Newport City Council

Local Development Plan

Hearing Session 13: Alternative Housing Sites 1 – Rogerstone, and Pentrepoeth Areas

10am – Thursday 8th May 2014
1 Rep 134: Land off B4288 Pentrepoeth Road, Pentrepoeth (approx 10ha/250 units)

On what basis is the allocation contended to be needed in order to make the Plan sound? What evidence supports this argument?

1.1 The Council is not promoting this site for inclusion in the Plan; this is for the representor to demonstrate. The Council is satisfied that sufficient land has been allocated for residential development to provide for the projected housing requirement: allocation of this site is not required to make the Plan sound.

Is the site free from constraints and deliverable?

1.2 The Council’s assessment is set out in the Alternative Sites Assessment at Revised Deposit Stage (SD31 – page 27).

1.3 The proposal would be an incursion into the open countryside, it is within a Special Landscape Area and also has tree Preservation Orders within its boundary.

1.4 The Council’s Highways Section has raised a concern that the highway is not capable of supporting the level of traffic expecting for a development of this size and also note that this location is not suitable for a junction at the A468.

1.5 The site also falls within a surface water flood risk area.

Would allocation of the site fit with the plan strategy? What principal factors lead to this view?

1.6 The whole of the site falls within a proposed SLA designation of West of Rhiwderin. The justification for its designation is set out in the Special Landscape Areas Background Paper – SD71. The SLAs have been designated on the basis of the nationally recognised LANDMAP assessment process.

1.7 Allocation of this greenfield site is not supported by the Council. Inclusion of this greenfield site, outside of the urban boundary, does not reflect the underlying strategy of the Plan in focusing residential development on brownfield sites within the main urban area, and within the Eastern Expansion Area as part of a comprehensive sustainable development. The Council’s Strategy follows the search sequence approach advocated in Planning Policy Wales in paragraph 9.2.8 and this site is not considered to follow this sequence.

2. Rep 1666: Land at The Griffin, Bassaleg (approx 7.7ha/88 units)

On what basis is the allocation contended to be needed in order to make the Plan sound? What evidence supports this argument?

2.1 The Council is not promoting this site for inclusion in the Plan; this is for the representor to demonstrate. The Council is satisfied that sufficient land has been allocated for residential development to provide for the projected housing requirement: allocation of this site is not required to make the Plan sound.
Is the site free from constraints and deliverable?

2.2 The Council’s assessment is set out in the Alternative Sites Assessment at Revised Deposit Stage (SD31 – page 30).

2.3 The proposal would be an incursion into the open countryside, it is wholly within a Special Landscape Area and also has Tree Preservation Orders within its boundary.

2.4 The Council’s Highway Section has raised an objection noting that Penylan Road is too narrow for access to this site and will require widening in order to provide an adequate carriageway width and footway/cycleway. This will require extensive loss of hedgerow which would further harm the rural appearance of the area. The distance to the nearest bus stop (over 400m) is also noted as a concern: residents will be car-dependent making the site an unsustainable location for development.

2.5 The site is within an area of surface water flood risk and also adjacent to Court Wood SINC.

Would allocation of the site fit with the plan strategy? What principal factors lead to this view?

2.6 The site falls within a proposed SLA designation of West of Rhiwderin. The justification for its designation is set out in the Special Landscape Areas Background Paper – SD71. The SLAs have been designated on the basis of the nationally recognised LANDMAP assessment process.

2.7 Allocation of this greenfield site is not supported by the Council. Inclusion of this greenfield site, outside of the urban boundary, does not reflect the underlying strategy of the Plan in focusing residential development on brownfield sites within the main urban area, and within the Eastern Expansion Area as part of a comprehensive sustainable development. The Council’s Strategy follows the search sequence approach advocated in Planning Policy Wales in paragraph 9.2.8 and this site is not considered to follow this sequence.

3. Rep 2072: Land at Glochwen, Rhiwderin (approx 8.8ha/137 units)

On what basis is the allocation contended to be needed in order to make the Plan sound? What evidence supports this argument?

3.1 The Council is not promoting this site for inclusion in the Plan; this is for the representor to demonstrate. The Council is satisfied that sufficient land has been allocated for residential development to provide for the projected housing requirement: allocation of this site is not required to make the Plan sound.

Is the site free from constraints and deliverable?

3.2 The Council’s assessment is set out in the Alternative Sites Assessment at Revised Deposit Stage (SD31 – page 34).

3.3 The site is adjacent to a grade II listed building (Gloch Wen Farmhouse). The Council’s Conservation Officer considers that development of this site, and the creation of vehicular access to serve it, is likely to adversely affect the rural setting of the farmhouse.
3.4 The proposal would be an incursion into the open countryside, it is wholly within a Special Landscape Area and also has Tree Preservation Orders within its boundary.

**Would allocation of the site fit with the plan strategy? What principal factors lead to this view?**

3.5 The site falls within a proposed SLA designation of West of Rhiwderin. The justification for its designation is set out in the Special Landscape Areas Background Paper – SD71. The SLAs have been designated on the basis of the nationally recognised LANDMAP assessment process.

3.6 Allocation of this greenfield site is not supported by the Council. Inclusion of this greenfield site, outside of the urban boundary, does not reflect the underlying strategy of the Plan in focusing residential development on brownfield sites within the main urban area, and within the Eastern Expansion Area as part of a comprehensive sustainable development. The Council’s Strategy follows the search sequence approach advocated in Planning Policy Wales in paragraph 9.2.8 and this site is not considered to follow this sequence.

4. **Rep 1418: Land off Risca Road, Rogerstone (approx 2.7ha/35 units)**

**On what basis is the allocation contended to be needed in order to make the Plan sound? What evidence supports this argument?**

4.1 The Council is not promoting this site for inclusion in the Plan; this is for the representor to demonstrate. The Council is satisfied that sufficient land has been allocated for residential development to provide for the projected housing requirement: allocation of this site is not required to make the Plan sound.

**Is the site free from constraints and deliverable?**

4.2 The Council’s assessment is set out in the Alternative Sites Assessment at Revised Deposit Stage (SD31 – page 164).

4.3 The site is adjacent to the Monmouthshire and Brecon Canal Conservation Area. The Council’s Conservation Officer has noted that development is likely to affect the character of the adjacent Conservation Area.

4.4 The LDP proposes to allocate this area as part of the SP7(ii) Green Wedge - Rogerstone and Risca. The Green Wedge allocation is characterised by a mix of landscapes including woodland and a golf club, and is also crossed by the Monmouthshire Brecon Canal. The north western section of the green wedge sits adjacent a green wedge allocation in the Caerphilly Local Development Plan. The area of green wedge in combination with the corresponding allocation in the neighbouring authority serves to avoid the coalescence of Rogerstone and Risca.

4.5 The area also falls within a Site of Importance for Nature Conservation (SINC) (Oaktree Cottage Fields). The area has been designated a SINC as it is species rich with semi-improved neutral grassland with areas of marshy grassland, bracken and woodland. Tree Preservation Orders (TPOs) are also present within the site.
4.6 The Council’s Highway Section has concerns with regard to the access of the site.

Would allocation of the site fit with the plan strategy? What principal factors lead to this view?

4.7 The site falls within the proposed Green Wedge. This allocation would undermine the Green Wedge which aims to retain the openness of the area.

4.8 Allocation of this greenfield site is not supported by the Council. Inclusion of this greenfield site, outside of the urban boundary, does not reflect the underlying strategy of the Plan in focusing residential development on brownfield sites within the main urban area, and within the Eastern Expansion Area as part of a comprehensive sustainable development. The Council’s Strategy follows the search sequence approach advocated in Planning Policy Wales in paragraph 9.2.8 and this site is not considered to follow this sequence.

5. Rep 321: Land adjoining Cwrt Camlas, Rogerstone (approx 3ha/30 units)

On what basis is the allocation contended to be needed in order to make the Plan sound? What evidence supports this argument?

5.1 The Council is not promoting this site for inclusion in the Plan; this is for the representor to demonstrate. The Council is satisfied that sufficient land has been allocated for residential development to provide for the projected housing requirement: allocation of this site is not required to make the Plan sound.

Is the site free from constraints and deliverable?

5.2 The Council’s assessment is set out in the Alternative Sites Assessment at Revised Deposit Stage (SD31 – page 167).

5.3 The Council’s Conservation Officer has noted that the site is in close proximity to a scheduled ancient monument (MM184 – Fourteen Locks). This site has potential to affect the setting of this monument. The site is also adjacent to a Site of Importance for Nature Conservation (SINC).

Would allocation of the site fit with the plan strategy? What principal factors lead to this view?

5.4 Allocation of this greenfield site is not supported by the Council. Inclusion of this greenfield site, outside of the urban boundary, does not reflect the underlying strategy of the Plan in focusing residential development on brownfield sites within the main urban area, and within the Eastern Expansion Area as part of a comprehensive sustainable development. The Council’s Strategy follows the search sequence approach advocated in Planning Policy Wales in paragraph 9.2.8 and this site is not considered to follow this sequence.