



Boyer
PLANNING



LAND AT LLWYNHAID, BETTWS

Development Framework Document

Prepared by Boyer Planning on behalf of R A I Herbert
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1. INTRODUCTION

- 1.1** Boyer Planning Limited, on behalf of R A I Herbert, have prepared a promotional document to support the inclusion of land at Llwynhaid, Bettws for residential development in the emerging Newport Local Development Plan. It confirms that the site is suitable for 200 residential dwellings which are considered to be eminently developable within the plan period.
- 1.2** The promotion site comprises of land to the south west of Bettws adjoining the existing urban edge and residential properties at Ogmore Crescent and Derwent Court. 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 Newport LDP, which have been ‘duly made’:-
- Policy H1 – Housing Sites
 - SP5 – Countryside
 - SP8 – Special Landscape Areas

2. SITE DESCRIPTION

- 2.1** The irregular shaped 15.53ha site is situated to the southwest of Bettws, immediately adjoining the settlement boundary and existing urban edge. The site mainly comprises a number of fields as well as Llwynhaid farmyard containing farm sheds, a small stable block, and two traditional stone-built farmhouse buildings. The site is crossed by Henllys Lane and Bettws Brook in east/west direction and by Parc-y-Brain Road in a north/south direction.
- 2.2** To the north the site is bound by the existing residential development and associated infrastructure at Ogmore Crescent and Derwent Court, and the southern boundary is defined by the adjoining woodland which also forms part of the eastern and western boundary. The site is clearly contained by both physical and natural boundaries.

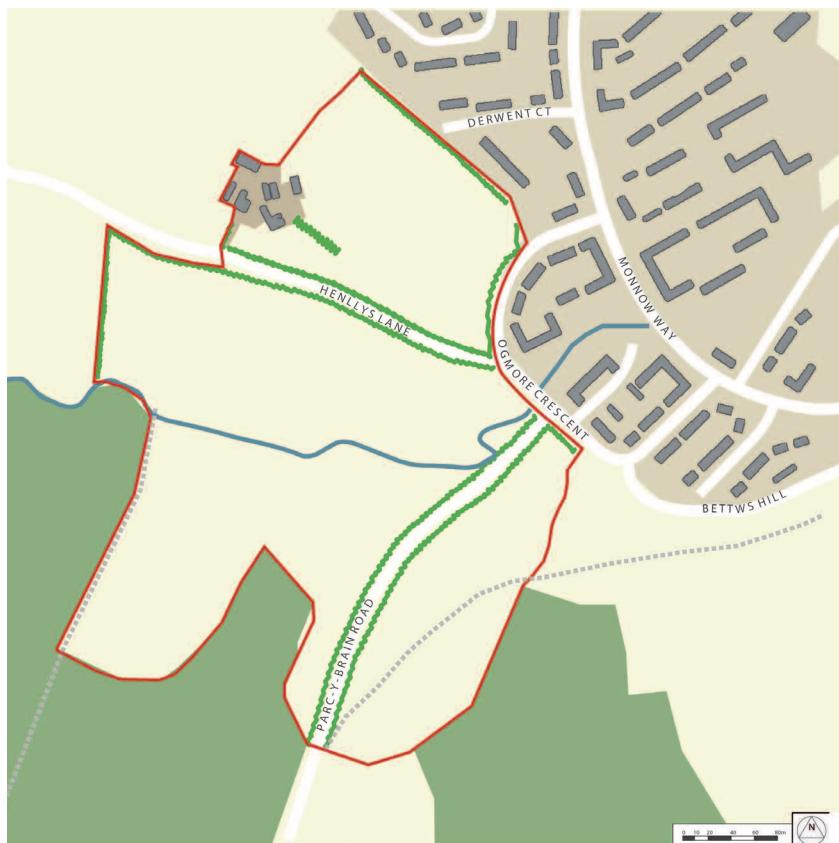


Fig 1: Site Location

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 providing as part of the site analysis and which have influenced the masterplan and proposals for the site.

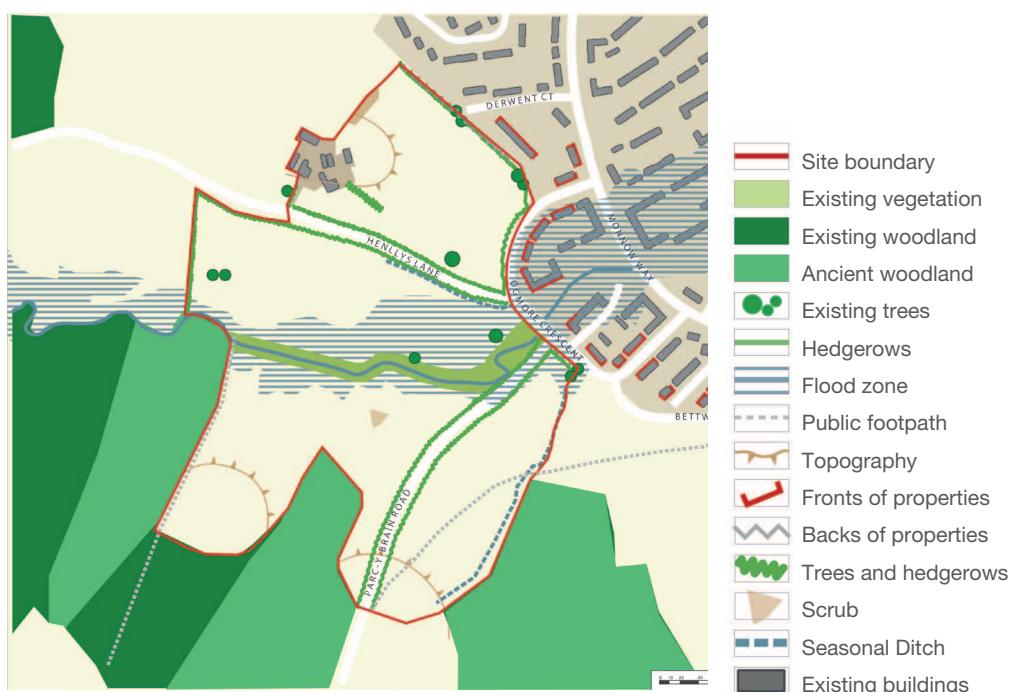


Fig 2: Site Appraisal Plan

Ecology

- 3.2** A Desk based and Extended Phase 1 Habitat Survey has been undertaken on the site by Solty Brewster Ecology. The desk based assessment confirmed that the site was not covered by any form of nature conservation designation although some of the boundaries adjoined Planted Ancient Woodland Sites (PAWS). There were also limited records of Otters associated with the Bettws Brook and bat activity in the surrounding woodlands.
- 3.3** The Extended Phase I Habitat survey revealed that the site consists mainly of improved grassland enclosed by a network of species-rich hedgerows, whilst the Bettws Brook provided potential for a locally valuable resource for wildlife.

- 3.4** Taking into consideration the assessments it is recommended that the development of the site is primarily associated with the large areas of improved agricultural grasslands, which were considered of little or no ecological interest. Also that consideration should be given to the retention of key hedgerow features as far as practicable together with all woodland areas and the Bettws Brook corridor.

Vehicular Access

- 3.5** Stuart Michael Associates have confirmed that proposed access strategy will be to encourage movement to and from Ogmore Crescent and Monnow Way.
 - 3.6** It is proposed that the northern parcels can be accessed from a number of locations (Ogmore Crescent and Henllys Lane) either as individual plots or in conjunction with rationalising access as shown at Figure 3 – Southern Access Drawing, which provides an indication of these options. There is also scope to create a new link road between the plots. The southern parcels can also be accessed by a rationalisation of Parc-Y-Brain Road (as shown at Figure 4 – Southern Access Drawing).
 - 3.7** Ogmore Crescent connects with Monnow Way, a local distributor road, to the north of the site. Monnow Way in turn connects with Bettws Lane which provides a high standard highway corridor and route to the strategic highway network (A405 and M4).
 - 3.8** The proposals for access and the standard of the local highway network are capable of accommodating the potential trip generation from the site.
 - 3.9** The proposed internal site layout would be designed in accordance with the guidance given in “Manual for Streets” and advice contained in TAN12 Design.

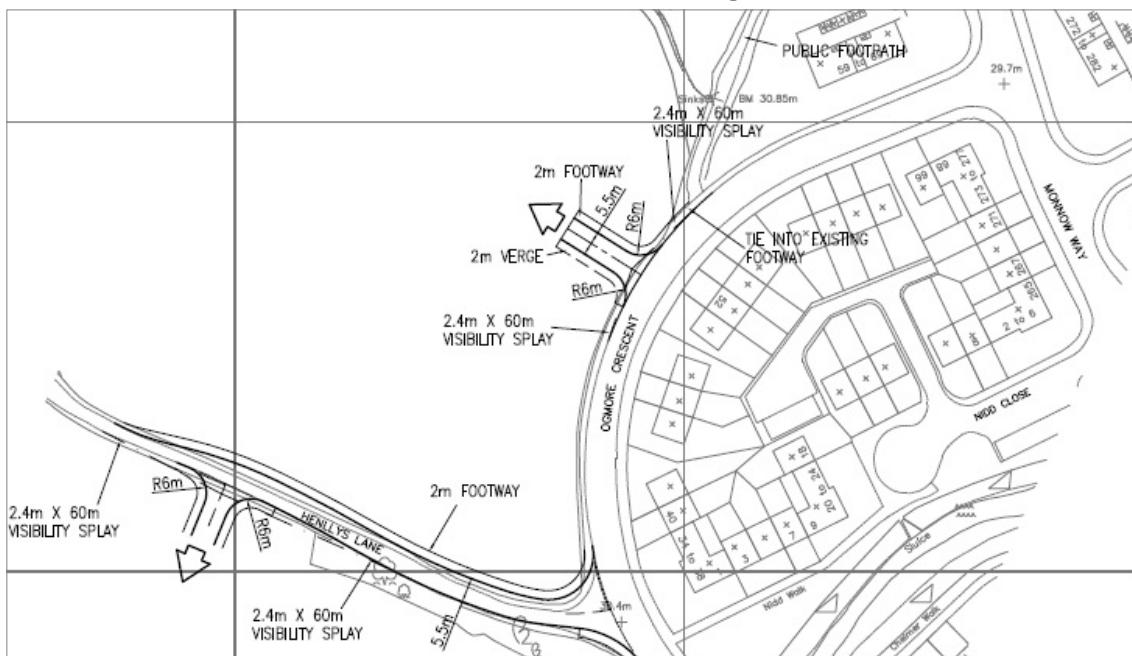


Fig 3: Northern access drawing

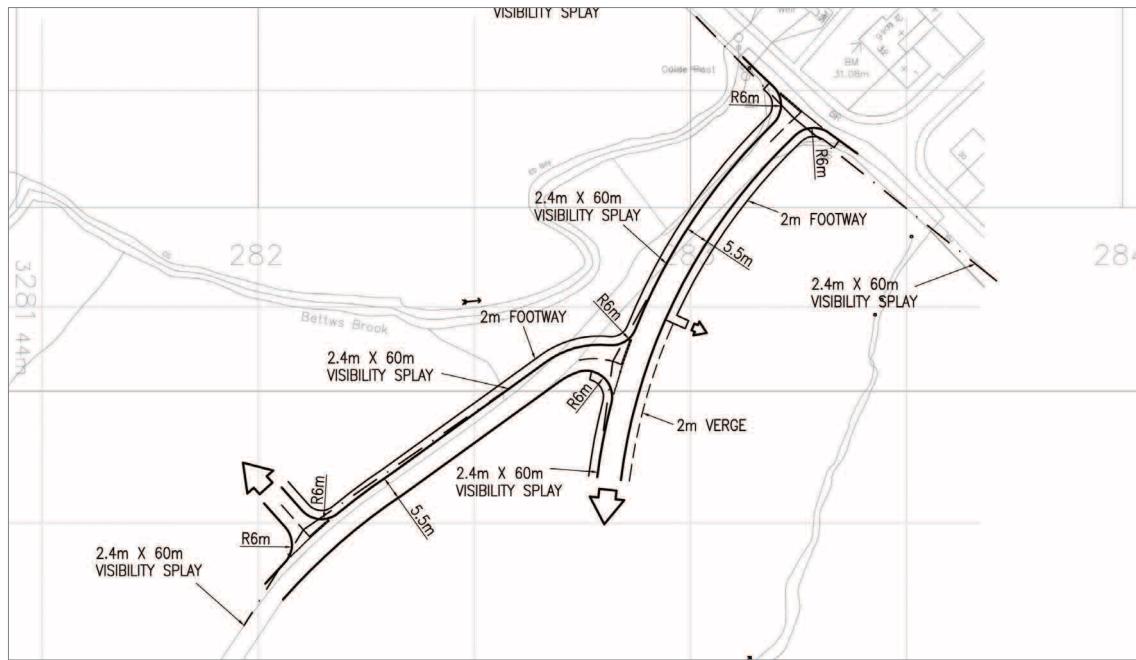


Fig 4: Southern access drawing

Pedestrian and Cycle Access Options

3.10 A new continuous footway can be provided along Ogmore Crescent adjacent to the site. This footway would link to the adjoining public footpath and footways on Ogmore Crescent. These would be corridors with good surveillance and lighting.

3.11 Cyclists would have the opportunity to use quiet country lanes and link up to the cycleways alongside the Monmouthshire and Brecon Canal at Rogerstone and Malpas.

Sustainability

3.12 As previously identified within the Newport UDP Inspector's Inquiry Report the site at Llwynhaid was considered to be a sustainable location being close to local shops, schools and community facilities and being served by existing bus routes.

3.13 The sustainability of the site is again confirmed by Stuart Michael Associates with regular bus services, typically 20 minute frequency, to and from Newport running along Monnow Way. These services would be within 400 metres of the proposed development areas.

3.14 In the centre of Bettws there are a number of local shops, including Spar shop, post office, health centre, chemist, dental surgery and hairdresser which are within close proximity. Furthermore, Monnow Primary School is approximately 400m away and Bettws Secondary School within 1.5km of the site. Bettws also has a number of sports grounds, playing fields and a leisure centre (active living centre).

Drainage Strategy

- 3.15** Stuart Michael Associates confirm that TAN 15 Development Advice Maps indicate that the proposed development will be located within Zone A – Considered to be at little or no risk of fluvial or coastal flooding and would not constitute a constraint.
- 3.16** Also that a central section of the site, following the Bettws Brook, is located within Zone C2 – Without significant flood defence infrastructure and small areas adjoining in Zone B – Areas to have known to flood in the past. However these areas relate to the woodland adjoining the Brook and part of the fields which would be retained as part of the landscape structure.
- 3.17** The Brook crosses part of the site and therefore provides opportunities to dispose of surface water from the development.
- 3.18** Surface water run-off from the proposed housing development can be controlled and discharged at rates not exceeding the existing and currently undeveloped site. Opportunities can be taken to introduce Sustainable Drainage Systems in accordance with current best practices.
- 3.19** A detailed flood risk assessment would be prepared following the preparation of a detailed proposed site layout. A robust strategy would be proposed to manage flood risk and control surface water runoff to deliver sustainable development on the Site to accord with the requirements of the Welsh Assembly Government and Natural Resource Wales, as outlined in TAN15.
- 3.20** The capacity constraints in the foul sewerage network (as noted at the previous UDP Inquiry) can be remedied by upgrades under the water company's asset management plan. Developer contributions can bring forward any necessary works in order to service the site. Dwr Cymru Welsh Water is being consulted on this basis.

Utilities

- 3.21** The site is well located to the existing mains networks within Bettws (water, power, gas and telecommunications). The proposed development is conveniently located to existing utilities and services from which new supplies can be taken.

Landscape

- 3.22** The site adjoins the settlement boundary of Bettws at Ogmore Crescent and Derwent Court to the north and is subject to urban and human influences including residential dwellings, parking areas, garages and public footpaths, however the northern section of the site is located within the North of Bettws Special Landscape Area. The sites inclusion within the wider SLA is a result of the desk based assessment provided by LANDMAP and reported in the Authority's supplementary documents. However, while undoubtedly some of the SLA includes landscapes worthy of protection, it is unclear whether all landscapes within the proposed designated areas are worthy of equal protection. It is also noted that detailed validation and site specific scrutiny should be undertaken to determine boundaries however the justification for the boundary is that it adjoins the settlement and the Bettws Brooks which is considered insufficient. This is particularly relevant given that as part of the Newport UDP Inquiry the Inspector recommended that the Special Landscape Area in which the site is located should be deleted as insufficient information had been provided.
- 3.23** It was also agreed by the UDP Inspector previously that the site is well contained both physically and visually. Within the UDP Inspectors Report it was highlighted that the site itself is not widely visible and in the limited local views in which it features it is seen in the context of the built up area of Bettws. It is therefore considered that the site is located with a clearly defensible boundary and should form a logical settlement extension.

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 provides 6.89ha of developable land for residential use which is capable of providing approximately 200 homes at a density of 30dph. The layout has taken account of the ecological and flooding constraints in relation to Bettws Brook and has provided a sufficient buffer from any proposed residential development. Furthermore the residential development has been located within the field parcels, with the majority of the surrounding and internal hedgerows and woodlands retained and enhanced where appropriate. This also assists in continuing to contain the site physically and visually. Given the fact that the site is well related to the settlement boundary and seen in the context of the built up area of Bettws it is considered to provide a logical extension.

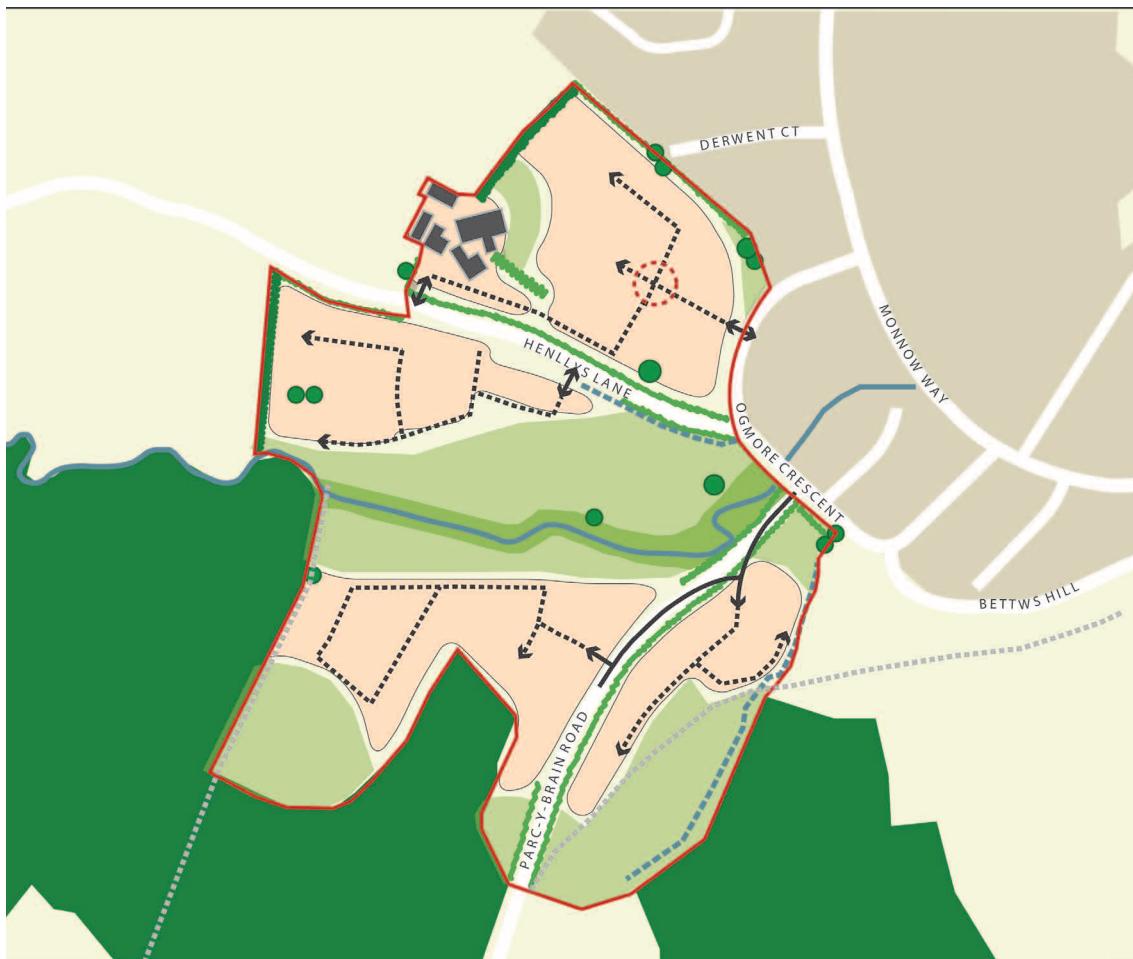


Fig 5: Masterplan

- Site boundary
- Residential Development
- ↔ Main access
- Proposed movement
- Focal point
- - - Public footpath
- Open space
- Existing woodland
- Existing trees
- Proposed additional planting

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 at Llwynhaid within Bettws for approximately 200 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 at Llwynhaid within the settlement of Bettws is deliverable. In this regard the allocation will assist in providing certainty over delivery and housing supply within the plan period as well as additional range and choice.

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