Main discussion matters

1. H1(55) Woodland Site, Ringland (300 units).
   - What evidence demonstrates that allocation H1(55) is needed to deliver the Plan’s housing requirement?
   - What evidence indicates that the allocation would be likely to prevent existing committed sites in the locality from proceeding? Is a mechanism to guard against such an eventuality necessary and feasible?
   - 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?
   - Would the allocation lead to undue loss of semi-natural habitats - does the plan provide adequate protection in this respect?

2. H1(12) Former Tredegar Park Golf Course (150 units).
   - Does the Plan correctly identify the site area for allocation H1(12) – on what basis is it calculated as 5.2ha?
   - Is the basis for the estimated capacity of 150 units sound?
   - Is there a coherent and consistent basis for inclusion of the land within designation SP8(vii) Tredegar Park SLA, given its character as a former golf course and its allocation for housing development?
   - Is the indicative delineation of a walking and cycling route pursuant to policy T5 materially prejudicial to the development of the site for housing?

3. H1(50) Herbert Road and Enterprise House (62 units).
   - What evidence demonstrates that allocation H1(50) has been fully assessed against the requirements of TAN 15 Development and Flood Risk, taking account of current Development Advice Maps?
   - What evidence demonstrates that all of the requirements of sections 6 and 7 of TAN 15 are satisfied in relation to the allocation for the lifetime of the development?
- Has further work been carried out to justify the allocation, with sufficient assessment to demonstrate that risks and consequences can be acceptably managed in line with TAN 15? Has NRW been advised of the additional work and been given opportunity for further comment? What is its current position on this matter?

**Attendees**

Newport City Council  
Newbridge Construction Ltd (Boyer Planning) (320)  
St Modwen Development Ltd (Savills) (1466)  
Walters Land Ltd (Savills) (3520)  
Natural Resources Wales (3683)