NEWPORT LOCAL DEVELOPMENT PLAN EXAMINATION

Hearing Session 11: Strategic development site: Eastern Expansion Area (Policy SP11)

10.00am Wednesday 7 May 2014
Committee Room 2, Civic Centre, Newport, South Wales NP20 4UR

Main discussion matters

1. Identity, extent and concept of Eastern Expansion Area (Policy SP11).
   - Is the extent of the Eastern Expansion Area and the individual allocations to which it relates clearly and consistently identified in the Plan? In particular:
     - Has the concept and extent of the Eastern Expansion Area changed from that set out in the UDP and the supporting supplementary planning guidance (May 2007)? If so, in what ways and why? Is the SPG intended to continue to articulate the guiding development principles for the Eastern Expansion Area, as indicated in paragraph 2.37? If so, does the Plan need to make more detailed reference to the content of the SPG?
     - Is the full extent of the “mixed use, sustainable urban expansion area” properly shown on the proposals map? Should the policy wording (referring to land centred on the redundant part of the steelworks) and the delineation of SP11 on the proposals map (relating only to land west of Llanwern village), be amended so as to be mutually consistent and unambiguous?
     - Should the H1(3) Llanwern village allocated site boundary depicted on inset map 9 be enlarged to include the areas of integral amenity open space, and the site area noted in policy H1 increased from 44ha to 55.81ha?

2. Delivery of Eastern Expansion Area development.
   - What evidence demonstrates that H1(3) and H1(47) will deliver the anticipated level of housing (about 3750 units) during the Plan period?
   - Can adequate vehicular access be gained from the southern distributor road to the land west of Llanwern village? Is land to the west of the houses on Cox Hill needed to facilitate satisfactory access?
   - How will the community facilities required in conjunction with the major housing provision be delivered?
   - How will the Plan deliver the development of Newport Retail Park as a district centre serving the Eastern Expansion Area alongside its existing role? Is there a sound rationale for the proposed SP16(v) north-south link? In what way does proposing this vehicular link render the Plan unsound?
3. Need for a north-south transport link at Llanwern (Policy SP16(v)).

- Is there a sound rationale for the proposed SP16(v) north-south link? In what way does proposing this vehicular link render the Plan unsound?

Attendees

Newport City Council
Welsh Government (244)
Newbridge Estates & John Family (Boyer Planning) (321)
Richard Herbert (Boyer Planning) (1117)
Gallagher Estates (Turley Associates) (1401)
St Modwen Developments (Savills) (1466)
Mrs H E Murray (Boyer Planning) (1666)
Newbridge Estates Ltd (Boyer Planning) (2072)
Flower & Hayes Ltd (Michael Swinton Consultants) (3901)