Letter sent to Consultees
11th August 2014
Dear,

Newport Local Development Plan – M4 protected corridor

In February 2014, the Council wrote to you in relation to the employment allocations within the Submission Local Development Plan (LDP) and the M4 protected route. Sites at East of Queensway Meadows and Solutia (Eastman) were reduced in size in order to accommodate a proposed junction arm coming off the new M4 motorway at this location.

The Welsh Government has recently decided to modify the protected route for the M4 Corridor around Newport. Following this modification, there is no longer a proposed junction going into the Solutia (Eastman) site and consequently no longer a requirement to protect land for a junction. The Council is therefore proposing to increase the employment allocations at East of Queensway Meadows and Solutia (Eastman) and reallocate the land that was previously protected for the junction.

A plan demonstrating the change is attached. The East of Queensway Meadows site would increase from 22ha to 27ha, and Solutia (Eastman) site would increase from 35ha to 43ha. The location of the urban boundary will also change slightly to reflect the boundary of the new M4 protected corridor.

The Newport LDP is currently being examined by an independent Inspector. He is aware of the new M4 protected corridor and the proposed changes to the two employment allocations.

If you would like to make any comments on these proposed changes, I would be grateful if you could respond to the address shown on this letter by 26 August 2014.

Yours sincerely

Mark Hand
Development Services Manager
Newport City Council
Rheolwr Gwasanaethau Datblygu
Cyngor Dinas Casnewydd

Civic Centre/Canolfan Ddinesig
Newport/Casnewydd
South Wales/De Cymru
NP20 4UR

Matthew Sharp
- 
01633 656656
01633 210058
99463 Newport (Gwent) 3
Matthew.sharp@newport.gov.uk
Responses received during consultation ending 26th August 2014
26th August 2014

Annwyl Mr Sharp/Dear Mr Sharp

NEWPORT LOCAL DEVELOPMENT PLAN – M4 PROTECTED CORRIDOR

Thank you for email consultation of 11 August 2014 and appended proposed amendment plan. Natural Resources Wales (NRW) have the following comments.

We note and welcome that the allocations have been amended following earlier consultations on the various stages of plan preparation, so that they are no longer proposed to be sited within the Gwent Levels - Nash and Goldcliff SSSI. However, as previously advised in our response to the Revised Deposit Plan and Focused Changes consultations, given the juxtaposition between the allocations and the SSSI, development at EM1(ii) and EM1(iv) has the potential to cause indirect loss and damage to SSSI features over a wider area of the Gwent Levels SSSIs, notably the Gwent Levels - Nash and Goldcliff and Gwent Levels - Whitson SSSIs.

Subject to the Plan being amended to reflect our comments to the Matters Arising Changes consultation (NRW letter dated 1st August 2014) and in particular our comments to MAC 2.19 and MAC 6.1., we have no objections to the proposed changes to the boundaries of EM1(ii) and EM1(iv) set out in this M4 Protected Corridor consultation.

We trust this advice is clear. Should you have any further queries, please do not hesitate to contact us.
Yn ddiffuant/Yours sincerely

S.A.J. Reid

Stuart Reid
Ymgyngorydd Cynllunio Datblygu/Development Planning Advisor
Cyfoeth Naturiol Cymru / Natural Resources Wales

Gwefan / Website:  www.cyfoethnaturiolcymru.gov.uk /
www.naturalresourceswales.gov.uk

Ein pwrpas yw sicrhau fod adnoddau naturiol Cymru yn cael eu cynnal, gwella a’u defnyddio yn gynaliadwy, yn awr ac i’r dyfodol / Our purpose is to ensure that the natural resources of Wales are sustainably maintained, enhanced and used, now and in the future.
Matthew,

We did, its just I don't like a map which doesn't show what is actual.

Regards

Rich

---

From: Matthew Sharp [mailto:Matthew.Sharp@newport.gov.uk]
Sent: Monday, August 11, 2014 2:38 PM
To: Chandler, Rich
Subject: RE: [I] Newport Local Development Plan – proposed M4 protected corridor

Dear Richard,

Thanks for your comments. We looked at the boundary of the site at the time and concluded the following:

It is understood that the proposal for EM1(iv) goes beyond the ownership of Solutia; however, the proposals within the LDP are not solely based on land ownership. Removing part of a proposal at this stage of the Plan may constitute a focused change, which would require further consultation. It is considered that sufficient land is allocated for Solutia, and any proposal which contains an area of land not currently within its ownership will not harm the company’s ability to develop within the Plan period. A change to the boundary is considered unnecessary, though the matter can be discussed at examination.

Many thanks
Matthew

---

From: Rich Chandler [mailto:rechan@eastman.com]
Sent: 11 August 2014 14:29
To: Matthew Sharp
Cc: LDP Consultation
Subject: RE: [I] Newport Local Development Plan – proposed M4 protected corridor

Good Afternoon Matthew,

It is good to see some of the blight removed from our property. The area EM1 (iv) SW part does not match what we discussed a year ago.

Thanks & Regards

Rich Chandler
Environment & Land Manager

☎: 01633 754367
rechan@eastman.com

Solutia UK Ltd, Corporation Road, Newport, Gwent. NP19 4XF.
Dear Sir/Madam

Newport Local Development Plan – M4 protected corridor

In February 2014, the Council wrote to you in relation to the employment allocations within the Submission Local Development Plan (LDP) and the M4 protected route. Sites at East of Queensway Meadows and Solutia (Eastman) were reduced in size in order to accommodate a proposed junction arm coming off the new M4 motorway at this location.

The Welsh Government has recently decided to modify the protected route for the M4 Corridor around Newport. Following this modification, there is no longer a proposed junction going into the Solutia (Eastman) site and consequently no longer a requirement to protect land for a junction. The Council is therefore proposing to increase the employment allocations at East of Queensway Meadows and Solutia (Eastman) and reallocate the land that was previously protected for the junction.

A plan demonstrating the change is attached. The East of Queensway Meadows site would increase from 22ha to 27ha, and Solutia (Eastman) site would increase from 35ha to 43ha. The location of the urban boundary will also change slightly to reflect the boundary of the new M4 protected corridor.

The Newport LDP is currently being examined by an independent Inspector. He is aware of the new M4 protected corridor and the proposed changes to the two employment allocations.

If you would like to make any comments on these proposed changes, I would be grateful if you could respond by 26 August 2014.

Yours faithfully,

Matthew Sharp

Planning Policy Manager/Rheolwr Polisi Cynllunio
Newport City Council
Civic Centre
Newport
NP20 4UR

Direct Line: (01633) 210058

Take a look at our online services - pay, request, apply and comment online at http://www.newport.gov.uk/online

Disclaimer

Save paper - think before you print!

This email contains information intended for the addressee only and may be confidential, the subject of legal or professional privilege, or be otherwise protected from disclosure. If you are not the intended recipient of this message, please notify the sender immediately and do not disclose, distribute or copy the e mail to any other party. This email and any attached file are the property of Newport City Council.
When you email Newport City Council, you consent to the Council monitoring and reading any such emails for the purposes of security and legislative compliance. For the full disclaimer please access http://www.newport.gov.uk/disclaimer.

Ymwadiad

Arbedwch bapur - meddyliwch cyn ichi argraффu!

Mae’r e-bost hon yn cynnwys gwybodaeth y bwriedir i'r sawl y'i cyfeiriwyd ato/atynyt yn unig a gall fod yn gyfrinachol, yn amodol ar ragorfraint gyfreithiol neu broffesiynol, neu fel arall wedi’i diogelu rhag cael ei ryddhau. Os nad chi yw’r sawl y bwriadwyd iddo dderbyn y neges hon, a fydddechystal â roi gwybod i’r anfonwrau ar unwaith a phheidio â datgelu, dosbarthu neu gopio’r e-bost i bari arall. Mae’r e-bost hon ac unrhwy ffeiliau atodedig yn eiddo i Gyngor Dinas Casnewydd.

Pan anfonwch e-bost at Gyngor Dinas Casnewydd, rydych yn cydsynio i’r Cyngor fonitro a darllen unrhyw e-bost o’r fath at bwrpasau cydymffurfio â diogelwch ac â deddfwriaeth. I weld yr ymwrthodiad llawn ewch i http://www.newport.gov.uk/ymwadiad

Take a look at our online services - pay, request, apply and comment online at http://www.newport.gov.uk/online

Disclaimer

Save paper - think before you print!

This email contains information intended for the addressee only and may be confidential, the subject of legal or professional privilege, or be otherwise protected from disclosure. If you are not the intended recipient of this message, please notify the sender immediately and do not disclose, distribute or copy the e-mail to any other party. This email and any attached file are the property of Newport City Council.

When you email Newport City Council, you consent to the Council monitoring and reading any such emails for the purposes of security and legislative compliance. For the full disclaimer please access http://www.newport.gov.uk/disclaimer.

Ymwadiad

Arbedwch bapur - meddyliwch cyn ichi argraффu!

Mae’r e-bost hon yn cynnwys gwybodaeth y bwriedir i'r sawl y'i cyfeiriwyd ato/atynyt yn unig a gall fod yn gyfrinachol, yn amodol ar ragorfraint gyfreithiol neu broffesiynol, neu fel arall wedi’i diogelu rhag cael ei ryddhau. Os nad chi yw’r sawl y bwriadwyd iddo dderbyn y neges hon, a fydddechystal â roi gwybod i’r anfonwrau ar unwaith a phheidio â datgelu, dosbarthu neu gopio’r e-bost i bari arall. Mae’r e-bost hon ac unrhwy ffeiliau atodedig yn eiddo i Gyngor Dinas Casnewydd.

Pan anfonwch e-bost at Gyngor Dinas Casnewydd, rydych yn cydsynio i’r Cyngor fonitro a darllen unrhyw e-bost o’r fath at bwrpasau cydymffurfio â diogelwch ac â deddfwriaeth. I weld yr ymwrthodiad llawn ewch i http://www.newport.gov.uk/ymwadiad
Matthew,

I can confirm WG (Transport) as the Highway Authority for the Motorway and Trunk Roads in Wales do not have any concerns with this proposed amendment to the two areas of employment land.

Regards

Claudia Currie

Is-adran Rheoli’r Rhwydwaith - Network Management Division
Trafniaeth - Transport
Adran yr Economi, Gwyddoniaeth a Thrafniaeth - Department for Economy, Science and Transport
Llywodraeth Cymru - Welsh Government
Ffon - Tel (029) 2082 6446
e-bost - e-mail: Claudia.Currie@cymru.gsi.gov.uk/Claudia.Currie@Wales.gsi.gov.uk

From: LDP Consultation [mailto:LDP.Consultation@newport.gov.uk]
Sent: 11 August 2014 11:44
Subject: Newport Local Development Plan – M4 protected corridor

Dear Sir/Madam

Newport Local Development Plan – M4 protected corridor

In February 2014, the Council wrote to you in relation to the employment allocations within the Submission Local Development Plan (LDP) and the M4 protected route. Sites at East of Queensway Meadows and Solutia (Eastman) were reduced in size in order to accommodate a proposed junction arm coming off the new M4 motorway at this location.

The Welsh Government has recently decided to modify the protected route for the M4 Corridor around Newport. Following this modification, there is no longer a proposed junction going into the Solutia (Eastman) site and consequently no longer a requirement to protect land for a junction. The Council is therefore proposing to increase the employment allocations at East of Queensway Meadows and Solutia (Eastman) and reallocate the land that was previously protected for the junction.

A plan demonstrating the change is attached. The East of Queensway Meadows site would increase from 22ha to 27ha, and Solutia (Eastman) site would increase from 35ha to 43ha. The location of the urban boundary will also change slightly to reflect the boundary of the new M4 protected corridor.

The Newport LDP is currently being examined by an independent Inspector. He is aware of the new M4 protected corridor and the proposed changes to the two employment allocations.

If you would like to make any comments on these proposed changes, I would be grateful if you could respond by 26 August 2014.
Yours faithfully,

Matthew Sharp

Planning Policy Manager/Rheolwr Polisi Cynllunio
Newport City Council
Civic Centre
Newport
NP20 4UR

Direct Line: (01633) 210058

Take a look at our online services - pay, request, apply and comment online at http://www.newport.gov.uk/online

Disclaimer

Save paper - think before you print!

This email contains information intended for the addressee only and may be confidential, the subject of legal or professional privilege, or be otherwise protected from disclosure. If you are not the intended recipient of this message, please notify the sender immediately and do not disclose, distribute or copy the e mail to any other party. This email and any attached file are the property of Newport City Council.

When you email Newport City Council, you consent to the Council monitoring and reading any such emails for the purposes of security and legislative compliance. For the full disclaimer please access http://www.newport.gov.uk/disclaimer.

Ymwadiad

Arbedwch bapur - meddyliwch cyn ichi argraffu!

Mae’r e-bost hon yn cynnwys gwybodaeth y bwriedir i’r sawl y’i cyfeiriwyd ato/atynnt yn unig a gall yn gyfrinachol, yn amodol ar ragorfrant gyfreithiol neu broffesiynol, neu fel arall wedi’i diogelu rhag cael ei rhyddhau. Os nad chi yw’r sawl y bwriadwyd iddo dderbyn y neges hon, a fyddchystal â rhoi gwybod i’r anfonwr ar unwaith a phheidio â datgelu, dosbarthu neu gopiô’r e-bost i barti arall. Mae’r e-bost hon ac unrhwy ffeiliau atodedig yn eiddo i Gyngor Dinas Casnewydd.

Pan anfonwch e-bost at Gyngor Dinas Casnewydd, rydych yn cydsynio i’r Cyngor fonitro a darllen unrhwy e-bost o’r fath at bwrpasau cydymffurfio â diogelwch ac â deddfwriaeth. I weld yr ymwthodrriad llawn echw i http://www.newport.gov.uk/ymwadiad

On leaving the Government Secure Intranet this email was certified virus free. Communications via the GSi may be automatically logged, monitored and/or recorded for legal purposes.

Wirth adael Mewnryd Ddiogel y Llywodraeth nid oedd unrhwy feirws yn gysylltiedig â’r neges hon. Mae’n ddigon posibl y bydd unrhwy ohebiaeth drwy’r GSi yn cael ei logio, ei monitro a/neu ei chofnodi yn awtomatig am resymau cyfreithiol.