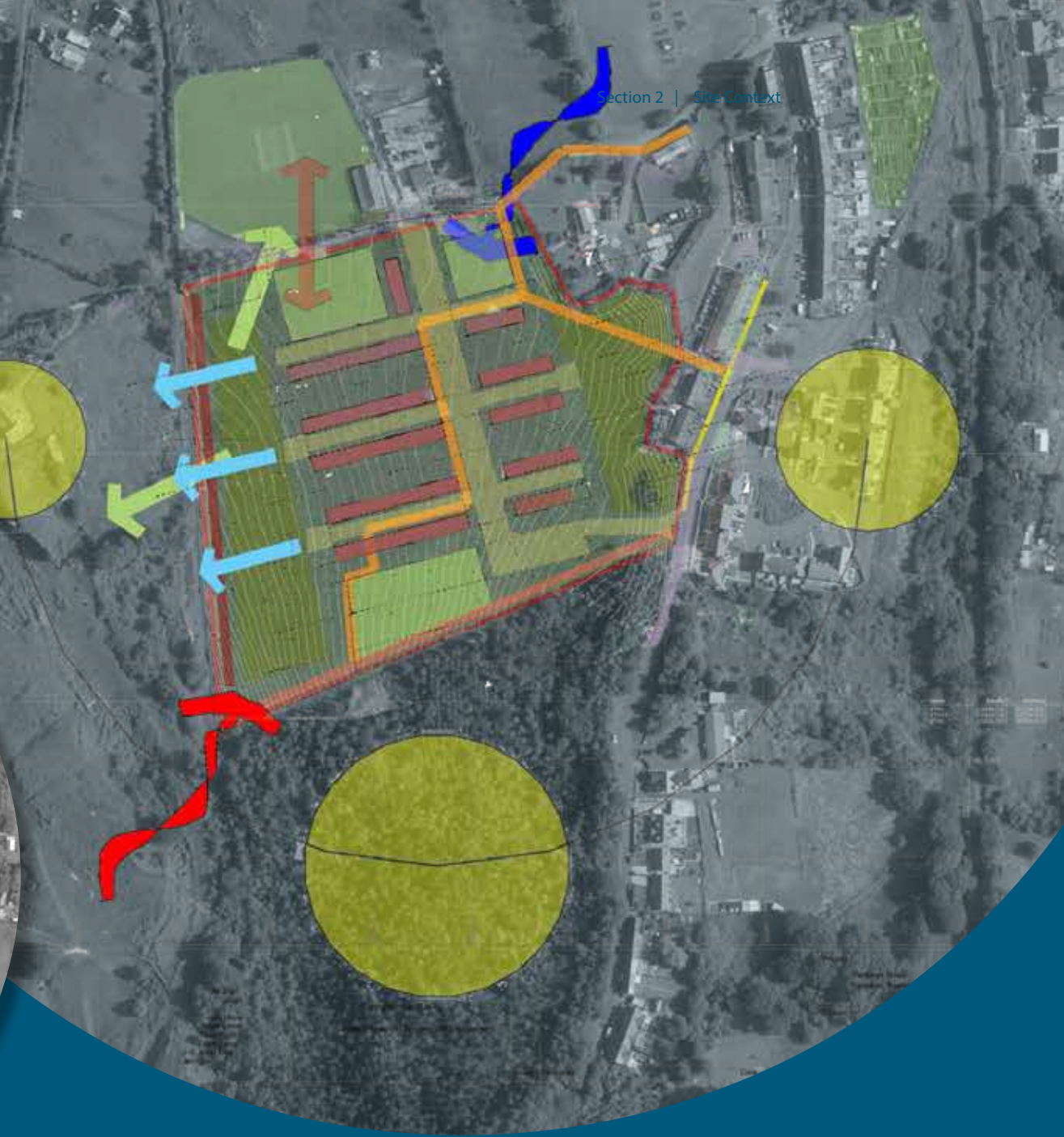
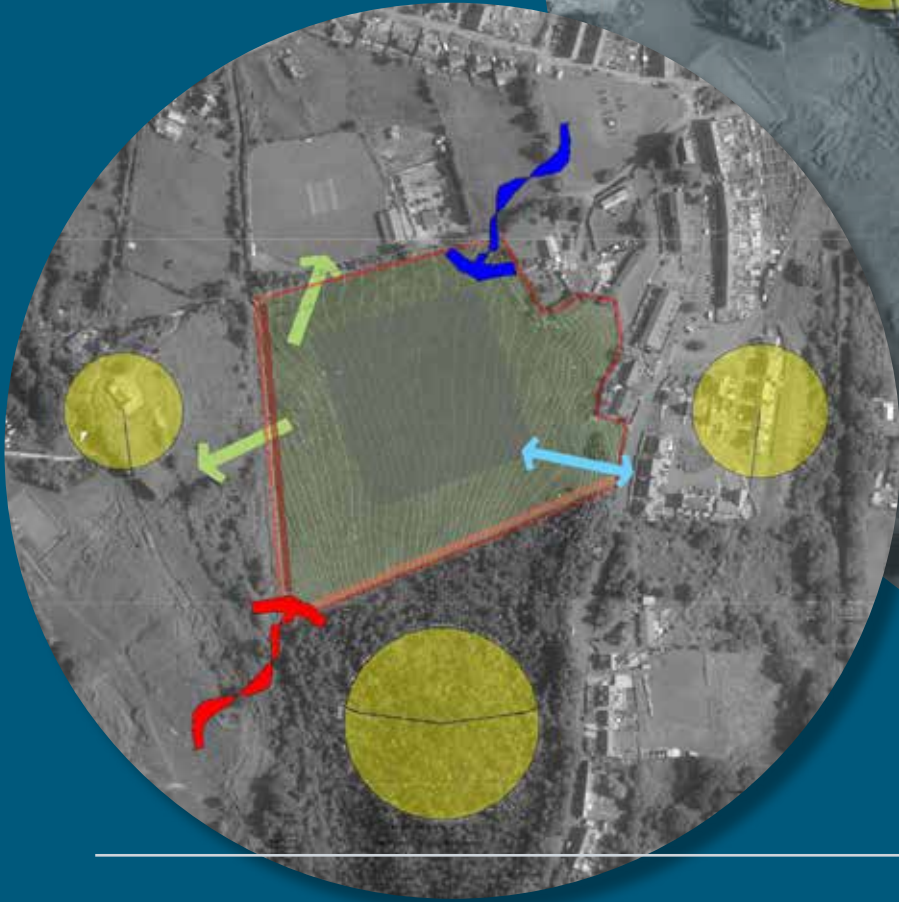


Fig 18: Site Opportunities Layout

3

Development Proposals



Our vision is to provide an attractive, high quality new neighbourhood which fits sensitively within its context, draws upon the historic vernacular respects the landscape of this area and which creates a sustainable development tailored to contribute towards the housing needs of Torfaen.

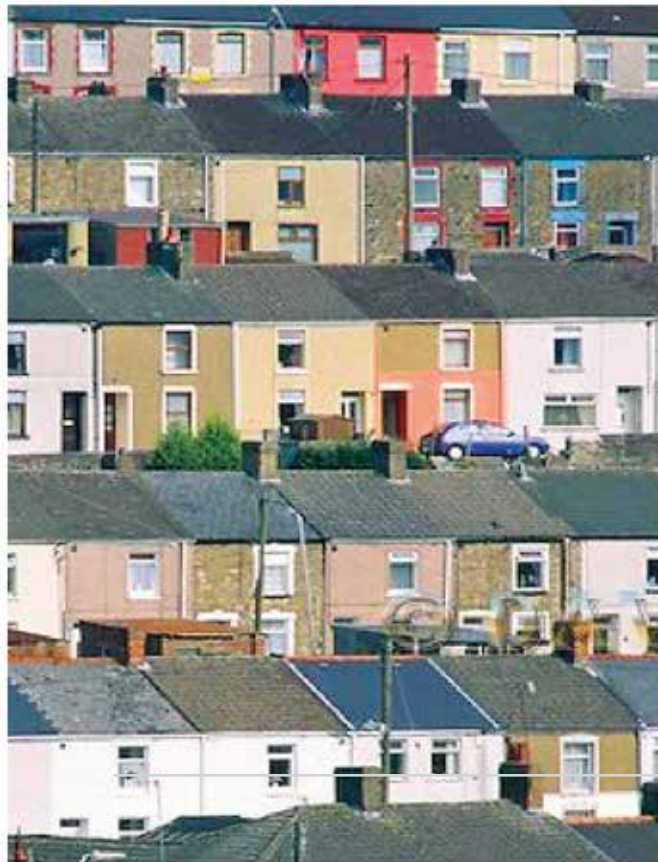
- 3.1 The proposed development at Pentwyn Road, will comprise the following elements:
- The formation of a new vehicular access off Pentwyn Road;
 - Between 70-100 residential units;
 - The retention of existing trees and hedgerows;
 - New landscape planting;
 - A children's play area;
 - Allotments;
 - A community orchard;
 - Open space; and
 - SuDS.
- 3.2 Figure 19 is an illustrative layout based on the vision development by Cardiff University, and forms one interpretation of how the site could be development.
- 3.3 The proposals will achieve an average density of approximately 32 dwellings per hectare which ensures the efficient use of land while providing a balanced approach to housing, green space and responding to the existing context.



Fig 19: Masterplan Layout

House Type and Form

- 3.4 The design proposal draws on the terraced house type and suggests a contemporary and environmentally responsive interpretation of a traditional Welsh valleys typeform, identified in proximity to the site.
- 3.5 A continuous terrace to the street with rear blocks creating courtyards. Thus utilising a form to the house which is common across the UK and is prevalent in the Valleys.
- 3.6 As well as providing a suitable response in terms of form, massing and scale, this unit type encourages the creation of social cohesion and neighbourhood.



- 3.7 While the traditional terrace has courtyards to the rear, this has been reversed where solar access is required. Here the courtyard faces the street, which creates space for parking within the depth of the house.
- 3.8 This approach creates a series of outdoor spaces, from front garden to entrance courtyard, to rear garden. Streets have common surfaces but are zoned into vehicular access and on-plot parking and pedestrian amenity spaces.



- 3.9 The proposed materials palette is based on the residual colours of the various types and colours of Abersychan Brick made from local clays - from soft pinks, to reds and ambers can be identified locally and predominate and if mixed carefully may blend into the landscape.
- 3.10 Different shades of colours may be used on each block to add individuality and personalisation but without disturbing the integrity of built form and landscape.
- 3.11 The development has been designed to near zero-carbon. This will be achieved through the following design measures:
 - Response to site and climate - buildings are orientated to take advantage of passive solar gains and to employ landscape as shelter belts
 - Building fabric - buildings will be constructed and insulated to passivhaus standards South facing roofs are 'active' and will generate 4kw of energy each
- 3.12 This 'wrap up warm and face south strategy' plus renewable energy will make the dwellings near zero-carbon. Landscape and public realm will deal with surface drainage and SUDS and landscape elements may be used to attenuate water. Community amenity and growing space and dense landscape provides for productive and healthy life styles.

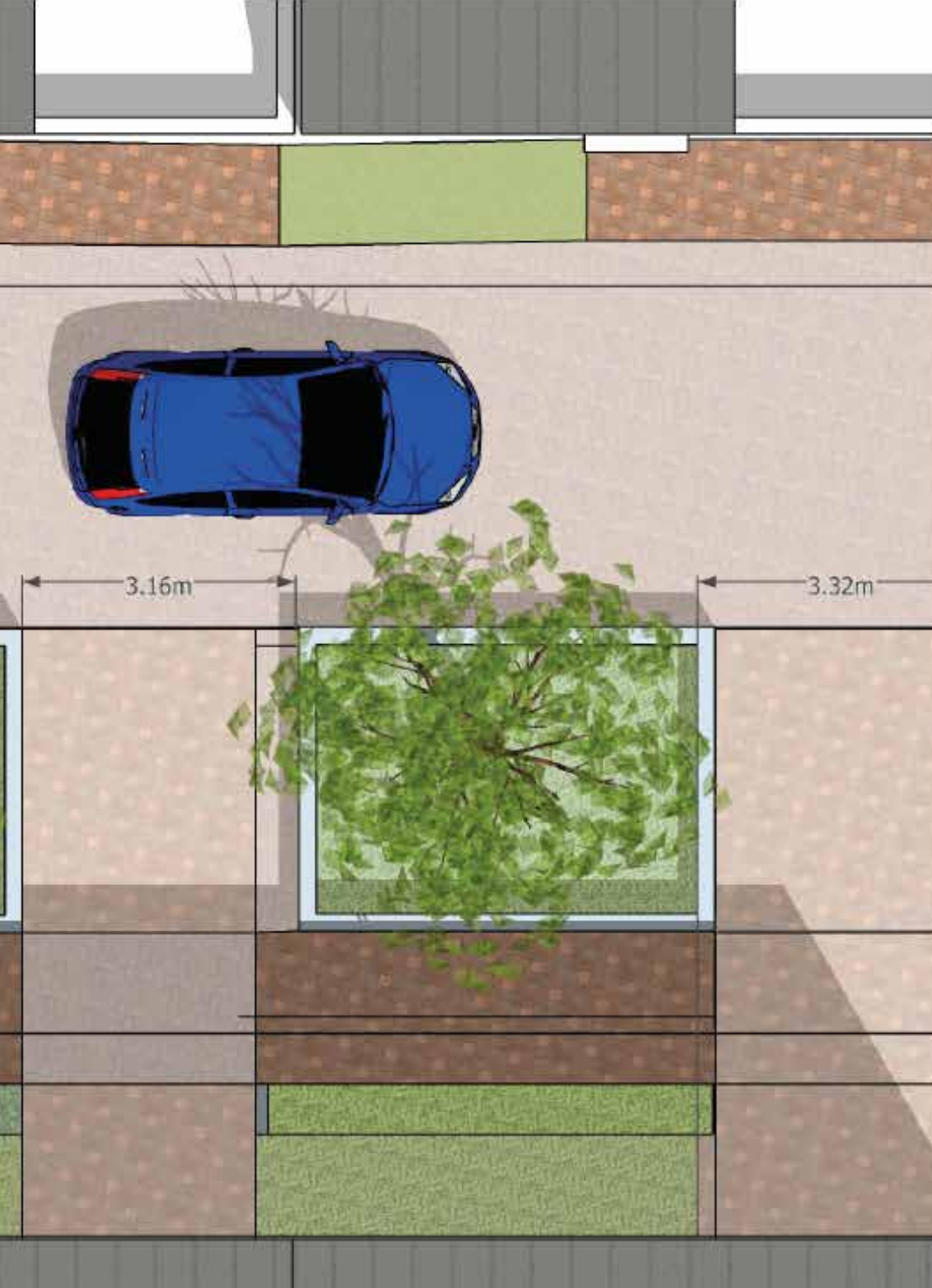


Fig 20: House Type and Form Concept



Fig 21: Solar Path and Building Orientation





Fig 22: Concept Design

4 Technical Considerations

This section summarises the relevant technical considerations in the context of the development proposal, including:

- Landscape and Visual;
- Access and Movement;
- Drainage and Hydrology;
- Ecology;
- Heritage; and
- Noise.

Landscape and Visual

- 4.1 This section describes both the existing visual context of Abersychan and the surrounding area, and the landscape proposals for the Pentwyn Road site.
- 4.2 PPW seeks to ensure that the planning system contributes towards enhancing the natural environment through the protection of valued landscapes, geological conservation interests and soils.
- 4.3 Regard should be had to maximising long distance views, incorporating biodiversity, strengthening habitats and improving water features such that they have a positive effect and multi-purpose functions.
- 4.4 As outlined in section 2, the site is currently located within a Special Landscape Area, however it should be noted that this policy does not preclude development, but rather seeks to ensure that proposals that conform to high standards of design and environmental protection which is appropriate to the LANDMAP character of the area.
- 4.5 As outlined within the Council's 'Designation of Special Landscape Areas' assessment (May 2011), the site is situated on the eastern most edge of the Western Uplands Special Landscape Area. The site has a strong relationship with the existing settlement of Pentwyn, forming only a small constituent of the overall designation.
- 4.6 It should be noted that whilst the subject site is included within this part of the SLA, the designation focuses primarily on the wider surrounding landscape to the north, including the site of the British Colliery and the Blaenavon World Heritage Site; the open upland plateau to the west; and the landscape fabric of enclosed vegetated valleys with a regular pattern of small side fields bounded by hedgrows and areas of broadleaf woodland.
- 4.7 Given the intervening distance, landform and vegetation which filter intervisibility between the



site and these features, it is not considered that the development of the subject site would affect the colliery or world heritage site. In addition, the proposal would aim to retain the majority of existing vegetation currently associated with the site, with potential for enhancement of these landscape features.

- 4.8 It is also imperative to note that given the sites location within the valley formation, contained by the high ground of the western uplands to the west and Mynydd Garn-wen to the east, visibility of the site from the surrounding landscape is found to be reasonably localised, as demonstrated by the findings of the Visual Appraisal Plan (fig 23), and the Photoviewpoints overleaf.
- 4.9 From within the site, looking out to the north and east the presence of the hillside development of Abersychan and Trevethin already notably influence the settled character of the valley hillsides. As is to be expected, given the surrounding landscape and the easterly aspect of the site, the clearest views towards the site are available from the opposite valley side and the edge of the settlement of Trevethin to the east (as demonstrated by Photoviewpoint EDP 4, 5 and 7). In all of these cases the site is already seen within the existing context of properties of Pentwyn, including new properties of the recent development to the south east of the site.
- 4.10 Equally, landscape mitigation within the proposed development, notably the introduction of tree planting throughout the development and retention of a strip of green space along the western-most boundary, will aim to soften the development and break up the overall mass of built form, whilst also reflecting the well-treed character of the surrounding valley sides.
- 4.11 The sites containment by strong boundaries of existing vegetation and landform mean that its development is not considered to provide opportunity, or set precedent for further adjoining development or expansion of Pentwyn into the SLA and higher ground of the valley in the future.
- 4.12 Furthermore, LANDMAP identifies the site within the 'Hillside and Scarp Slopes Grazing' Visual and Sensory Aspect Layer. The assessment of the area associated with this Aspect Layer states that the sense of place/local distinctiveness is only moderate, commenting that there are 'some distinctive characteristics, for example loosely mosaic pattern, sloping landform, but slightly unsettling mix of upland/lowland and urban edge feel.'
- 4.13 As demonstrated within this section, the proposed development will not have any adverse impacts on the landscape and visual context of the surrounding area, subject to appropriate mitigation. Therefore, the site is appropriate for development and inclusion as a candidate site within the Replacement Torfaen Local Development Plan.

Photoviewpoint EDP 1: View from Pentwyn Road to the east of the site



Ridgeline within site limits views further into the site's interior



Approximate extent of site

Site boundary runs adjacent to Pentwyn Road



Photoviewpoint EDP 2: View from PRoW 413/78/1, along the site's northern boundary



Approximate extent of site

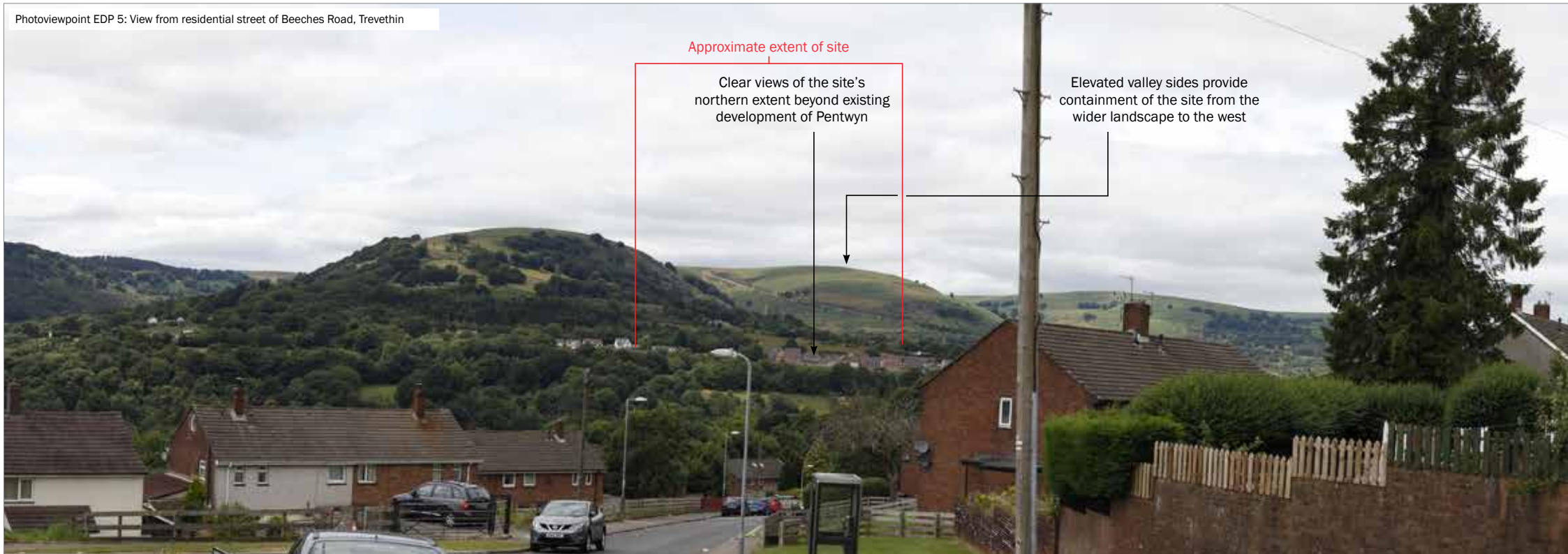
Existing settlement of Trevethin visible upon opposite hillside to the east



Woodland of and adjacent to the site urthertail views to the south



Photoviewpoint EDP 5: View from residential street of Beeches Road, Trevethin



Approximate extent of site

Clear views of the site's northern extent beyond existing development of Pentwyn

Elevated valley sides provide containment of the site from the wider landscape to the west

Photoviewpoint EDP 6: View from unnamed road to the north-west, adjacent to area of Open Access Land



Existing settlement in Abersychan

Hillsides to the east and west of the site are well vegetated with woodland and scattered tree blocks

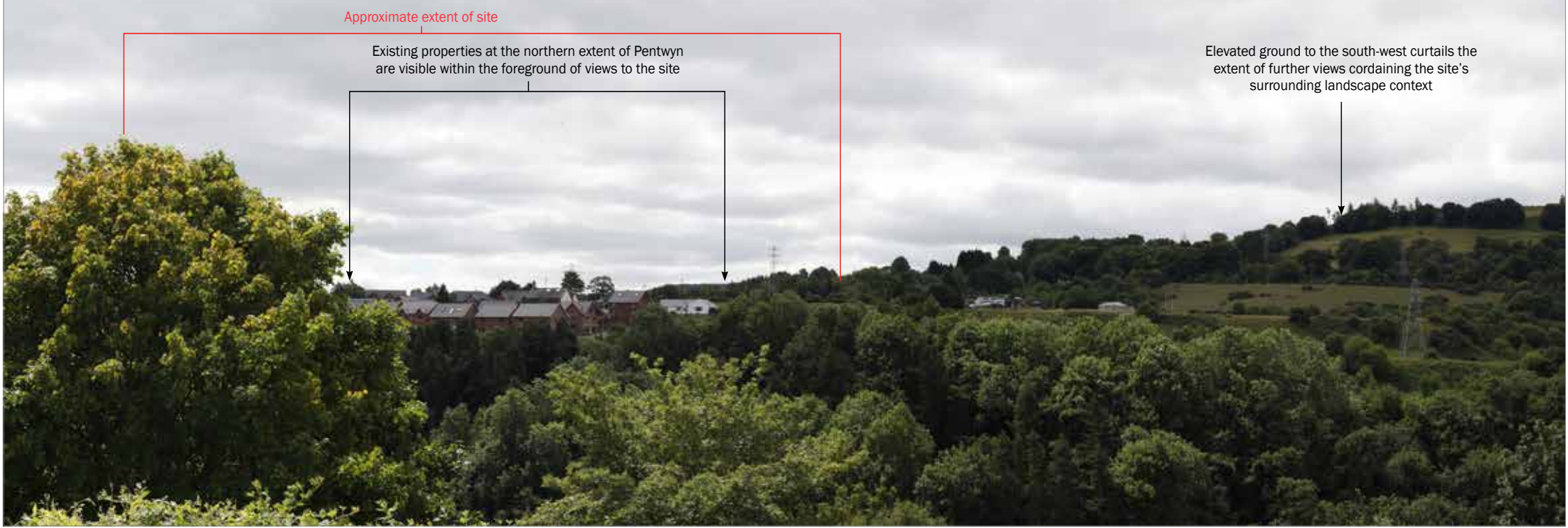
Properties of the northern extent of Pentwyn

Existing hillside settlements such as Trevethin are characteristic of the site's surrounding area

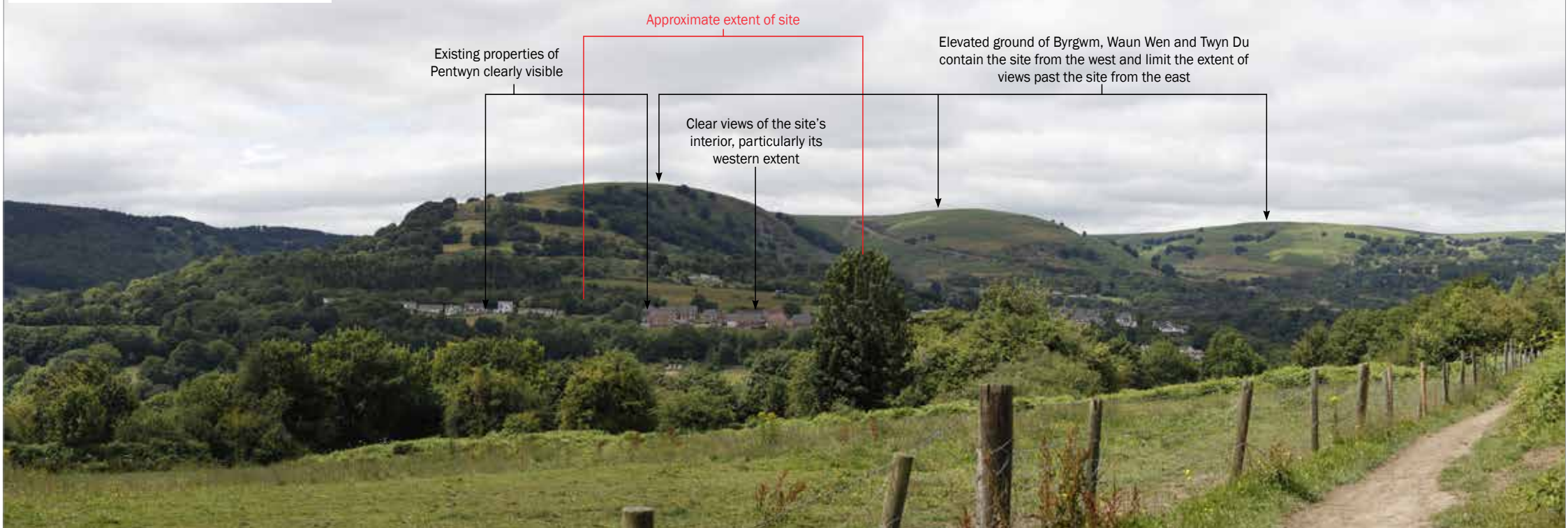
Views of the site are limited to its well-vegetated northern boundary alongside the adjacent Pentwyn Cricket Club building

Approximate extent of site

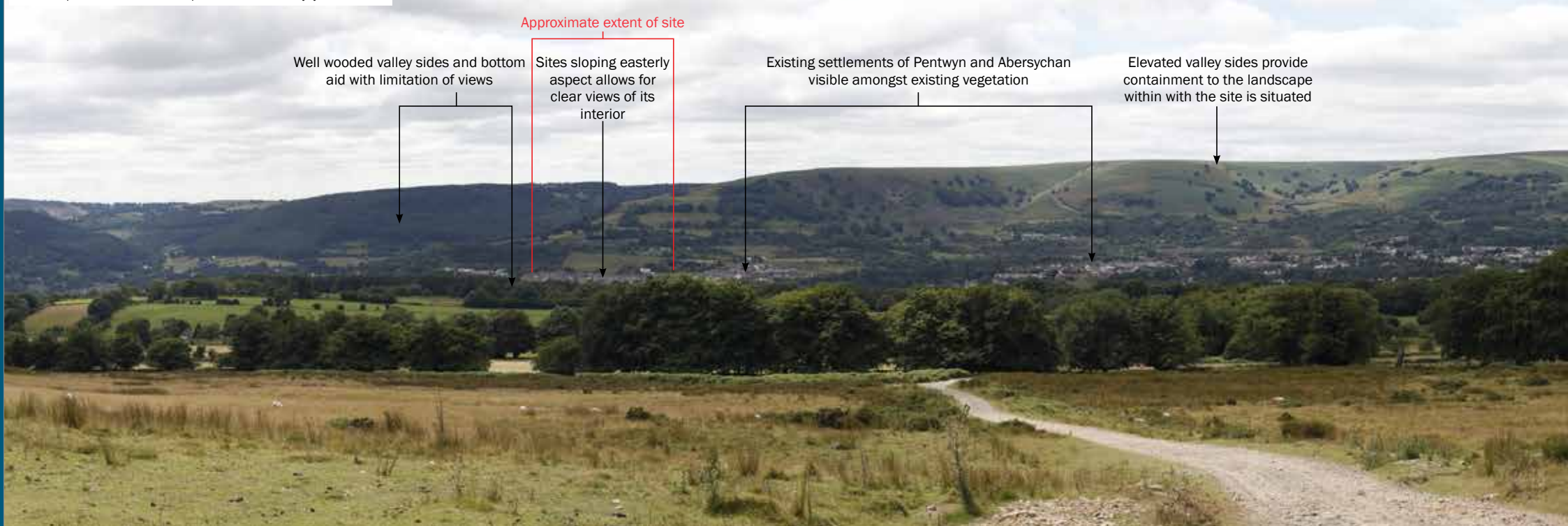
Photoviewpoint EDP 3: View from Manor Road, Abersychan, to the north



Photoviewpoint EDP 4: View from PRoW 427/27/1, to the East



Photoviewpoint EDP 7: View from Open Access Land of Mynydd Garn-wen



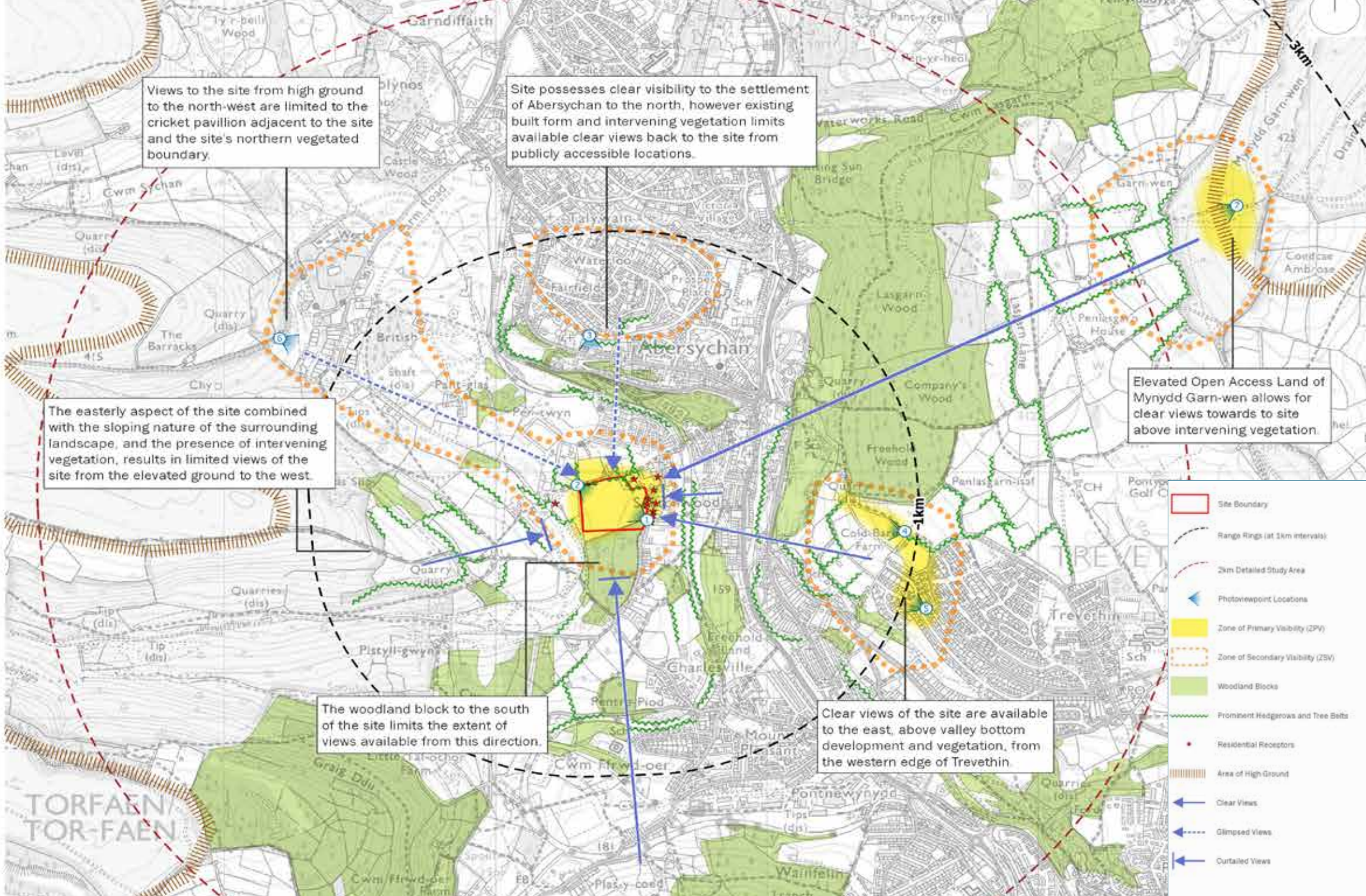


Fig 23: Findings of Landscape Visual Appraisal

Access and Movement

- 4.14 With regards to the local highway network, PPW outlines that land use planning can help to achieve the Welsh Government's objectives for transport through improving accessibility by walking, cycling and public transport.
- 4.15 Further to the assessment of the existing site context with regards to access and movement outlined on page 10, this section considers the highway and transportation effects of the development on the local and wider highway network and the potential improvements to pedestrian network within the vicinity of the site.

Highways Capacity

- 4.16 As outlined in the accompanying transport technical note, it is estimated that the proposed

development could generate up to 1257 person trips (two way) per day, with up to 141 person trips (two way) in the AM peak and 128 person trips (two way) in the PM peak.

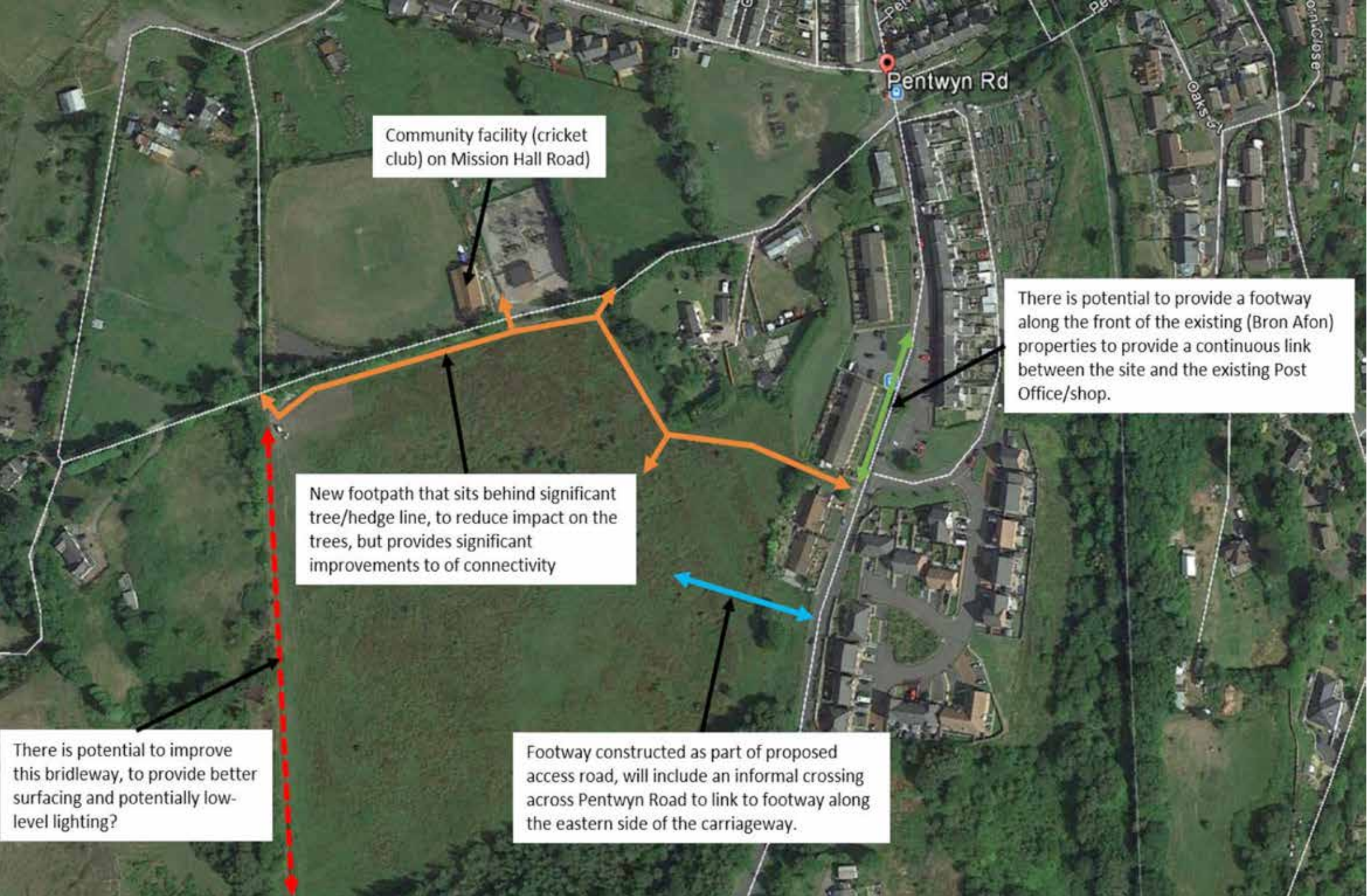
- 4.17 In addition, whilst vehicles represent the most significant mode choice, representing 43% of the total two-way person trips in the AM peak and 48% in the PM peak, walking is the second most popular anticipated mode choice, representing 30% of total two-way person trips in the AM peak and 35% in the PM peak.
- 4.18 Based on the analysis outlined above, the number of vehicles equates to approximately one vehicle every 60 seconds (two way), which is unlikely to have a significant impact on the free flow and safety of traffic.
- 4.19 Furthermore, the impact of the proposed development could be further reduced through the implementation of an effective residential Travel Plan, that aims to reduce the number of single occupancy car journeys and encourage the use of more sustainable travel modes.
- 4.20 It is acknowledged that the existing footpath/footway provision does not provide direct links between the site and the majority of local facilities and amenities (including bus stops and post office), and that improvements would be required to support the re-development of the site.
- 4.21 Figure 23 seeks to address this and outlines potential improvements to the footpath/footway network, that will connect the proposed development with surrounding facilities. It is anticipated that these

measures would form part of any future planning application for the site.

- 4.22 Furthermore, the required visibility splays of 2.4m by 43m at the site access can be achieved with modest works across the site frontage, without the need for third party land.
- 4.23 Together with the existing context analysis outlined on page 10, this section demonstrates that the proposed development is conveniently located within close proximity of a number of local facilities and services, which can be accessed via sustainable modes of transport. The development seeks to improve pedestrian infrastructure in the immediate vicinity and contribute towards the objectives of PPW. Therefore, the site is appropriate for development and inclusion as a candidate site within the Replacement Torfaen Local Development Plan.

Flood Risk and Drainage

- 4.24 This section describes the drainage context of the surrounding area, and the proposed drainage solution for the development site.
- 4.25 PPW outlines that meeting the Welsh Government's objectives for sustainable development requires action through the planning system to move away from flood defence and the mitigation of the consequences of new development in areas of flood hazard towards a more positive avoidance of development in areas defined as being of flood risk hazard.



Community facility (cricket club) on Mission Hall Road)

There is potential to provide a footway along the front of the existing (Bron Afon) properties to provide a continuous link between the site and the existing Post Office/shop.

New footpath that sits behind significant tree/hedge line, to reduce impact on the trees, but provides significant improvements to of connectivity

There is potential to improve this brideway, to provide better surfacing and potentially low-level lighting?

Footway constructed as part of proposed access road, will include an informal crossing across Pentwyn Road to link to footway along the eastern side of the carriageway.

Fig 24: Potential Improvements to Pedestrian Links To/From the Site



- 4.26 Natural Resources Wales Development Advice Map confirms that the site lies within Zone A, which are areas which are considered to be at little or no risk of fluvial or coastal/tidal flooding. TAN15 outlines that new development should be directed towards suitable land in Zone A.
- 4.27 The site is greenfield in nature, and therefore in order to mitigate the impacts of future development SuDS drainage will be incorporated throughout the scheme from individual properties to the wider site. With regards to a discharge point for the storm water solution, infiltration is not possible as a result of the prevailing ground conditions. Therefore, following the search sequence in order of priority, the next most appropriate receptor is a watercourse or suitable water body, subject to appropriate attenuation measures. In this regard, an existing watercourse is located to the south of the site. In addition, there is ample room within the envelope of the site to provide for the appropriate sized attenuation basin.
- 4.28 With regards to foul water, there is an existing foul drain located adjacent to the site off Pentwyn Road. All foul drainage will drain to the existing system subject to further capacity assessment to be undertaken by Welsh Water.
- 4.29 In summary, the proposed development will not be subject to, nor increase the risk of flooding elsewhere. Furthermore, there are viable solutions for the disposal of both foul and storm water in principle, as part of the development proposals. Therefore the site is appropriate for development

and inclusion as a candidate site within the Replacement Torfaen Local Development Plan.

Ecology and Arboriculture

- 4.30 This section considers the site context with regards to the natural environment and outlines proposed measures to be provided as part of the development to mitigate against any adverse ecological impact.
- 4.31 PPW outlines that a key role of the planning system is to ensure that society's land requirements are met in ways which do not impose unnecessary constraints on development whilst ensuring that all reasonable steps are taken to safeguard or enhance the environment. Conservation and development can be fully integrated. With careful planning and design, not only can the conflict be minimised, but new opportunities for sustainable development can also be created.
- 4.32 PPW further states that the planning system has an important part to play in meeting biodiversity objectives by promoting approaches to development which create new opportunities to enhance biodiversity, prevent biodiversity losses, or compensate for losses where damage is unavoidable.
- 4.33 The proposed development site comprises rough pasture contained within a single field parcel bound by a number of existing hedgerows and mature woodland.
- 4.34 The closest statutory designated sites, the

River Usk SAC and Usk Bat Sites SAC are located approximately 9km from the proposed development site. In terms of locally identified sites, the Cwmavon Corridor Local Nature Reserve (LNR) and Tir Pentyws LNR are located within 2km, there are also a number of SINC's within the vicinity of the site, the closest of which is Rhiw Frank Spoil. Due to the intervening distance it is not considered that the SACs or LNRs would be affected by the proposed development, and the proximity to the Rhiw Frank Spoil SINC can be suitably managed with an appropriate green buffer to the west of the site, and ensuring that development is offset from this boundary.

- 4.35 The Environmental Dimension Partnership undertook an Extended Phase 1 Ecology Assessment at the site in July 2017, further surveys were also undertaken in respect of Great Crested Newts, Bats and reptiles, the findings of which are outlined below.
- 4.36 Great Crested Newts - A series of eDNA surveys have been undertaken for the ponds within the vicinity of the site. These surveys returned no positive results for Great Crested Newts.
- 4.37 Bats - This species were recorded foraging along the eastern hedgerow and western woodland rather than using the site for roosting. The illustrative masterplan seeks to retain this existing habitat, and it is proposed that a specific lighting strategy accompany any future detailed layout to ensure light spill doesn't adversely affect these corridors.
- 4.38 Reptiles - Slow Worm and Common Lizard were



recorded on site and as such it is proposed that an appropriate receptor location be provided as part of any future detailed green infrastructure proposals as suitable mitigation.

- 4.39 The illustrative masterplan seeks to retain the existing hedgerows, enhancing them with native planting which will yield fruiting bodies and create refuge for a range of wildlife. The northern and western boundaries, as well as the woodland to the south will be buffered in order to maintain discreet dark corridors for bat species and reptiles. These buffers will be complimented by the creation of new habitat in the areas of attenuation which will be planted with native flora to attract other forms of wildlife.
- 4.40 This section concludes that the proposed development will not have any adverse impacts

on the natural environment, or the ecological context of the site, subject to appropriate mitigation. Therefore, the site is appropriate for development, and inclusion as a candidate site in the Replacement Torfaen Local Development Plan.

Heritage

- 4.41 This section considers the site context with regards to heritage.
- 4.42 PPW outlines that to enable the historic environment to deliver rich benefits to the people of Wales, what is of significance needs to be identified and change that has an impact on historic assets must be managed in a sensitive and sustainable way.
- 4.43 There are no Scheduled Ancient Monuments, Historic Parks and Gardens or any other heritage assets within or adjoining the proposed development site. Three Scheduled Ancient Monuments are located within 2km, including Cwmybyrgwm Colliery, The British Colliery Pumping Engine House and The Air Furnace at the British Ironworks. There are also a number of Grade II Listed Buildings located within 2km of the site as shown on page 33, however due to the intervening distance and landform between the site and these assets, it is not considered that the development proposals will have any adverse impact on any designated heritage asset or its setting.
- 4.44 The site lies within the 'Irregular Landscapes' historic landscape aspect layer on LANDMAP, which is of importance based on the survival of complex 19th-20th century industrial landscape to the west of Abersychan, which dominates the northern half of this area, including sites such as the British Ironworks, the British Ironworks Colliery,

Cwmybyrgwm Colliery and the Lower Navigation Colliery.

- 4.45 The site appears to lie to the southern part of this aspect layer and therefore is less likely to contain archaeology related to the collieries or to comprise a significant part of the setting of these heritage assets. Notwithstanding this, if further archaeological evaluation is deemed to be required, the scope and timing of such an assessment would be discussed and agreed with Torfaen Council. Therefore the site is appropriate for development, and inclusion as a candidate site within the Replacement Torfaen Local Development Plan.

Noise

- 4.46 Due to the sites location within an existing residential area, and in isolation from any sources of significant noise, standard thermal double glazing and acoustic trickle vents should provide sufficient mitigation to comply with the relevant ambient noise levels. Therefore, noise is not a constraint to the future development of the site for residential use.

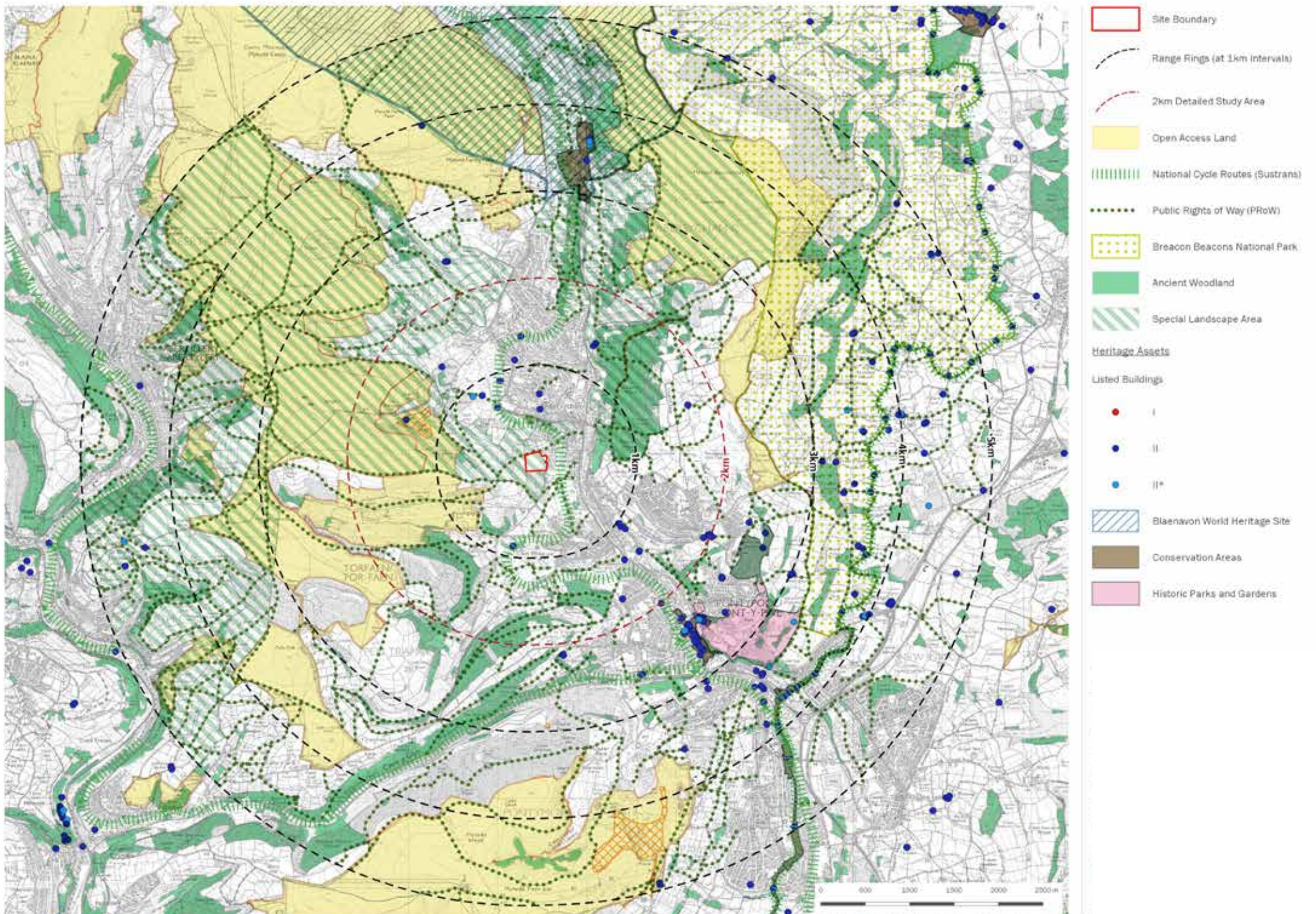


Fig 25: Heritage and Site Context



5

Welsh Government Objectives

- 5.1 We have considered the site against the objectives set out in the original LDP, given that these were subject to considerable consultation and were established to be sound objectives tailored to the needs of the Authority, its residents and businesses. However, we have reflected in our consideration the more up to date wellbeing objectives of the Welsh Government in order to provide an assessment against up to date policy.
- 5.2 The table below sets out this in detail. However, in summary it is noted that the site would be in line with the overarching requirements of the existing LDP.

Original LDP Objective	Site Considerations	Welsh Government Well Being 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.	The proposal would provide jobs both directly as part of construction activities and indirectly as part of the wider supply chain.	The development of the site for housing will contribute towards: <ul style="list-style-type: none"> - A prosperous Wales; and - A resilient Wales.
2. To promote health and well being through the provision of development including community facilities, leisure and outdoor recreational opportunities, accessible to all.	The proposal will provide an element of open space, it will provide an opportunity to provide contributions towards existing facilities if justified and would help sustain local services / facilities. Indeed, there would be additional revenue within the local area towards such facilities.	The development of the site for housing will contribute towards: <ul style="list-style-type: none"> - A prosperous Wales; - A resilient Wales; - A Healthier Wales; - A More equal Wales; and - A Wales of cohesive communities.

Original LDP Objective	Site Considerations	Welsh Government Well Being Objectives
<p>3. To ensure that the location of development does not result in unacceptable risk from flooding, subsidence or health hazards.</p>	<p>There will no unacceptable risk from flooding, subsidence or health hazards.</p>	<p>The development of the site for housing will contribute towards:</p> <ul style="list-style-type: none"> - A resilient Wales; - A Healthier Wales; - A More equal Wales; and - A Wales of cohesive communities.
<p>4. To ensure the highest quality of design in all developments and delivering safe, healthy and attractive environments.</p>	<p>The applicant is committed to quality of design and delivering safe, healthy and attractive environments. This will be dealt with at the detailed planning stage, however as outlined in this document, a well considered and high quality design concept has been developed for the site.</p>	<p>The development of the site for housing will contribute towards:</p> <ul style="list-style-type: none"> - A prosperous Wales; - A resilient Wales; - A Healthier Wales; - A More equal Wales; and - A Wales of cohesive communities.
<p>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.</p>	<p>The development of the site for residential purposes will contribute towards any improvements required to local schools.</p>	<p>The development of the site for housing will contribute towards:</p> <ul style="list-style-type: none"> - A prosperous Wales; - A resilient Wales; - A More equal Wales; and - A Wales of cohesive communities.
<p>6. To protect, manage and enhance sustainable tourist attractions and facilities in Torfaen for the benefit of tourists.</p>	<p>n/a</p>	<p>n/a</p>
<p>7. To conserve and enhance the distinctive cultural and historic resources of the County Borough and the community.</p>	<p>As outlined in section 4, the site is unlikely to yield significant archaeological interest, however should a detailed assessment find anything of note, further investigations can be conditioned as part of any future planning application.</p>	<p>The development of the site for housing will contribute towards:</p> <ul style="list-style-type: none"> - A resilient Wales - A Healthier Wales; - A Wales of cohesive communities; and - A Wales of Vibrant Culture and thriving Welsh Language.



Original LDP Objective	Site Considerations	Welsh Government Well Being Objectives
<p>8. To ensure that all new development reflects best practise in sustainable design and location, construction and operation.</p>	<p>As outlined in section 3, the development proposal has been designed around the principle of sustainable design which will be further developed at the detailed design stage. Furthermore, the site is located in a sustainable location in close proximity to facilities and services and seeks to improve pedestrian infrastructure to encourage potential future occupants to travel by sustainable modes.</p>	<p>The development of the site for housing will contribute towards:</p> <ul style="list-style-type: none"> - A prosperous Wales; - A resilient Wales; - A Healthier Wales; - A More equal Wales; and - A Wales of cohesive communities.
<p>9. To allocate mineral sites if required and safeguard appropriate mineral resources from sterilisation.</p>	<p>n/a</p>	<p>n/a</p>
<p>10. To protect, manage and enhance biodiversity and ecological networks across Torfaen.</p>	<p>A Preliminary Ecological Appraisal has been undertaken at the site which confirmed that the site could be developed subject to appropriate mitigation with no adverse impacts in this regard. In addition, the site concept layout seeks to provide a net gain in biodiversity.</p>	<p>The development of the site for housing will contribute towards:</p> <ul style="list-style-type: none"> - A resilient Wales - A Healthier Wales; - A More equal Wales; and - A Wales of cohesive communities.
<p>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.</p>	<p>Section 3 outlines how the proposed development will adapt to climate change through design. In addition, the development has the potential to be zero carbon, exceeding current building regulations.</p>	<p>The development of the site for housing will contribute towards:</p> <ul style="list-style-type: none"> - A prosperous Wales; - A resilient Wales; and - A Healthier Wales.
<p>12. To protect and enhance the valued landscape character of Torfaen, including important open space and sense of rurality between settlements.</p>	<p>A preliminary landscape and visual appraisal has been undertaken in this regard which confirms the capacity of the site to accommodate development without harm to the surrounding landscape, or character of the area.</p>	<p>The development of the site for housing will contribute towards:</p> <ul style="list-style-type: none"> - A resilient Wales; - A Healthier Wales; - A More equal Wales; and - A Wales of cohesive communities.

Original LDP Objective	Site Considerations	Welsh Government Well Being Objectives
<p>13. To protect Greenfield land by enabling and promoting the most efficient use of appropriate brownfield sites for redevelopment across Torfaen.</p>	<p>As demonstrated through the unimplemented brownfield sites within the old LDP, it will be important to provide new land if needs are to be met. Importantly, it does not automatically follow that brownfield sites are more sustainable than greenfield allocations. Notwithstanding this, it should be noted that the proposed development site previously formed part of the Abersychan Brickworks</p>	<p>The development of the site for housing will contribute towards:</p> <ul style="list-style-type: none"> - A prosperous Wales; - A resilient Wales; - A Healthier Wales; - A More equal Wales; and - A Wales of cohesive communities.
<p>14. To ensure all development contributes to improving water quality, protecting water supply and maximising the efficiency of water consumption.</p>	<p>The site will incorporate appropriate technologies to help ensure efficient use of water resources.</p>	<p>The development of the site for housing will contribute towards:</p> <ul style="list-style-type: none"> - A resilient Wales; and - A Healthier Wales.
<p>15. To identify and conserve important soil and geological resources including Regionally Important Geological Sites (RIGS) and maintain their quality.</p>	<p>It is expected that a soil management plan and soil resource survey could be utilised.</p>	<p>The development of the site for housing will contribute towards:</p> <ul style="list-style-type: none"> - A resilient Wales; and - A Healthier Wales.
<p>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.</p>	<p>The site would provide the opportunity to provide affordable housing, in a sustainable location which is well served by facilities via a range of transport modes.</p>	<p>The development of the site for housing will contribute towards:</p> <ul style="list-style-type: none"> - A prosperous Wales; - A resilient Wales - A Healthier Wales; - A More equal Wales; and - A Wales of cohesive communities.
<p>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.</p>	<p>Through its development the site would contribute towards enhanced transport infrastructure.</p>	<p>The development of the site for housing will contribute towards:</p> <ul style="list-style-type: none"> - A prosperous Wales; - A resilient Wales - A Healthier Wales; - A More equal Wales; and - A Wales of cohesive communities.
<p>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.</p>	<p>Residents of any new dwellings would be required to utilise the Council's waste collection scheme.</p>	<p>The development of the site for housing will contribute towards:</p> <ul style="list-style-type: none"> - A resilient Wales; and - A Healthier Wales.

6. Conclusion

This development framework document has been prepared on behalf of The Robert Davies Pension Fund and Mrs T.A Darlow in relation to land off Pentywn Road, Abersychan.

The proposed development can be accommodated by the existing highway and transport network, and is conveniently located within close proximity to a number of local facilities and services, which can be accessed via sustainable modes of transport.

Furthermore, subject to appropriate mitigation, the proposed development will not have any adverse impacts on biodiversity interest, landscape and the visual context of the surrounding area.

It is considered that the site can contribute around 70 to 100 dwellings over the course of the LDP review timetable.





T: 02920 349 737 E: admin@lrmpanning.com www.lrmplanning.com
22 Cathedral Road, Cardiff CF11 9LJ

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