LAND AT CWRT CAMLAS, ROGERSTONE, NEWPORT

Development Framework Document

Prepared by Boyer Planning on behalf of the John Family and Newbridge Estates Ltd
April 2014
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1. INTRODUCTION

1.1 Boyer Planning Limited, on behalf of The John Family and Newbridge Estates Ltd, has prepared a promotional document to support the inclusion of land adjacent to Cwrt Camlas as a candidate site for housing in the emerging Newport Local Development Plan. It confirms that the site is suitable for 30 residential dwellings which are considered to be eminently developable within the plan period.

1.2 The promotion site comprises land immediately adjoining the Cwrt Camlas residential estate and to the north of the Serrenu Children’s Centre. The site is accessed directly from Cwrt Camlas, Rogerstone, and is considered suitable for residential use. This promotional document concentrates on the specific and principal advantages of development on the land and informs the background to the following objections to the LDP, which have been ‘duly made’:

- Policy H1 – Housing Sites
- SP5 – Countryside
2. SITE DESCRIPTION

2.1 The triangular shaped 3ha site is situated to the northwest of Junction 27 of the M4 and comprises grazing land. To the south the site immediately adjoins the recently constructed Children’s Centre and housing estate of Cwrt Camlas and is bound to the west by existing housing on Cwm Lane. The northern boundary of the site is defined by Pensarn Farm Lane, whilst the eastern boundary is defined by hedgerows separating the site from further grazing land.

Fig 1: Site Location
3. **SITE APPRAISAL**

3.1 In order to inform the promotion of the site, assessments relating to ecology, landscaping, transport and utilities have been undertaken. Summaries of the findings for each topic are provided as part of the site analysis and have influenced the masterplan and proposals for the site.

![Fig 2: Site Appraisal Plan](image)

**Ecology**

3.2 A Desk Study and Extended Phase 1 Habitat survey, prepared by Soltys Brewster, confirm that the site is not covered by any form of nature conservation designation and no records of protected or notable flora and fauna were associated specifically with the site.

3.3 The Survey identified a limited range of habitats and confirmed that the site predominantly comprises of species-poor neutral grassland. The only local value ecological feature is the eastern boundary hedgerow which has some potential to support nesting birds and provide flight corridors for foraging/commuting bats. Subject to the retention and protection of the hedgerow there are limited ecological constraints.
Vehicular Access Options

3.4 Stuart Michael Associates have confirmed that vehicular access to the site would be taken from an extension of the existing residential access roads served by Cwrt Camlas. Secondary access can be taken from Diwedd Camlas.

3.5 A ghost island priority junction with B4591 High Cross Road provides a high standard of access to Cwrt Camlas. This standard of access and the local highway network are considered capable of accommodating the potential level of traffic generation from the site.

3.6 B4591 High Cross Road provides a high standard highway corridor and connection to the strategic highway network (A467 and M4).

3.7 The proposed internal site layout would be designed in accordance with the guidance given in “Manual for Streets” and the advice contained in TAN12 Design.

3.8 It is a matter of record that the previous Inspector’s report on the objections to the UDP (paragraph 3.55) recorded the common agreement that:
   - suitable access could be provided
   - the site was capable of being services
   - the site is in a sustainable location.

Pedestrian and Cycle Access Options

3.9 Stuart Michael Associates have confirmed also that secondary means of access for pedestrians and cyclists is available from Cwrt Camlas to Cwm Lane to the south west of the existing estate site, whilst Cyclists would have the opportunity to use quiet local residential roads and also link up to the traffic free national cycle network (47) to the north of the site.

Sustainability

3.10 The site is in close proximity to a number of Bus stops with shelters which are located on High Cross Road near to the junctions of Cwm Lane and High Cross Lane, circa 250 metres from the site as confirmed by Stuart Michael Associates. These stops are serviced by regular bus services 1, R1, R2, 1, 1A and 1C linking with Newport Town Centre, approximately 2 miles distant and various towns in the eastern valley as well as the national rail network at Newport.

3.11 Rogerstone has a good range of retail and community facilities that are all within reasonable walking and cycling distance, including post offices, a health centre, various convenience stores, public houses, take away food outlets, petrol filling stations, hairdressers, churches (various denominations)and a veterinary clinic. Rogerstone also has a number of sports grounds, including Newport Athletics club as well as playing fields.
3.12 High Cross and Rogerstone Primary School and Bassaleg Secondary School are conveniently located to the site. There are also local employment areas at the Wern and Tregwilym Road Industrial Estates as well as at Afon Village where there is a railway station linking Rogerstone to Cardiff and Ebbw Vale.

Drainage Strategy

3.13 Stuart Michael Associates have confirmed that the site is not at risk of flooding. TAN 15 Development Advice Maps indicates that the entire site is located within Zone A – Considered to be at little or no risk of fluvial or coastal flooding and would not constitute a constraint.

3.14 Foul water and sewage would be discharged to the local mains network. Dwr Cymru Welsh Water has confirmed that there is adequate capacity in the local water network, local sewer network and waste water treatment to facilitate the development of the site.

3.15 Surface water run-off from the proposed housing development can be controlled and discharged at rates not exceeding the existing and currently undeveloped site, whilst foul water and sewage would be discharged to the local mains network.

Utilities

3.16 The site is well located to the existing mains networks within High Cross (water, power, gas and telecommunications). Furthermore, the required infrastructure is already installed and connection points ready from Cwrt Camlas to provide sufficient capacity to allow the development of the site.

Landscape

3.17 A visual assessment of the site from a number of surrounding viewpoints has been undertaken by Robert Rodger Associates Ltd. The assessment confirms that from distant views (1.2km) such as Ridgeway, the site and proposed residential development would be seen in the context of Rogerstone, Cwm Lane/Cwrt Camlas/Children’s Centre and would have a minor visual impact.

3.18 From closer viewpoints such as the M4 Corridor, the public footpath to the east of the site and the Fourteen Locks/Sirhowy Valley Walk it is considered that the visual impact is negligible. This is generally a result of the topography of the M4 and the existing mature woodland and intervening landform and vegetation.

3.19 The impact from Pensarn Farm is also negligible due to the oblique viewpoint along with intervening hedgerows/trees, whilst from Cwm Lane the visual impact is limited to a few properties at the northern end of Cwm Lane just before the junction with Pensarn Farm Lane.

3.20 Overall it is considered that the development of the site would have a minor to negligible visual impact.
4. MASTERPLAN

4.1 In taking into consideration the technical assessment and information identified in the preceding section a supporting masterplan has been prepared to illustrate the acceptability of development on the site.

4.2 The masterplan, as prepared by Robert Rodger Associates Ltd, indicates that the site can accommodate approximately 30 dwellings, and associated infrastructure (which is already installed and connection points ready), which propose a logical extension to the existing Cwrt Camlas estate.

4.3 The proposed masterplan considers the ecology and the nature of the site by retaining hedgerows and field boundaries where possible. There are minimal breaks in the hedgerow, only two access points to the south, and proposed new hedgerow planting along the northern and eastern boundaries will provide an enhancement whilst further limiting any visual impact.
Fig 3: Masterplan

- Boundary of proposed extended housing
- Indicative proposed layout
- Existing adjacent developed areas
- Existing woodland
- Existing hedgerows
- Proposed new hedgerows
- Landform
- Public rights of way
5. CONCLUSION

5.1 The promotional Document has summarised the technical reports and information which has been prepared to support the allocation as a logical choice for housing adjoining the existing Cwrt Camlas estate for approximately 30 dwellings.

5.2 It is evident from the assessments undertaken that there are no overriding constraints to the development of the site. Furthermore given that the site is without contamination issues and large infrastructure requirements it is immediately available and would assist Newport in providing short term sites to provide for Newport’s immediate housing needs. Taking this into consideration an appropriate masterplan has been prepared to illustrate the development opportunities and benefits which can arise.

5.3 It has been demonstrated that an allocation of the land adjoining the Cwrt Camlas estate within the settlement of Rogerstone is deliverable. In this regard the housing allocation will assist in providing certainty over delivery and housing supply within the plan period as well as additional range and choice.