

Newport City Council  
Local Development Plan

Council Response to Matters Arising

Hearing Sessions 13-16: Alternative Sites

10am – Thursday 8<sup>th</sup> May 2014



- **Council to revisit and review whether amendments to boundaries for Bishton and Redwick are required, in order to achieve rational and coherent boundaries which do not exclude dwellings that are contiguous with the defined settlement area and should logically be included within it.**

1.1 The Council submitted an analysis of proposed settlement boundaries (including Bishton and Redwick) as part of the Council’s response to Matters Arising Session 1. The Council is now reviewing these boundaries further as a result of Session 13 and comments received from Welsh Government. The updated paper will be resubmitted as part of Matters Arising Session 1.

- **Council to provide further evidence with regard to sites identified which contain land of agricultural value.**

1.2 The Council has liaised with the Land Use Planning Unit at Welsh Government in order to acquire further information with regard to Alternative Sites which contain land considered to be of agricultural value. The information received from Welsh Government is as follows:

**WELSH GOVERNMENT RESPONSE**

**Session 13**

**Rep 134: Land off B4288 Pentrepoeth Road, Pentrepoeth**

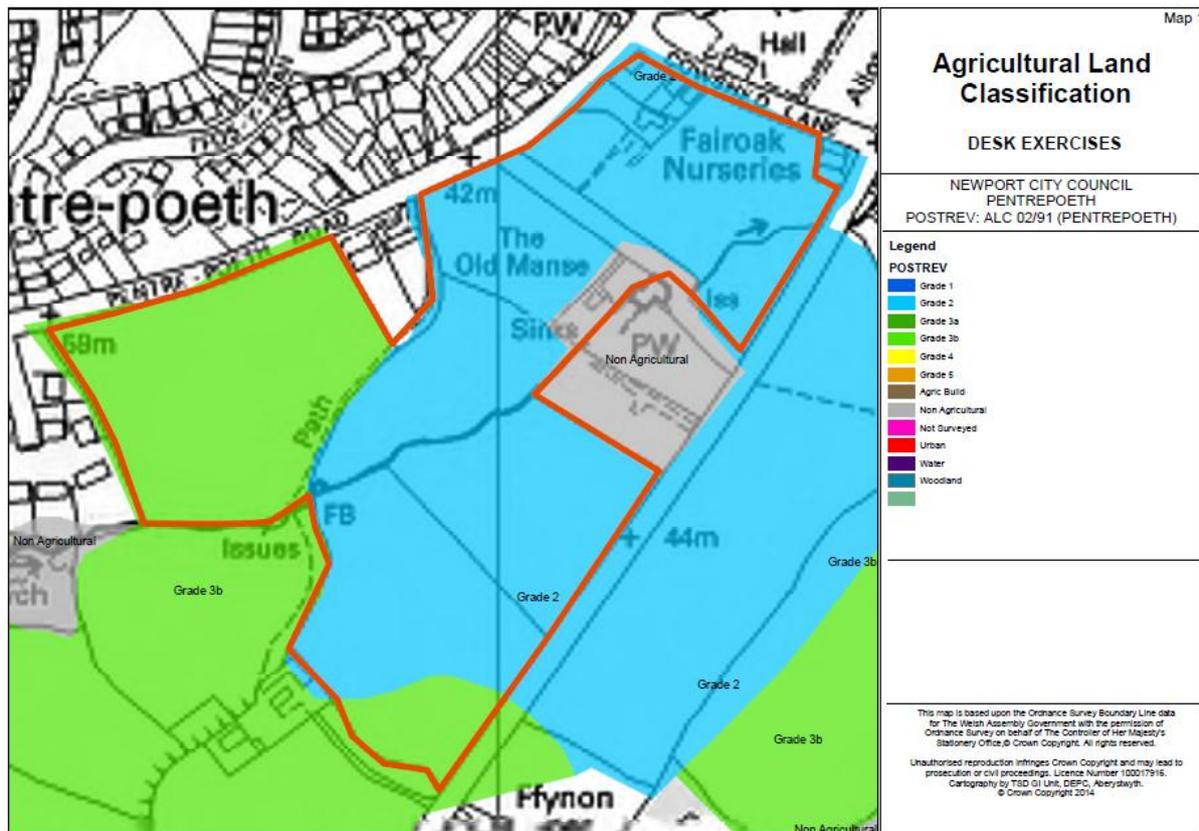
1.3 This site was surveyed in 1991 as a single survey area – report 002/1991. This survey was conducted as part of a larger search area in accordance with the *Revised Guidelines and Criteria for Grading the Quality of Agricultural Land (MAFF 1988)*.

1.4 Table 1 and Figure 1 identify the Agricultural Land Classification for this site. Almost 68% of the site is considered to be Grade 2. Planning Policy Wales 4.10.1 notes that land of grades 1, 2 and 3a should be conserved as a finite resource for the future.

**Table 1: Land off Pentrepoeth Road**

<b>Pentre-poeth, Bassaleg</b>	<b>Grade</b>	<b>Area (ha)</b>	<b>Total Area (ha)</b>	<b>% Total</b>
	Grade 2	6.888	10.186	67.62%
	Grade 3b	2.997	10.186	29.42%
	Non Agricultural	0.271	10.186	2.66%
	Unsurveyed	0.030	10.186	0.29%

Figure 1: Land off Pentrepoeth Road



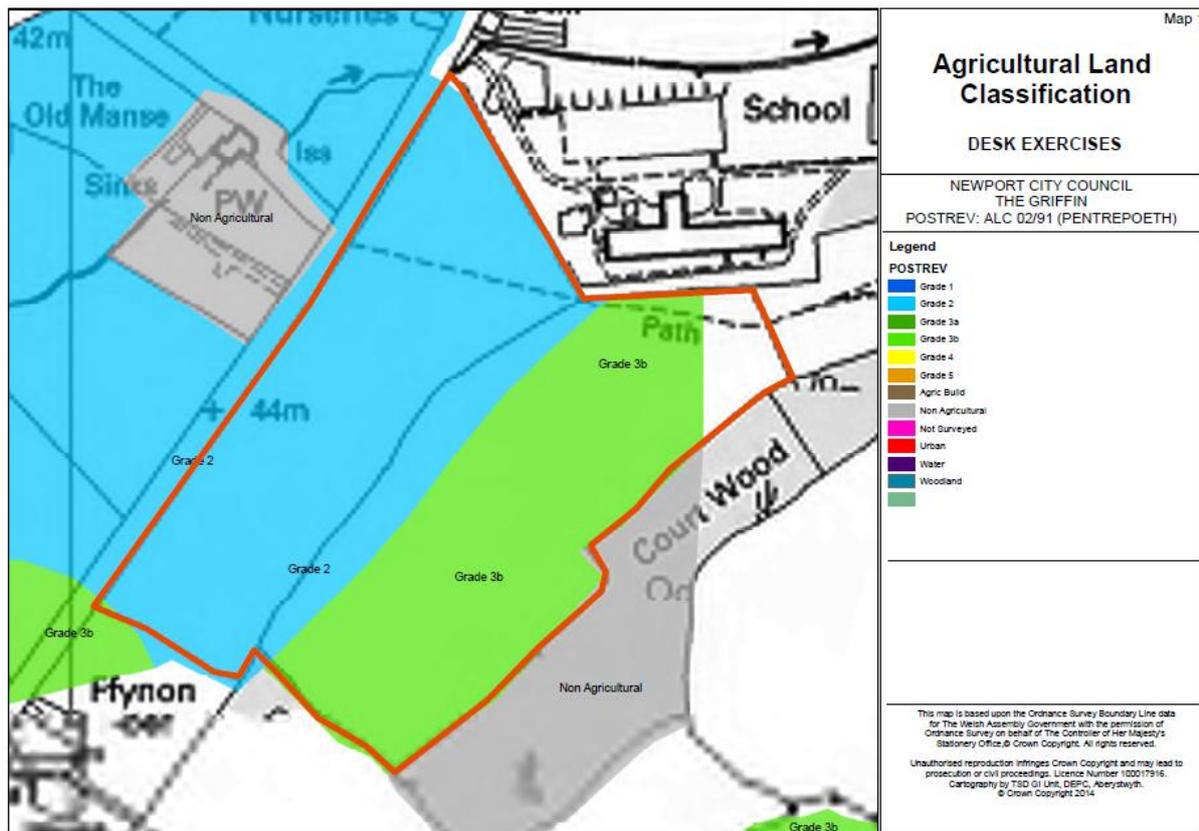
**Rep 1666: Land at The Griffin, Bassaleg**

- 1.5 This site was surveyed in 1991 as a single survey area – report 002/1991. This survey was conducted as part of a larger search area in accordance with the *Revised Guidelines and Criteria for Grading the Quality of Agricultural Land (MAFF 1988)*.
- 1.6 Table 2 and Figure 2 identify the Agricultural Land Classification for this site. Almost 54% of the site is considered to be Grade 2. Planning Policy Wales 4.10.1 notes that land of grades 1, 2 and 3a should be conserved as a finite resource for the future.

Table 2: The Griffin

The Griffin, Bassaleg	Grade	Area (ha)	Total Area (ha)	% Total
	Grade 2	4.321	8.004	53.99%
	Grade 3b	3.341	8.004	41.74%
	Non Agricultural	0.022	8.004	0.27%
	Unsurveyed	0.320	8.004	4.00%

Figure 2: The Griffin



## Session 14

### Rep 3211: Land at Bettws Hill, Bettws

- 1.7 The majority of the site was shown on the Provisional (1:250 000) scale Agricultural Land Classification map as being urban, with the southern and western margins of the site as ALC Grade 3. The low resolution of the data means that the boundary between grades should be treated as somewhat indeterminate. This map was published in 1977 and is the only available map showing ALC at a strategic level for all of Wales. Please note the purpose of the provisional map is to provide broad-brush ALC, appropriate for strategic land use assessment. Additional and more detailed survey work according to the *Revised guidelines and criteria for grading the quality of agricultural land (MAFF 1988)* is needed where site specific ALC is required.
- 1.8 Our records show no site specific ALC survey conducted within the search area since the 1988 revision to the guidelines. Please note our records only include surveys carried out by Government on a statutory basis. Other, privately funded, surveys may exist.

## **Session 15**

### **Rep 207: Land north of A48, and west of Halse Garden Centre, Langstone**

- 1.9 The site was shown on the Provisional (1:250 000) scale Agricultural Land Classification map as ALC Grade 3. This map was published in 1977 and is the only available map showing ALC at a strategic level for all of Wales. Please note the purpose of the provisional map is to provide broad-brush ALC, appropriate for strategic land use assessment. Additional and more detailed survey work according to the *Revised guidelines and criteria for grading the quality of agricultural land (MAFF 1988)* is needed where site specific ALC is required.
- 1.10 Our records show no site specific ALC survey conducted within the search area since the 1988 revision to the guidelines. Please note our records only include surveys carried out by Government on a statutory basis. Other, privately funded, surveys may exist.

### **Rep 2049: Land south of Parc Seymour**

- 1.11 The site was surveyed in 1993 and 1996 (Survey ALC 050/93 – Newport Borough LP, Gwent and Survey ALC 035/96 – Green Meadow Farm). The site was shown as subgrade 3a, with the northern boundary of the site adjacent to an area of urban land. Please note our records only include surveys carried out by Government on a statutory basis. Other, privately funded, surveys may exist.

### **Rep 2074: Land at Rock Farm, Penhow**

- 1.12 The site was surveyed in 1993 (Survey ALC 050/93 – Newport Borough LP, Gwent). The majority of the site was shown as subgrade 3a. The western and southern boundaries bordered areas of urban and non-agricultural land, and the northern boundary bordered an area of woodland. Please note our records only include surveys carried out by Government on a statutory basis. Other, privately funded, surveys may exist.

### **Rep 2125: Land at The Cayo, Llanvaches**

- 1.13 The site was surveyed in 1993 (Survey ALC 050/93 – Newport Borough LP, Gwent). The site was split between Grade 2 land (approximately, the western half of the site) and subgrade 3b land (most of the remainder, excluding a small area of woodland on the northern boundary). Please note our records only include surveys carried out by Government on a statutory basis. Other, privately funded, surveys may exist.

## **Session 16**

### **Rep 3220: Land at Bakery Lane, Castleton**

- 1.14 The site was shown on the Provisional (1:250 000) scale Agricultural Land Classification map as ALC Grade 2. This map was published in 1977 and is the only available map showing ALC at a strategic level for all of Wales. Please note the purpose of the provisional map is to provide broad-brush ALC, appropriate for strategic land use assessment. Additional and

more detailed survey work according to the *Revised guidelines and criteria for grading the quality of agricultural land (MAFF 1988)* is needed where site specific ALC is required.

- 1.15 Our records show no site specific ALC survey conducted within the search area since the 1988 revision to the guidelines. Please note our records only include surveys carried out by Government on a statutory basis. Other, privately funded, surveys may exist.

**Rep 3842: Land at Blacktown, Marshfield**

- 1.16 The site was shown on the Provisional (1:250 000) scale Agricultural Land Classification map as ALC Grade 3. This map was published in 1977 and is the only available map showing ALC at a strategic level for all of Wales. Please note the purpose of the provisional map is to provide broad-brush ALC, appropriate for strategic land use assessment. Additional and more detailed survey work according to the *Revised guidelines and criteria for grading the quality of agricultural land (MAFF 1988)* is needed where site specific ALC is required.

- 1.17 Our records show no site specific ALC survey conducted within the search area since the 1988 revision to the guidelines. Please note our records only include surveys carried out by Government on a statutory basis. Other, privately funded, surveys may exist.

**Rep 2062: Land at Marshfield Road, Castleton**

- 1.18 The site was shown on the Provisional (1:250 000) scale Agricultural Land Classification map as ALC Grade 2. This map was published in 1977 and is the only available map showing ALC at a strategic level for all of Wales. Please note the purpose of the provisional map is to provide broad-brush ALC, appropriate for strategic land use assessment. Additional and more detailed survey work according to the *Revised guidelines and criteria for grading the quality of agricultural land (MAFF 1988)* is needed where site specific ALC is required.

- 1.19 Our records show no site specific ALC survey conducted within the search area since the 1988 revision to the guidelines. Please note our records only include surveys carried out by Government on a statutory basis. Other, privately funded, surveys may exist.