Main discussion matters

Morning (10.00 am-1.00 pm approx)

1. Protection of Natural Heritage.

- What evidence demonstrates that all development allocations in the Plan affecting SSSIs and other statutory natural heritage designations and protected habitat/species interests have been adequately assessed for their acceptability in principle in this respect?

- Have the allocations raising natural heritage issues identified by NRW in its consultation response dated 26 July 2013 (and also by others) been the subject of further joint discussion - what is the present position concerning these sites? In particular, are changes needed to make the Plan sound as regards:
  i) SP16(iii) southern distributor road western extension (Gwent Levels - St Brides SSSI/Percoed Reen);
  ii) H1(47) Glan LLyn (potential impacts on adjacent SSSIs);
  iii) EM1(i) Duffryn (Gwent Levels - St Brides SSSI);
  iv) EM1(ii) East of Queensway Meadows (potential impacts on adjacent SSSIs);
  v) EM1(iv) Solutia (potential impacts on adjacent SSSIs);
  vi) EM1 (v) Gwent Europark;
  vii) EM2(ii) Llanwern former tipping area, south of Queensway (potential impacts on adjacent SSSIs);
  viii) T1 proposed rail station at Coedkernew (Gwent Levels - St Brides SSSI);
  ix) CF13(v) Duffryn High (potential impacts on adjacent SSSI);
  x) CF13(vii) School south of Percoed Lane, Duffryn (Gwent Levels - St Brides SSSI);
  xi) SP16(ii) Queensway eastern extension?

- Have all other matters concerning the natural environment raised by NRW been the subject of further consideration and dialogue - to what extent is there now an agreed way forward on these matters? What changes are needed to the Plan as a result?

- Should natural heritage designations such as SSSIs and SINCs be marked on the Proposals Map?

- Are the provisions of policy GP5 sufficient to safeguard the natural heritage interest of sites which are also the subject of development allocations in the Plan? If not, what further safeguards are necessary?
2. Allocations and Flood Risk.

- What evidence demonstrates that all development allocations in the Plan (including those with extant planning permissions) have been fully assessed against the requirements of TAN 15 Development and Flood Risk, taking account of current Development Advice Maps?
- What evidence demonstrates that, where a development allocation in the Plan involves land within zone C (either C1 or C2), all of the requirements of sections 6 and 7 of TAN 15 are satisfied in relation to each such allocation for the lifetime of the development?
- What evidence demonstrates that surface water flood risk issues have been properly considered in relation to all development allocations in the Plan?
- What evidence demonstrates that NRW is now content that all of the allocations in the Plan are sound in respect of flood risk matters? Have the allocations identified by NRW in its consultation response dated 26 July 2013 been the subject of further joint discussion - what is the up to date position concerning these sites?

Afternoon (2.00pm onwards)

3. Policy S8 Special Landscape Areas.

- Is proposed SLA designation S8(vii) Tredegar Park sound (ie coherent and consistent) as regards the inclusion of the Graig y Saeson section of the designation, in the light of the character of the land and existing permissions for development?


- Is there a clear rationale and justification for the proposed extension proposed to the existing Green Belt? Is the proposed extension based on a formal assessment of the area’s contribution to urban form and the location of new development? Is the resulting Green Belt designation consistent with PPW guidance concerning the purposes of Green Belts? Is it consistent with the Green Belt designation within the adjoining authority area of Cardiff?

5. Policy SP7 Green Wedges.

- Are the green wedge designations in the Plan soundly based on a formal assessment of contribution to urban form and the location of new development? What evidence demonstrates that normal planning and development management policies cannot provide the necessary protection? Do the green wedges include only land that is strictly necessary to fulfil the purposes of the policy?

6. Policy CE1 Development in the Green Belt and Green Wedges.

- Is this policy intended to add to or modify national policy concerning development in Green Belts and green wedges in any way? If not, why is an LDP policy proposed concerning this?
- Are the detailed provisions of policy CE1 consistent with those in PPW? In particular, is the policy and supporting text coherent and consistent as regards:
  i) reference in criterion i) to agricultural or forestry uses rather than justified rural enterprises;
  ii) reference in criterion vi) to mineral working being permitted;
  iii) reference to visual amenities not being harmed by development proposals outside the designated area;
  iii) references in paragraph 4.1 to various types of development being considered “appropriate” and potential confusion with PPW definitions of inappropriate development;
  iv) interpretation of 30% of original volume stipulation in paragraph 4.1 - and whether such a categorical proviso, if imposed, should be embodied within the policy wording?

- What is the purpose of the references to historic battlefields in policy CE5 and paragraph 4.23? Are any such sites present within the Plan area?
- What does paragraph 4.25 (supporting text to policy CE6 Locally Listed Buildings and Sites) mean? Should this paragraph be re-worded and simplified, for clarity?
- Why is requirement i) of policy CE8 Conservation Areas different to the statutory duty concerning conservation areas - is this intentional? Is the difference in wording likely to introduce uncertainty and confusion? Should the wording be amended?

Attendees

Newport City Council
Welsh Government (244)
Natural Resources Wales (3683)
Gwent Wildlife Trust (126)
RSPB (208)
Walters Land Ltd (Agent RPS Group) (3823)