Newport City Council
Local Development Plan

Hearing Session 12: Other H1 Allocated Sites

2pm – Wednesday 7th May 2014
1. **H1(55) Woodland Site, Ringland (300 units).**

(i) *What evidence demonstrates that allocation H1(55) is needed to deliver the Plan’s housing requirement?*

1.1 This site will provide a range and choice of housing within the settlement boundary. The discussions held at Hearing Sessions 2 & 3 and subsequent work illustrates the need to meet ~11,600 units within the Plan and this site is required to meet that demand. The site was identified within the Eastern Newport Development Framework in 2007 which forms a key basis for this plan’s strategy.

(ii) *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?*

1.2 The site is not considered to count towards an overprovision of housing as discussed above and is a necessary part of the housing supply for the LDP. The site is part of the Eastern Expansion Area and is set out in the East Newport Development Framework (SD 64). This allocation sits within the strategic level of growth proposed in the east of Newport and such proposals have been around since 2006 and been widely consulted upon.

1.3 The Council does not consider that the allocation at the Woodlands Site is likely to prevent existing committed sites in the locality from proceeding. The Woodlands Site is anticipated to be implemented in 2018 which is beyond those dates associated with the two sites in the locality, Llanwern Village (2016) and Glan Llyn (currently on site). The existing housing commitments in the locality will therefore be well established sites with around 830 units anticipated to be completed before 2018. The delivery rates were proposed in the knowledge of the impact from surrounding sites, including the Woodlands Site. The Council does not believe that a mechanism to guard against such an eventuality is necessary because the Woodlands Site is compliant with an established strategy and its implementation is due in the later years of the LDP.

(iii) *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 Cot Hill needed to facilitate satisfactory access?*

1.4 The Council’s Highways department confirm that access via the Southern Distributor Road (SDR) Hartridge Roundabout is acceptable in terms of safety and capacity. Access via the Southern Distributor Road Cot Hill junction will be dependent on the Llanwern Village expansion’s new Cot Hill access road being constructed. Linkage to both sites would be beneficial for public transport provision. Direct access onto the SDR would not be acceptable or feasible.

(iv) *Would the allocation lead to undue loss of semi-natural habitats - does the plan provide adequate protection in this respect?*

1.5 The Council does not consider that this allocation would result in the undue loss of such habitat. It recognises that the site is adjacent to ancient semi-natural woodlands but considers that the policy framework set out in the Plan, particularly policy GP5, is adequate
to provide protection for such ecological features. Policy GP5 specifically notes the need for developers to ensure that they provide ecological connectivity within their sites. The policy goes on to note that developments should not result in unacceptable harm or loss of woodlands that have wildlife or amenity value.

2. H1(12) Former Tredegar Park Golf Course (150 units).

(i) Does the Plan correctly identify the site area for allocation H1(12) – on what basis is it calculated as 5.2ha?

2.1 The site area of the plan is taken from the developable area within the red line boundary supplied at the planning application stage; it is incorrectly noted in the Plan. Supporting information of the planning application notes that the site is approximately 40 hectares in total and that 31 hectares of public open space is to be given to Newport City Council. This leaves around 9 hectares for the residential section of the site, which has been confirmed by a GIS assessment which notes the site as being 9.3ha for residential development.

2.2 The LDP H1 table will be updated accordingly to reflect the 9.3ha size.

(ii) Is the basis for the estimated capacity of 150 units sound?

2.3 Planning permission was granted on appeal in 2007 (Ref: G6935/A/05/1186037). The permission was granted by the Planning Decision Committee of the National Assembly for Wales, following refusal of the permission by Newport City Council and recommendation of dismissal of the appeal by the Planning Inspectorate. The Committee noted a recommendation of utilising those conditions set out by the Planning Inspector from the appeal stage. Of particular note is condition 1 (of Appeal A) which states that the Reserved matters were to be generally in accordance with the Concept Masterplan .... and shall provide no more than 150 dwellings. It is on this basis that the Council has set the capacity of the site to 150 units. The Masterplan indicates that this level of development is achievable at an acceptable density.

(iii) 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?

2.4 The proposed Special Landscape Area (SLA) omits the area allocated for residential development. The removal of built up areas is a consistent approach undertaken for each proposed SLA. The designation of the Tredegar Park SLA is consistent with the Countryside Council for Wales (now Natural Resources Wales) LANDMAP Information Guidance Note 1 set out in the Special Landscape Area Topic Paper (SD71). This approach was originally developed, and utilised, as a regional approach in South East Wales. The specific aspect layers covering the Former Tredegar Park Golf Course site recognise that the site is a former golf course but the site is of regional historic interest and locally important for geological, visual and cultural reasons. The site forms part of the wider setting of Tredegar Park in areas that are subject to development pressure and the justification of the area is based on a regionally consistent approach to produce an area of protection as required by National
Planning Policy. The basis for the designation as a Special Landscape Area is coherent and consistent.

(iv) Is the indicative delineation of a walking and cycling route pursuant to policy T5 materially prejudicial to the development of the site for housing?

2.5 The walking and cycling route indicated on the residential development is noted because it is a requirement of the development to be agreed through a section 106 agreement. The Council consider that policy T5 is explicit in its supporting text, paragraph 7.17, that such routes are not prescriptive and are therefore provide flexibility to the final route detailed and provided on site. It in no way prejudices the development of the site for housing.

3. H1(50) Herbert Road and Enterprise House (62 units).

(i) 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?

3.1 The allocation at H1(50) was allocated within Zone C1 flood risk pre April 2013 and remains in Zone C1 flood risk following the update of the DAM map within TAN 15 in April 2013. The site was part of the Strategic Flood Risk Assessment (SFCA) undertaken for the LDP and this approach took into account the lifetime of residential development set at 100 years.

3.2 The allocation meets three of the justification tests set out in section 6 of TAN 15. The site is part of the growth strategy for Newport to regenerate and provide employment growth for the LPA. The site is brownfield located within the Settlement Boundary and previously used for employment purposes, which has now been relocated. The site has progressed through the SFCA process to Stage 3. The Stage 3 SFCA concluded that significant mitigation is required (>1.0m) and escape routes exceed tolerable limits. However, para 4.4.11 of Stage 3 SFCA notes that with adequate warning the evacuation route is achievable. It is therefore considered that with mitigation and confirmation that the flood warning direct service is available the sites would be developable (provided that appropriate mitigation is undertaken).

(ii) 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?

3.3 See Council response to question 3 (i) above

(iii) 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?

3.4 A stage 3 SFCA has been undertaken for the site (in December 2012) as required by National Planning Policy. This assessment has noted the constraints on the site but concludes that the site is deemed acceptable for development subject to further investigation and the implementation of mitigation measures. The Council consulted on the Plan as a whole in
June 2013, along with all background documents (including the stage 3 SFCA). NRW were consulted as part of this consultation. The Council did not receive any specific comments concerning the SFCA which was undertaken utilising an agreed methodology.