

The Monmouthshire and Brecon Canal

Proposed Waterway Park – Ty Coch

Appendices



A Discovery Project

Appendix 1 – Grants and Foundations

Training: Especially Young People

Big Lottery

Awards for All (Wales)

Prince of Wales's Charitable Foundation (UK)

Ernest Cook Trust (UK)

Commercial Education Trust (UK)

Edge Foundation Innovation and Development Fund

Closing date is 3rd May but may reopen

Masonic Charitable Foundation Community Support Grant

Royal Agricultural Benevolent Institution

Outdoor Learning Wales Grant Scheme (Wales)

Community Development

HLF

Heritage Grants

Prince's Countryside Fund

Garfield Weston

Coalfields Community Grants (Wales)

Friends Provident Foundation (UK)

Viridor & Prosiect Gwyrdd Community Fund (Wales)

Facebook Grants (UK)

Transform Foundation Website Grant Programme (UK)

Screw Fix Foundation (UK)

Asda Foundation Significant Local Community Projects Grants

Appendix 1 (Continued)

Environment and Renewable energy

Rufford Foundation Grants Programme

Tidy Towns Initiative (Wales)

Woodland Trust

Free Trees

Hoover Foundation

Biffa Award

Enovert Community Trust (UK)

Interest Free Energy Efficiency Loans (Wales and Northern Ireland)

Tower Fund - Common Fund

The Carbon Trust Green Business Fund

Sport and being active

Sport Wales

Community Chest Programme
(Wales)

Sports Council for Wales Community Chest

Finance

Regeneration Investment Fund for Wales

The Naturesave Trust (UK)

The Social Business Growth Fund (Wales)

Canal specific

IWA

Grants for Restoration projects

Appendix 2 – Supermarket Funding Sources for Charitable Activities

Carrier Bag/Supermarket Charities					
Morrison's Foundation	General fund		Rolling programme	Submit online application	
Tesco	Bags of Help	£4000	Rolling programme	Submit online application	
Tesco	Nominate a project (blue tokens)	Share of £1000	Rolling programme	Submit online application	
Asda	Nominate a project (Green token scheme)	Share of £1000	Rolling programme	Submit online application	
Asda	Significant local community projects		Rolling programme	Contact in store Community Champion to discuss. Submit online application	
One Stop	Carriers for Causes	Up to £2000	Rolling programme	Submit online application	
Sainsbury's	Nominate a charity of the Year	Subject to amount raised.	Process starts now for 2019	Go into local store to collect a nomination form – complete and submit	
Co-op	Share of proceeds from selected products purchased in store	Subject to amount raised	Rolling programme	Contact in someone in your local store to discuss. Submit online application	

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Appendix 3 – Summary of Benefits of Restoration

Based on a paper prepared by Richard Dommett MBE – MB&ACT

The note summarises the position on restoration following a number of Technical and Financial Feasibility Studies into reopening the Monmouthshire Canal between Newport and Cwmbran: the first in 1992 by MRM, followed by Hall Aitkin Associates in 1998, and more recently a review of previous studies incorporated into the Big Lottery Application by Locum Consulting during 2007 and economic assessment by Peter Brett Associates in 2014.

The restoration of the Monmouth canal is dependent the continued navigability of the Brecon and Abergavenny Canal, to secure both the works identified in the above studies have been separated into a number of projects. These projects included: the restoration of key structures along the existing waterway from Pontymoile to Brecon; restoration and reopening to navigation from Five Locks to Newport and Cwmcarn on the Crumlin Arm. The purpose has been to demonstrate that in technical terms the project is capable of being implemented and would be financially viable.

The following is a brief review of the canal corridor between Cwmbran and the Crindau Pill at Newport, which would connect the National Park with the River Usk

The technical solutions including:

- Reinstating an abandoned section of the canal at Greenforge Way with a proposed aqueduct.
- Developing a major marina on the Crindau Pill, including a new navigable channel from the Canal to the River Usk, and provide a new type of sea lock into the Usk.

The project comprises of the restoration, construction and development of:

- restoration of 11 locks,
- reconstruction of 4 locks,
- reconstruction of a canal bridge at Pentre Lane,
- construction of a double lock from canal to Malpas Brook at Barrack Hill,
- construction of Marina and supporting facilities on the Crindau Pill,
- construction of new sea lock into the River Usk,
- design construction of new canal link “Aqueduct” over Greenforge Way Cwmbran,
- expand the Lock Gate retail park to incorporate Cwmbran Town centre and New Canal Quarter.
- Develop new Community and Tourism Centre including Marina at Ty Coch, Llantarnam, Cwmbran.
- Develop Marina facilities at Bettws Lakes.

The main focus of the project is to link and support community regeneration within those communities abutting the canal, and to increase the critical mass of tourism product within the area and to provide an alternative sustainable communication link between existing tourism facilities, thereby enhancing the economic viability of tourism in South Wales.

The prime focus of regenerating the communities is to be achieved through economic, environmental and social outcomes expected to accrue from the canal restoration project. Economic benefits are expected to include:

- Increased visitor numbers.
- New jobs.
- Increase the local skills base.

A key element of the project is the sustainable redevelopment and regeneration of the Cwmbran Town Centre (Lock Gate Retail Park and adjacent light industrial / retail support facilities).

At Newport the development of the Crindau Pil with a Northern Gate Way into the City including a marina for inland and sea going vessels with supporting visitor facilities.

Environmental benefits are expected to include:

- Enhancing the natural environment (preserve native species, protect biodiversity etc,).

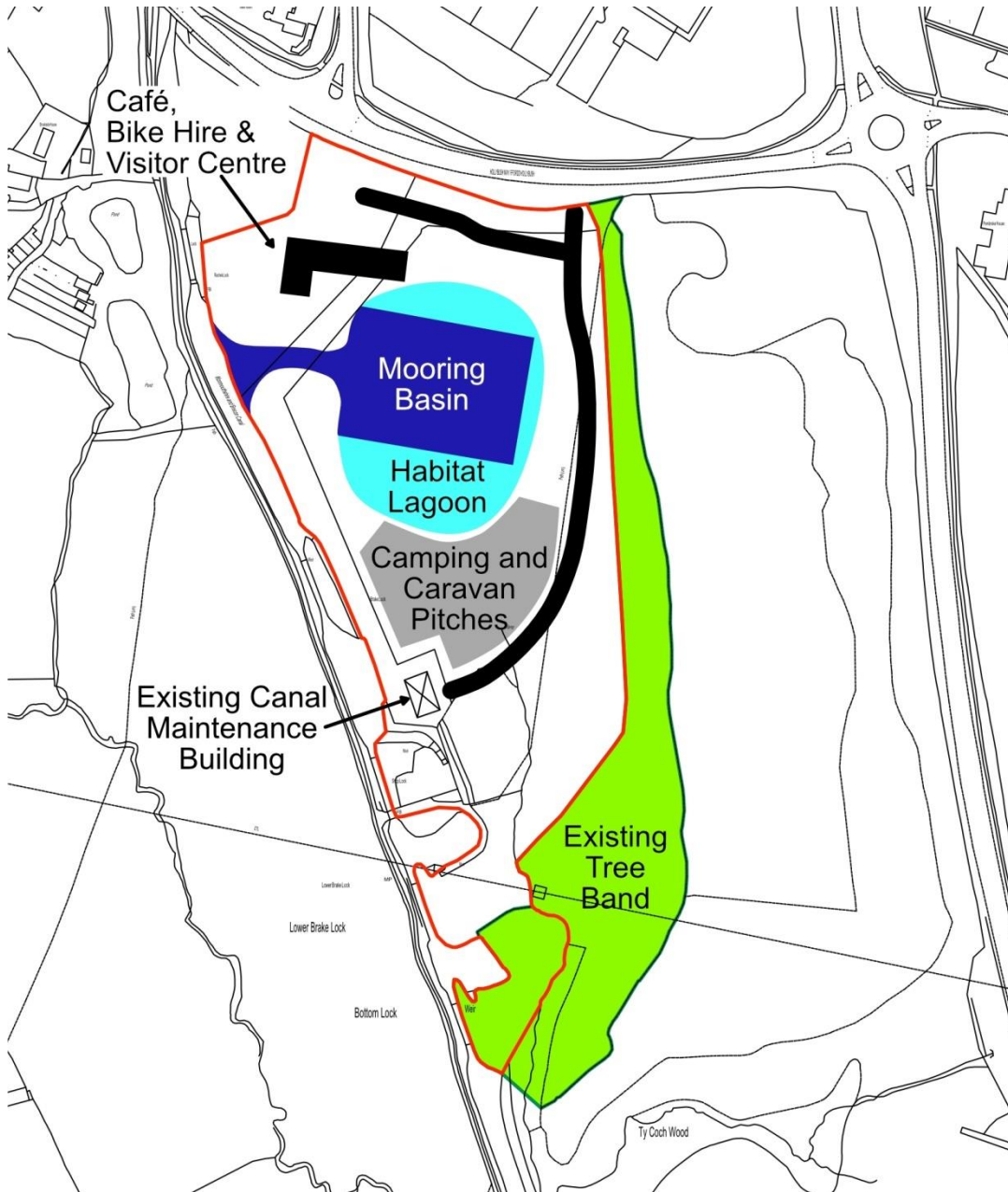
Social benefits are expected to include:

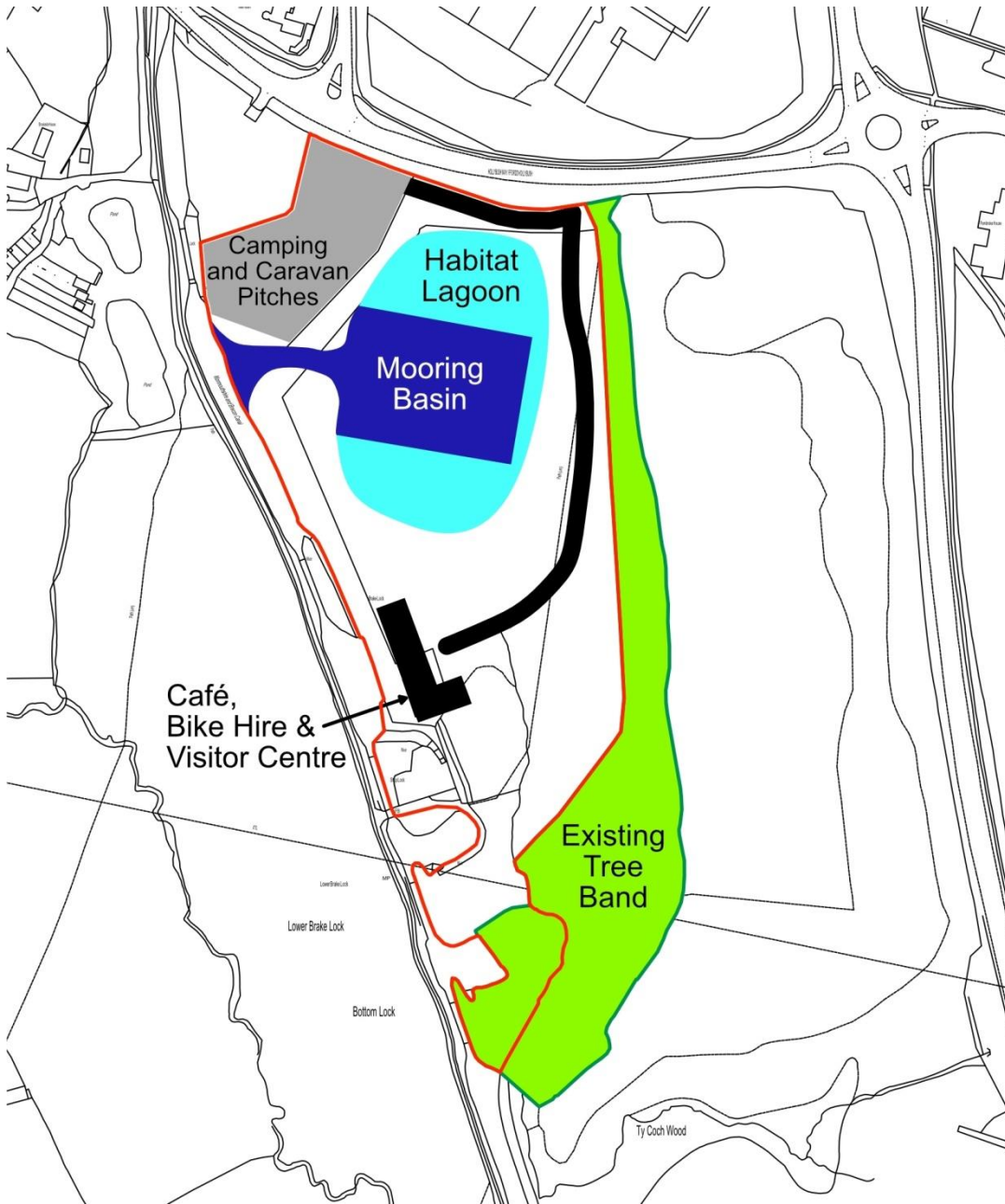
- Maximise public access for all (although avoiding conflicts of interest and damage).
- Increase understanding and enjoyment of the area including use of community education resource.
- Improve access to informal recreation facilities (walking, cycling and water – based activities with consequent significant improvements in peoples health.
- Community engagement in new visitor facilities at the proposed Ty Coch Waterway Park and Crindau Marina.
- New Canal Quarter facilities including mooring basin at Cwmbran Shopping Centre.

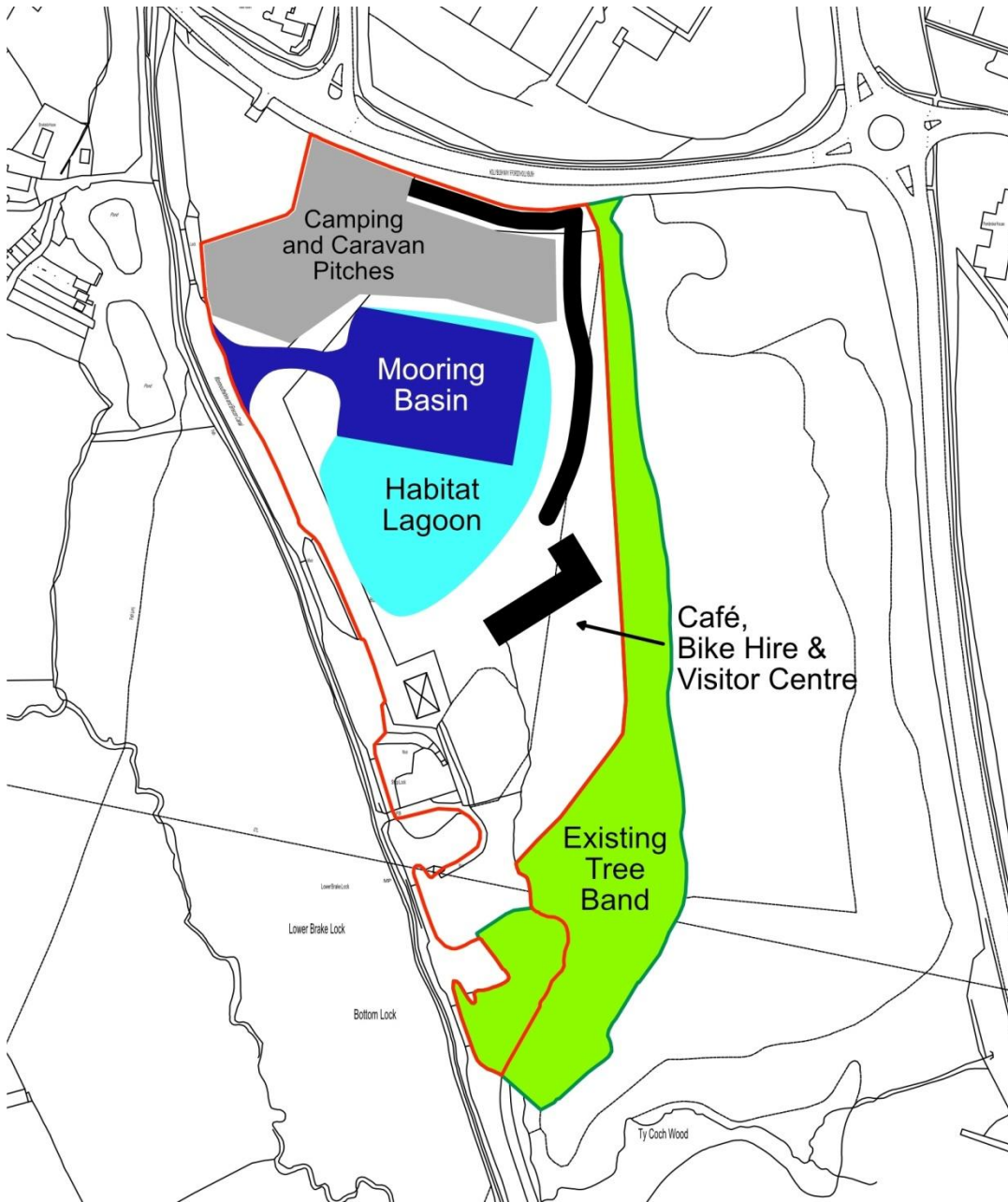


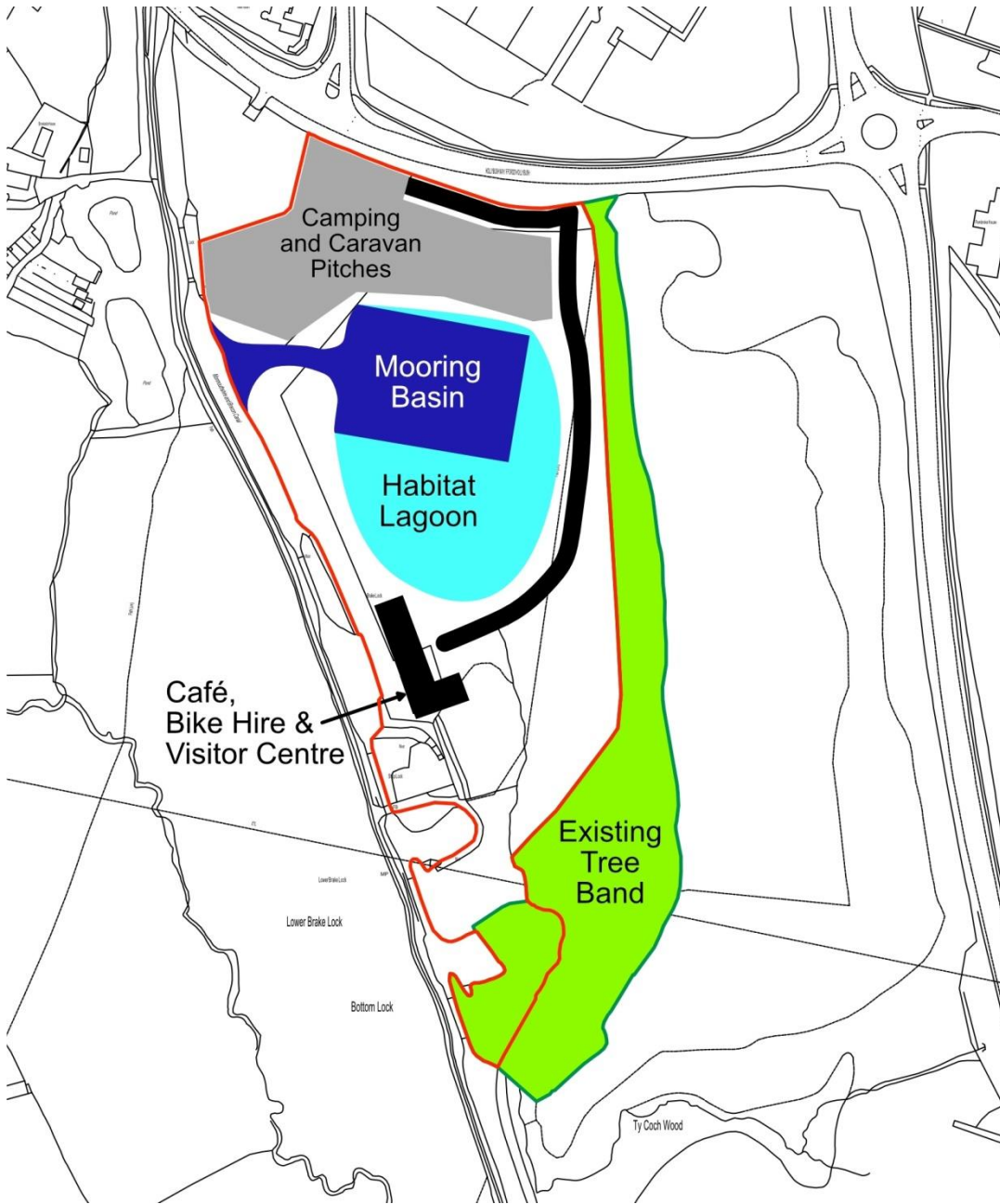
Appendix 3

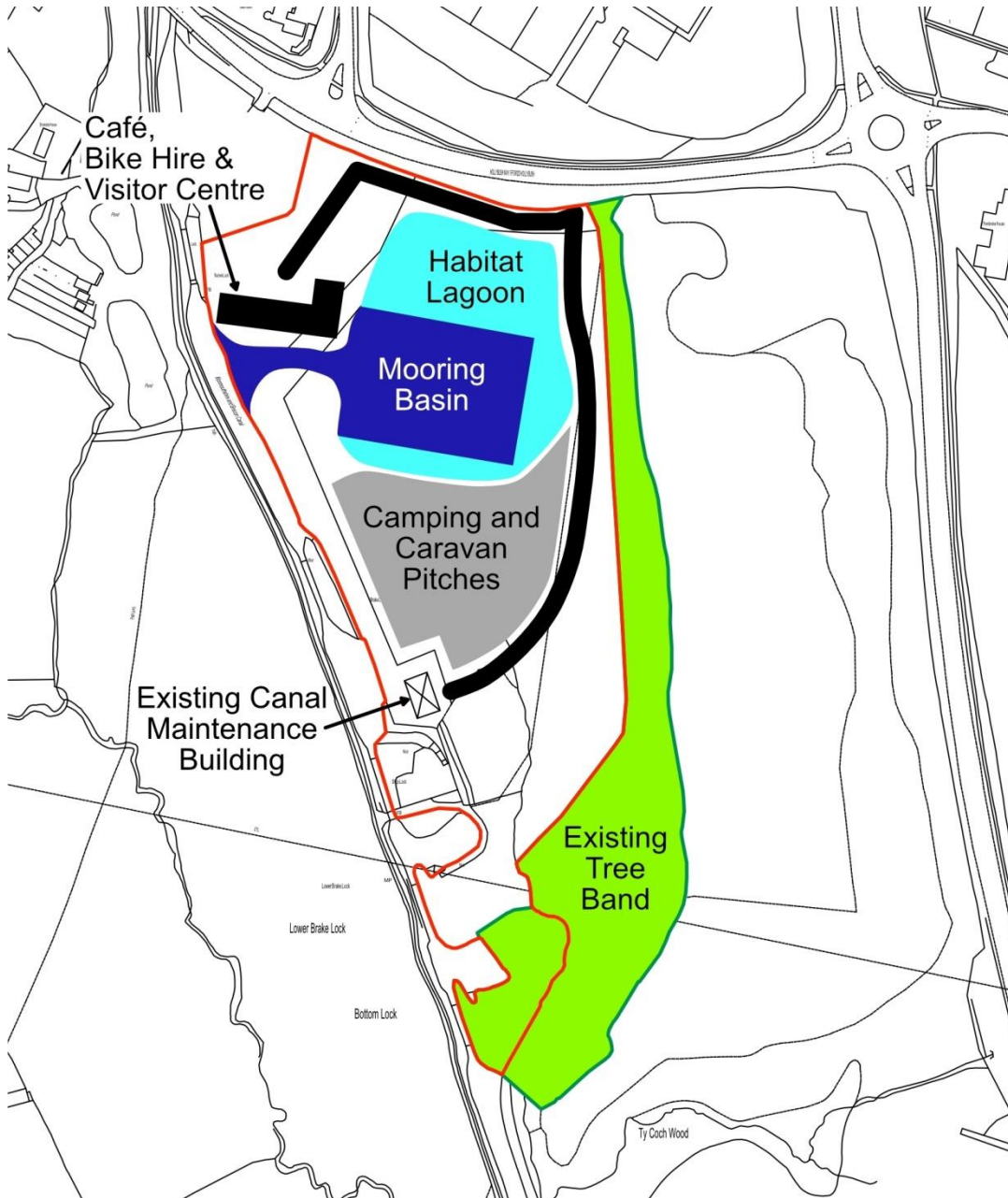
Alternative layout suggestions

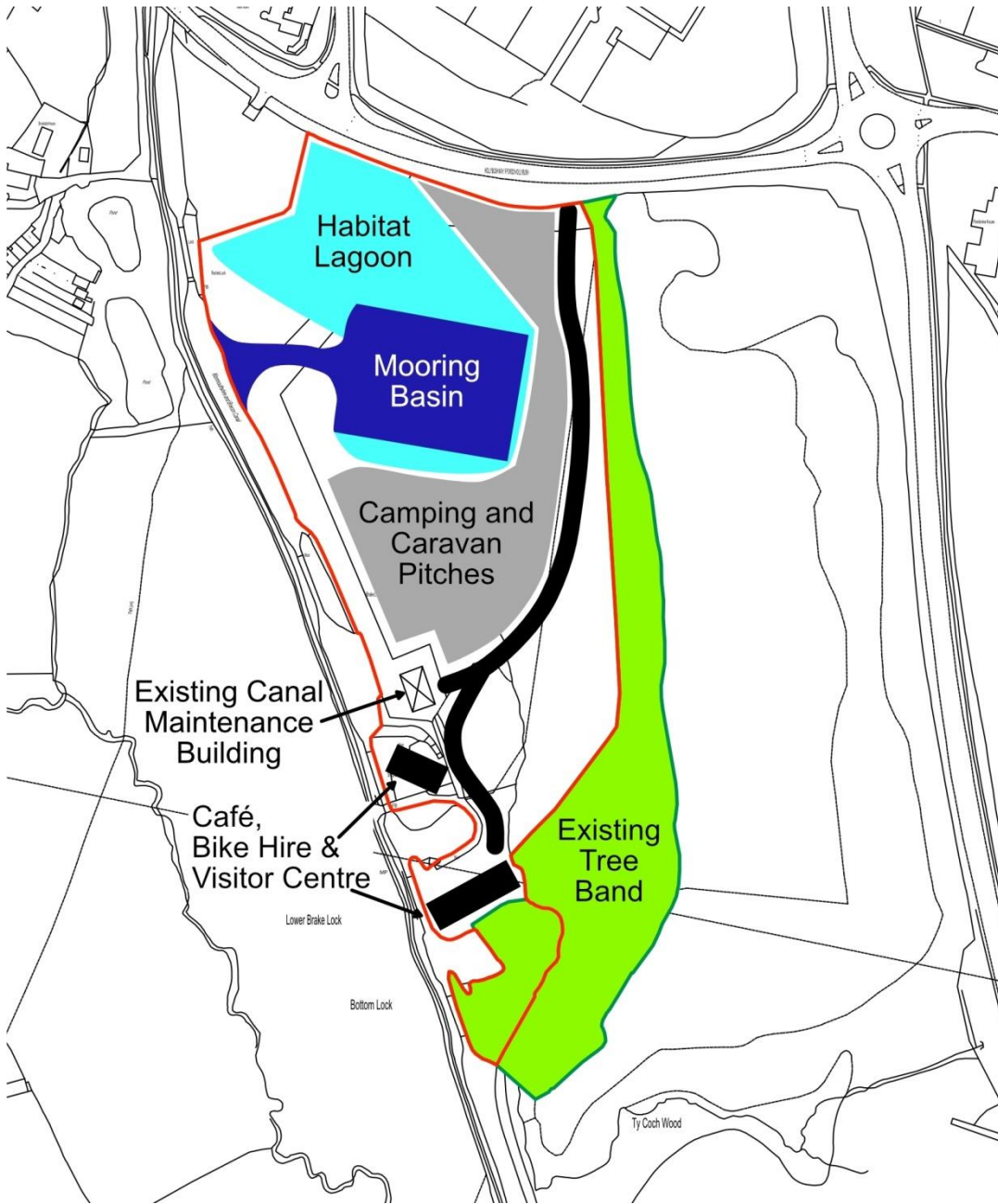


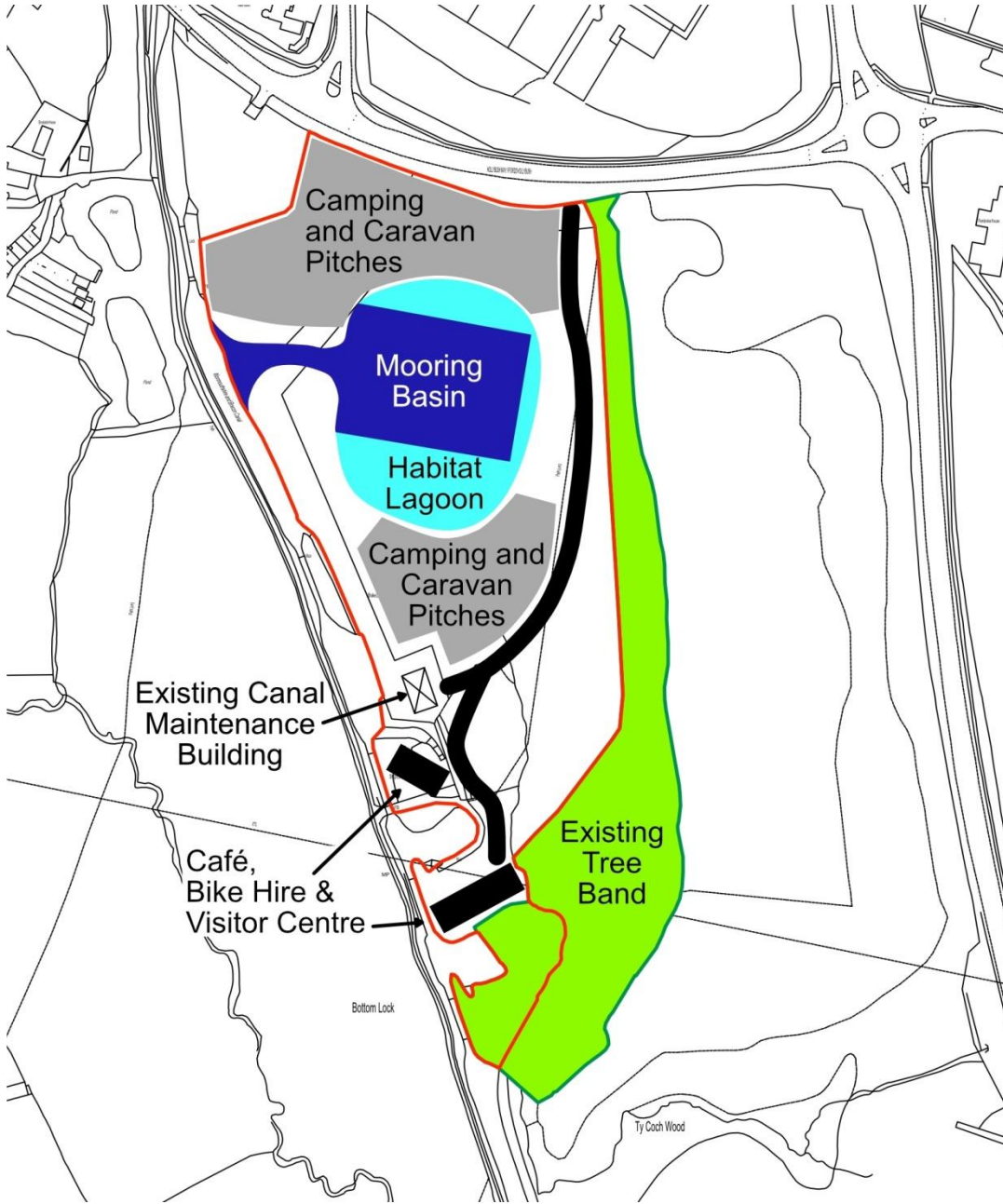














Appendix 4

Policy Context and Review

National Planning Policy

The land use planning system in Wales manages the development and use of land in the public interest, contributing to improving the economic, social, environmental and cultural well-being of Wales, as required by the Well-being of Future Generations (Wales) Act 2015. A well-functioning planning system is fundamental for sustainable development. The aim of the system therefore is to reconcile the needs of development and conservation, securing economy, efficiency and amenity in the use of land, whilst protecting natural resources and the historic environment.

In line with the presumption in favour of sustainable development, any applications for planning permission, should be determined in accordance with the approved or adopted development plan for the area (usually the local adopted development plan produced under the guidance of national planning policy), unless material considerations indicate otherwise. Material considerations could include current circumstances, policies in an emerging development plan and planning policies of the Welsh Government.

Planning Policy Wales, Welsh Government 2016

Planning Policy Wales (PPW) sets out the national planning and land use policies of the Welsh Government. The document translates the Government's commitment to sustainable development into the planning system and is supplemented by a series of Technical Advice Notes, circulars and clarification letters.

PPW and the Wales Spatial Plan form the national planning policy framework for Wales. They should be taken into account in the preparation of development plans and may be material to decisions on individual planning applications.

The Welsh Government is one of the few administrations in the world to have a distinctive statutory duty in relation to sustainable development. The Well-being of Future Generations (Wales) Act 2015 places a duty on public bodies (including Welsh Ministers) that they must carry out sustainable development. The Act puts in place seven well-being goals to help ensure that public bodies are all working towards the same vision of a sustainable Wales.

[Sustainable development in Wales] means the process of improving the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the well-being goals. Acting in accordance with the sustainable development principle means that a body must act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. pp.46

Key Objectives identified in PPW that are relevant to this project include (in summary):

A prosperous Wales – resource efficiency, including the re-use of previously developed land, maximising the use of renewable resources to minimise waste and support initiative and innovation so as to enhance the economic success of both urban and rural areas.

A resilient Wales – contribute to the protection and improvement of the environment, so as to improve the quality of life, and protect local and global ecosystems as well as the conservation of biodiversity, habitats, and landscapes and the promotion of enhancement to the urban environment.

A healthier Wales – contribute to the protection and, where possible, the improvement of people's health and wellbeing considering the possible impacts of development upon people's health.

A more equal Wales – promote quality, lasting, environmentally-sound and flexible employment opportunities and respect and encourage diversity in the local economy.

A Wales of Cohesive Communities – improve accessibility for all and locate developments so as to minimise the demand for travel, especially by private car.

A Wales of Vibrant Culture and Thriving Welsh Language – help to ensure the conservation of the historic environment and cultural heritage, acknowledging and fostering local diversity and contributing to the well-being of the Welsh language.

A Globally Responsible Wales – help plan for climate change and reduce the ecological footprint of Wales.

Under the heading 'planning for sustainability' priorities for urban and rural areas include: securing environmentally-sound and socially inclusive regeneration in those urban areas which require it; fostering sustainable change; and improving quality of life. It is noted that an effective way to achieve regeneration is to foster integrated communities within the existing settlement pattern by promoting mixed use development. Previously developed / brownfield land should, wherever possible, be used in preference to greenfield sites, particularly those of high agricultural or ecological value. Local authorities should work with landowners to ensure that suitable sites are brought forward for development and that the developments themselves promote sustainability through good design, which goes beyond aesthetics to include the social, environmental and economic aspects of the development. Indeed, good design should be the aim of all those involved in the development process and applied to all development proposals, at all scales.

The site in question is bound to the south and west by a 'green wedge'. PPW notes that when considering applications for planning permission in Green Belts or green wedges, a presumption against inappropriate development will apply. Local planning authorities should attach substantial weight to any harmful impact which a development would have on a Green Belt or green wedge.

Chapter 5 of PPW addresses conserving and improving natural heritage and the coast. It supports the enhancement of green spaces, landscapes and biodiversity, particularly networks which provide links from one habitat to another and can make an important contribution to the conservation and enhancement of biodiversity; the quality of the local environment; and enable adaptation to climate change. It states that the Welsh Government will ensure that its policies contribute to the conservation of the abundance and diversity of native wildlife and its habitats and will minimise the adverse effects on wildlife where conflict of interest is unavoidable.

Chapter 6 of PPW focuses upon the importance of the historic environment and its contribution to sustainable development.

The historic environment is central to Wales' culture and its character, and contributes to our sense of place and cultural identity. It enhances our quality of life, adds to regional and local distinctiveness and is an important economic and social asset. It is vital that the historic environment is appreciated, protected,

actively maintained and made accessible for the general well-being of present and future generations. [...] 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. pp.90

The Welsh Government's objectives in this field include:

- conserving and enhancing the historic environment, which is a finite and non-renewable resource and a vital and integral part of the historic and cultural identity of Wales
- recognising the historic environments contribution to economic vitality and culture, civic pride, local distinctiveness and the quality of Welsh life, and its importance as a resource to be maintained for future generations

When change is being considered, local authorities should seek to secure the sustainability of historic assets, taking the risks of climate change into account. The positive management of conservation areas is necessary if their character and appearance are to be preserved or enhanced, and their heritage value is to be fully realised.

Economic Development is addressed in chapter 7 which states the planning system should support economic growth alongside social and environmental considerations within the context of sustainable development. Consequently, local planning authorities should adopt a positive and constructive approach to applications for economic development and seek to guide and control economic development to facilitate regeneration and promote social and environmental sustainability.

In determining applications for economic land uses authorities should take account of the likely economic benefits including numbers and types of jobs expected to be created or retained on the site, and if the development will help redress economic disadvantage or support regeneration priorities, for example by enhancing employment opportunities or upgrading the environment.

Chapter 8, transport, notes the use of inland waterways in Wales for recreation purposes and promotes their use by the protection or provision of access to them as well as the retention or provision of appropriate wharf or dock facilities. The provision of these facilities needs to be weighed against environmental considerations, such as the loss or erosion of estuarine habitats.

Finally, tourism, sport and recreation are addressed in Chapter 11. Tourism is seen as vital to economic prosperity and job creation in many parts of Wales. It is a significant and growing source of employment and investment, based on the country's cultural and environmental diversity. Tourism can be a catalyst for regeneration and environmental protection in both rural and urban areas and as such the Welsh Government's aim is for tourism to grow in a sustainable way and to make an increasing contribution to the economic, social and environmental well-being of Wales.

The planning system should encourage sustainable tourism in ways which enable it to contribute to economic development, conservation, rural diversification, urban regeneration and social inclusion, recognising the needs of visitors and those of local communities. In addition to supporting the continued success of existing tourist areas, appropriate tourist-related commercial development in new destinations, including existing urban and industrial heritage areas, should be encouraged. [...] Long-distance routes, rights of way, disused railways and

waterways are important tourism and recreation facilities, both in their own right and as a means of linking other attractions. pp 161

The Welsh Government values the role of sport and recreation in contributing to quality of life and consequently supports the development of sport and recreation facilities, and the wide range of leisure pursuits which encourage physical activity. 'Climbing Higher' sets out the Welsh Government's long term strategy for an active, healthy and inclusive Wales. Its main planning objectives in relation to this are:

- a more sustainable pattern of development, creating and maintaining networks of facilities and open spaces in places well served by sustainable means of travel, in particular within urban areas
- social inclusion and improved health and well-being by ensuring that everyone, including children and young people; the elderly and those with disabilities, has easy access to the natural environment and to good quality, well-designed facilities and open space
- the provision of innovative, user-friendly, accessible facilities to make our urban areas, particularly town centres, more attractive places, where people will choose to live, work and visit.

Wales Spatial Plan

The Wales Spatial Plan (WSP) – People, Places, Futures was adopted in 2004 and updated in 2008. The document presents a broad 20 year vision of sustainable development. Development should improve wellbeing and quality of life by integrating social, economic and environmental objectives in the context of more efficient use of natural resources and is seen as a key tool for delivering many of the overarching policies of the Welsh Assembly Government.

The WSP sets national spatial priorities for specific sectors and identifies 6 sub-regions in Wales without defining hard boundaries, reflecting the different linkages involved in daily activities. By providing this context the WSP aims to:

- make sure that decisions are taken with regard to their impact beyond sectoral or administrative boundaries and that the core values of sustainable development govern everything we do
- set the context for local and community planning
- influence where we spend money through understanding the roles of and interactions between places
- provide a clear evidence base for public, private and third (voluntary) sectors to develop policy and action

Key themes identified within the plan are: building sustainable communities, promoting a sustainable economy, valuing our environment, achieving sustainable accessibility, and respecting distinctiveness.

In chapter 10, building sustainable communities, the document notes that "regeneration proposals for an area must align different investment streams to secure joined-up delivery at a local level". The focus should be placed on enhancing the natural and built environment to deliver high quality of life

within a healthy local economy. Proposals should be sensitive to the historic, cultural and linguistic character of communities and factor in the key challenges posed by climate change.

Promoting a sustainable economy is addressed in chapter 11. Here it is noted that new employment opportunities should be promoted in accessible locations and that brownfield sites should be used wherever possible. Key priorities include improving collaboration across sectors and organisations to ensure job opportunities, infrastructure, skills and public health are delivered together.

Chapter 12, valuing the environment, focuses heavily on the challenges posed by climate change including flood risk, the need to reduce ecological-footprints and move to a low carbon economy. “Spatial Plan Area Groups can take a number of actions which will help us all tackle climate change, but also promote a healthy and enjoyable environment in which to live and work”, including by:

- encouraging more walking and cycling as part of people’s daily lives
- providing safe and clean open spaces with more opportunities to enjoy wildlife
- managing waste, water and soils more sustainably, with Spatial Plan partners

A number of challenges are identified, including promoting wildlife and biodiversity both for intrinsic reasons and for people’s enjoyment by increasing the quantity and quality of nature sites particularly in urban areas.

Chapter 13, achieving sustainable accessibility, focuses on the measures needed to enable citizens of Wales to access economic opportunities and services in a more sustainable manner, whilst chapter 14, respecting distinctiveness, recognises how the cultural distinctiveness of Wales is important to promoting the country in the rest of the world.

Conserving and celebrating the unique heritage of each area is important. Key settlements need a high quality environment with quality buildings and spaces, nurturing a sense of identity and community. [...] Culture, the arts and sport have a key role in creating cohesive communities and a sense of local identity. They also promote individual wellbeing and can be an important economic driver, either through festivals and events or by giving a unique cultural character which stimulates tourism and niche markets. pp.44

Challenges identified include:

- development and promotion of distinct identities for key settlements and landscapes that reflect local distinctiveness, and protect the historic environment through the design process
- collaboration with Visit Wales and regional tourism partnerships to re-define the spatial dimension of tourism destination management areas and tourism marketing areas in Wales
- ensuring that the delivery of the Cultural Tourism Action Plan is spatially aligned and that local sense of place and distinctiveness is reinforced
- encouragement of local authorities, the private and third sectors to promote cultural activities and work in partnership to deliver high quality cultural experiences for communities

The WSP identifies six sub-regions for spatially focused development strategy. Cwmbran falls under the South East Wales – Capital region and is identified as a primary key settlement within the valleys regional park. The vision for this region is an “innovative skill area”, international yet distinctively

Welsh, offering high quality of life and providing links between the valleys and the coast. Key priorities for this area are:

- developing a connected city region that provides a high quality natural and built environment, complemented by well-designed green space
- promoting healthy, strong communities and a strong civic culture

Spreading prosperity from the cities of Cardiff and Newport to settlements in the valleys, through the role of key settlements such as Cwmbran, will improve life in smaller settlements beyond. Within key settlements the focus will be on the creation of affordable and attractive places to work, live and visit around which high capacity sustainable transport links will be developed.

Concepts such as the Valleys Regional Park - extending across the South Wales Valleys - will promote the heritage and tourism of the Area, at the same time strengthening community pride and confidence through its collaborative approach.

Of particular relevance to this project is the aim of making South East Wales work as a networked environment region, something which is central to addressing the challenges of past and future development, whilst delivering many of the Environment Strategy for Wales' objectives. The main elements will be:

- identifying strategic wildlife areas to join up natural habitats, linking existing designated habitats where possible. This will enable people to enjoy and participate in the countryside and wildlife, whilst providing high quality environments within which species can develop
- addressing river habitats which are important for wildlife and biodiversity. This function needs to be combined with their role in protecting against flooding and in offering opportunities for leisure and tourism.

It is suggested that action should be managed by stakeholders in partnership as a Valleys Regional Park.

Finally, with regards to respecting the distinctiveness of the Capital region, it is noted that

Each town and city needs to foster its own distinct sense of identity, building on its heritage and culture to create a network of settlements with real character which complement each other and each add strength to the attractiveness of the region as a whole. Recognising the value of the Area's diversity of landscapes, built environments and distinctive communities will be key to building confidence and helping to market a regional offer for inward investment and for tourism pp.116.

It is worth noting that the Welsh Planning Directorate has begun work on the production of a National Development Framework (NDF). The NDF will set out a 20 year land use framework for Wales and will replace the current Wales Spatial Plan. It will sit alongside Planning Policy Wales, and support national economic, transport, environmental, housing, energy and cultural strategies and ensure they can be delivered through the planning system.

Local Planning Policy

Torfaen Local Development Plan 2013

Cwmbran lies within the Local Authority area of Torfaen and as such is subject to the planning policies of the Torfaen Local Development Plan (LDP) adopted December 2013. The LDP identifies where new development should be located and provides a framework for local decision-making when determining planning applications up to 2021. It brings together both development and conservation interests to ensure that any changes in the use of land are coherent and provide benefit to the community.

The LDP's vision statement – which guides all other policies in the plan, is that 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, the LDP will aim to deliver (in summary) planned sustainable growth, providing a distinctive, vibrant and prosperous area where people have the skills and opportunities to achieve a better quality of life. It will promote the sustainable regeneration of town centres ensuring they are a focus for social, commercial and community life, whilst also protecting and enhancing Torfaen's unique natural heritage and cultural and historic identity.

The plan identifies 18 objectives, those which are relevant to this project can be summarised as:

- the provision of an appropriate quantity and range of employment sites and retail opportunities to support high and stable levels of employment
- the promotion of health and well-being through the provision of development including community facilities, leisure and outdoor recreational opportunities, accessible to all
- ensuring that the location of development does not result in unacceptable risk from flooding, subsidence or health hazards
- ensuring the highest quality of design in all developments and delivering safe, healthy and attractive environments
- the protection, management and enhancement of sustainable tourist attractions and facilities in Torfaen for the benefit of visitors and the community
- the conservation and enhancement of distinctive cultural and historic resources
- ensuring that all new development reflects best practise in sustainable design, location, construction and operation
- the protection, management and enhancement of biodiversity and ecological networks across Torfaen
- minimising climate change impacts through reduced emissions of greenhouse gases
- the protection and enhancement of the valued landscape character of Torfaen, including important open space and sense of rurality between settlements
- the protection of Greenfield land by enabling and promoting the most efficient use of appropriate brownfield sites
- ensuring all development contributes to improving water quality, protecting water supply and maximising the efficiency of water consumption

The overall development strategy is based around developing a network of integrated communities, focusing on the two key settlements of Cwmbran and Pontypool. Greenfield development is minimised with the exception of certain areas including the Ty Coch Regional Employment Site,

where extensions of the Urban Boundary have been identified to enable the delivery of large scale regeneration schemes. It is noted that over 50% of the population of Torfaen is located in Cwmbran and the Strategy aims to secure further investment around this key settlement. Cwmbran is under great pressure for development arising from its close location to the M4 Corridor. In order to ensure that this development pressure makes the most efficient use of land, development is encouraged on brownfield sites within the Urban Boundary. With regards to delivery of key sites and spatial opportunities that will contribute to the delivery of a network of integrated communities, the plan identifies *contributing to the reopening of the Monmouthshire & Brecon Canal to navigation and protecting the line of the Canal as it runs through Cwmbran* as one of seven key objectives.

The plan contains a set of nine strategy policies followed by a borough wide general policy for development proposals. This is followed by policies for Strategic Action Areas (SAA) which will be the focus for development, and a wide range of topic specific policies, many of which relate to designations on the LDP proposals map.

Strategic policies relevant to this project are summarised below:

- 52 *Sustainable Development* – where relevant development proposals should contribute to the regeneration of existing communities; meet sustainable transport and infrastructure priorities; conserve and enhance the natural and built environment; promote the efficient use of land; utilise sustainable construction techniques; promote sustainable economic and employment growth; and be located within the urban boundary unless greenfield development is deemed appropriate.
- 53 *Climate Change* – development should seek to mitigate the causes of further climate change and adapt to the current and future effects of climate change: avoiding flooding; promoting sustainable design, energy and water efficiency; exploring opportunities to maintain habitat connectivity through the provision of green infrastructure and utilising low carbon energy technologies are all considerations.
- 54 *Place Making / Good Design* – development proposals must have full regard to the context of the local natural and built environment and its special features; it should promote local distinctiveness and a mix of uses to complement existing facilities in locations that contribute to local accessibility.
- 56 *Employment and Economy* – the employment role of important industrial and business areas will be enhanced and protected through the delivery of a range of accessible employment sites and economic uses including increasing the tourism, leisure and retail offer in Torfaen.
- 57 *Conservation of the Natural and Historic Environment* – development proposals should seek to ensure the conservation and enhancement of the Natural, Built & Historic Environment of Torfaen, in particular: biodiversity resources, geodiversity resources, water environment, landscape setting, character of the built environment, and historic assets.

58 *Planning Obligations* – planning obligations will be required on development proposals through S106 legal agreements where they are necessary to address the impacts of development and to make the proposal acceptable in land use planning terms. Planning obligations will be specifically targeted to achieve key priorities including provision of open space for recreation and community facilities; maintenance and enhancement of the environment, historic assets and biodiversity networks and resources. This may include “Improvements to the Monmouthshire and Brecon Canal” pp.70. (Note: whilst it is unlikely this proposal would be subject to planning obligations, it would be worth discussing proposals with Torfaen CBC to explore if any funds from planning obligations may be available to help finance the project).

Borough Wide Policy for Development Proposals

The Borough Wide Policy for Development Proposals is a lengthy policy which sets out the criteria against which development proposals will be judged. Criteria which are relevant to this project include:

- *Amenity and good design:* including appropriate scale and use of materials for the setting; provision of green infrastructure and enhancement of biodiversity networks; consideration of climate change; amenity of local neighbours and accessibility.
- *The natural environment:* ensuring the proposal has no adverse effects on designated sites biodiversity networks, features of landscape importance, the water environment or contaminated or unstable land. The proposal should contribute to the conservation and / or enhancement of the strategic biodiversity network of Torfaen.
- *Built environment:* including contribution of the proposal to the preservation and enhancement of the historic built environment wherever possible, including heritage assets and their setting, considering character of the setting and re-use of existing materials. The proposal should include adequate utilities provision and not jeopardise future provision.
- *Design and transport:* the design should meet local / national highway standards and promote the interests of pedestrians, cyclists and public transport before the private car. The road network should be capable of sustaining the nature and scale of traffic generated by the proposal (a TA may be required). Where access onto an existing highway is required, safety and amenity should be maintained.

There are a number of topic specific policies covering issues such as housing, transport and nature conservation, some of which relate directly to land based designations.

EET4/2 Regional Employment Allocations

The site itself falls within an area allocated under policy EET4/2 Regional Employment Allocations, Former Ty Coch Tip, Cwmbran - 14.0ha. Policy justifications accompanying the policy, note that such allocations

provide large accessible strategic employment sites which will be suitable to accommodate potential development projects for which there is an identified

regional or national need. Employment uses are not restricted to Use Classes B1, B2 and B8 as potential facilities such as major health and education uses may fall within this definition. [...] Therefore, the sites will only be considered for regional employment uses which require a large accessible site and thus justify their release for economic and social reasons.” pp.109-110.

EET5 Protection of Employment Land and Premises

Further to this policy EET5 Protection of Employment Land and Premises states that development proposals for uses other than B1, B2 or B8 will only be permitted where it can be demonstrated that the site is genuinely redundant based on current need and that proposed uses are complimentary to the primary employment use of the surrounding area.

The proposals in this project may not be adequate to satisfy the level of employment and ‘strategic need / opportunity’ as specified in policy EET4/2 and EET5, however, as mentioned in the borough wide general development proposals policy, developments should consider provision for biodiversity, greenspaces and enhancement of wildlife networks. The project may provide the opportunity to provide this as part of a wider scheme for development.

EET6 Leisure / Tourism Proposals

Policy EET6 Leisure / Tourism Proposals states that proposals of an appropriate scale, location and nature which will add to the tourism offering and / or sustainable accessibility of the certain sites will be favourably considered this includes the Monmouthshire and Brecon Canal and its environs and National Cycle Route 49 (which runs along the canal towpath to the west of the site). Furthermore, proposals for the following activities of an appropriate scale and not exclusive to the sites identified in the policy will be favourably considered: provision for walking, tourist accommodation, cycling, horse riding, fishing, coach parking, interpretation of the historic environment, and the Valleys Regional Park.

Text accompanying the policy notes that proposals should have regard to other policies within the LDP, in particular General Development Policy BW1, which should be used in the assessment of scale, location and nature of the development.

The Council have produced a Tourism Strategy for the County Borough and recognises the important contribution that tourism can make to economic development in terms of job creation and visitor spend, with the spin off effects of improving the perception and image of the area and encouraging investment. An additional benefit of tourism is that use by visitors of existing facilities primarily used by residents can assist in sustaining those facilities. The Council will consider appropriate new tourism related proposals in order to broaden and strengthen the tourism offer in Torfaen, in recognition of the contribution that this sector of the economy can make towards increasing local income generation pp.113.

T2 Safeguarding Former Transport Routes

Policy T2 Safeguarding Former Transport Routes notes that the Monmouthshire and Brecon Canal is safeguarded from development that is likely to prejudice its reopening to navigation or its regeneration. New developments adjacent to these safeguarded routes or that will benefit from the transport improvement will be expected to either undertake them or make an appropriate financial contribution towards their implementation and, if appropriate, their future maintenance. Text accompanying this policy notes:

The Council has a long term aspiration to restore navigation from Brecon to Newport. The Monmouthshire and Brecon Canal Regeneration Partnership has already undertaken work to restore sections of the Canal and also produced studies to show how it could be restored. Reference will be made to these and any future studies when considering what works are required. The safeguarded former transport routes should form part of the wider green infrastructure network as promoted through Policies S3, S7 and BW1. In this regard and in line with these Policies the use of SUDS and wider green infrastructure in the facilitation of improvements to the former railway lines and the Canal is to be encouraged and mitigation measures towards harmful effects on biodiversity should be implemented where it is deemed necessary pp.128.

C1 Green Wedges

The area directly to the south and west of the site is identified as a green wedge and special landscape area. Policy C1 Green Wedges identifies such green wedges to prevent coalescence between settlements and to maintain the open character of these areas. Text accompanying the policy notes that it is important to resist development that would threaten the open character of these areas.

C2 Special Landscape Areas

Policy C2 Special Landscape Areas (SLA's) adds to this by identifying this area as C2/3 - Southern Lowlands SLA and stating that: to ensure the continued protection and enhancement of the defined SLA's development, proposals that could impact on these designations will be expected to conform to high standards of design and environmental protection which is appropriate to the LANDMAP character of the area. Text accompanying this policy notes that such areas have been designated as they are considered to be important to the overall landscape, history, culture, biodiversity and geology of the County Borough and as such will be protected from any development that would harm the individual and distinctive features of the SLA.

applicants will need to demonstrate that any development proposal will not have an adverse impact on the unique characteristics associated with the specific SLA. Design and Access Statements will be required to address the unique aspects of the Special Landscape Areas identified by the Designation of Special Landscape Area Study (2011) and LANDMAP pp.144

Whilst the site lies within the urban area boundary it borders the SLA and green wedge and therefore forms an important link between the two different environments. Consequently, whatever

is developed must be sympathetic to the SLA and provide a transition between the 'softer' natural environments and 'harder' urban fringe. A carefully designed and developed marina may provide a much more suitable transition than industrial buildings and high-density development and so should be promoted in this way.

BG1 Locally Designated Sites for Biodiversity and Geodiversity

To the north west of the site is a Nature Reserve. Policy BG1 Locally Designated Sites for Biodiversity and Geodiversity resists development that would cause significant adverse effects to such sites unless absolutely necessary and adequate mitigation and compensation could be put in place. Because this project could help to enhance local nature conservation, there is the opportunity to complement elements of the nature reserve designation, especially given that the Monmouthshire and Brecon Canal is recognised as a core ecological corridor within the biodiversity network.

Llantarnam Strategic Action Area, allocated under policy SAA3

Finally, directly to the east of the site lies the northern part of the Llantarnam Strategic Action Area, allocated under policy SAA3. This site is allocated for the construction of 450 dwellings, 8 hectares of employment land (Class B1), a neighbourhood centre and informal recreation provision aided by strategic highway infrastructure improvements. The vision for the site is to create a mixed-use community with important community infrastructure and highway improvements. This project could provide a valuable resource for the new community and complement development proposals for the SAA.

To conclude, the plan is very supportive of proposals to restore the canal and regeneration proposals based around the canal side, particularly those that provide tourism and recreation opportunities for local communities, all of which bode well for this project. Possibly the biggest challenge proposals will face in planning terms is that the site is allocated for employment use and this project may not deliver the number / density of jobs desired. However, given that the site lies on the canal, is surrounded by cycle paths and borders a green wedge and special landscape areas, proposals could go some way to 'softening' the edge between any other employment development within the site and the natural landscape beyond. The project could also deliver heritage and nature conservation benefits, all of which are supported by the LDP. Finally, it is worth noting that given that the site is former landfill, the council may put in place strict processes to ensure development does not pose any risk to land stability and public health.