

Suggested changes to Revised Deposit LDP

Representation	Page/policy/paragraph	Suggested change	Reason
1401.L1 Gallagher Estates	Whole Plan.	The final version of the plan will have completed and full footnotes.	To ensure the plan is complete.
244.L29 Welsh Government 3683.L149 Natural Resources Wales	Whole Plan.	Amend reference from Environment Agency Wales to Natural Resources Wales.	To reflect the correct title of the organisation.
Planning Policy Team	Page 6. Introduction and Overview. Para 1.1.	The Planning and Compulsory Purchase Act 2004	To reflect the correct title of the legislation.
244.L26 Welsh Government	Page 12. Objective 10 – Waste.	Agree to add words “where appropriate” after “proximity principle”.	To provide further clarity and conform to national guidance.
126.L8 Gwent Wildlife Trust	Page 18. SP2 – Health.	Amend Policy SP2 to read: DEVELOPMENT PROPOSALS SHOULD SEEK TO MAXIMISE THEIR POSITIVE CONTRIBUTION TO HEALTH AND WELL-BEING, AND MINIMISE ANY NEGATIVE EFFECT BY BEING LOCATED IN THE MOST SUSTAINABLE LOCATIONS, CLOSE TO PUBLIC TRANSPORT LINKS AND PROVIDING EFFICIENT WALKING AND CYCLING ROUTES (GREEN INFRASTRUCTURE) AND OTHER GREEN INFRASTRUCTURE AS PART OF DEVELOPMENT SCHEMES.	To add clarity to the policy.
244.L25 Welsh	Page 19. SP3 – Flood Risk.	Add full stop after “National Guidance” so that Policy SP3 reads:	Typographical correction.

Government		<p>NEWPORT'S COASTAL AND RIVERSIDE LOCATION NECESSITATES THAT DEVELOPMENT BE DIRECTED AWAY FROM AREAS WHERE FLOOD RISK IS IDENTIFIED AS A CONSTRAINT AND ENSURE THAT THE RISK OF FLOODING IS NOT INCREASED ELSEWHERE. DEVELOPMENT WILL ONLY BE PERMITTED IN FLOOD RISK AREAS IN ACCORDANCE WITH NATIONAL GUIDANCE. WHERE APPROPRIATE A DETAILED TECHNICAL ASSESSMENT WILL BE REQUIRED TO ENSURE THAT THE DEVELOPMENT IS DESIGNED TO COPE WITH THE THREAT AND CONSEQUENCES OF FLOODING OVER ITS LIFETIME. SUSTAINABLE SOLUTIONS TO MANAGE FLOOD RISK SHOULD BE PRIORITISED.</p>	
3683.L24 Natural Resources Wales	Page 20. SP3 Flood Risk. Para. 2.18.	<p>Amend paragraph 2.18 to read:</p> <p>There is a clear requirement to address the issue of flood risk and flood resilience and resistance measures in developments. The plan sets out its approach to flood risk in Policy GP1: Climate Change.</p>	To ensure total range of flood mitigation approaches are noted in the supporting text.
1401.L9 Gallagher Estates 3683.L32 Natural Resources Wales	Page 26. SP11 – Eastern Expansion Area. Para. 2.37.	<p>Amend paragraph 2.37 to read:</p> <p>In addition to the former steelworks site there is also the area to the West of Llanwern Village which has planning permission for 1,100 units. This greenfield development proposes a residential development with associated community facilities such as a school forming part of the overall Eastern Expansion Area. Further detail of the overall area can be found in Supplementary Planning Guidance.</p>	To ensure that the Eastern Expansion Area includes reference to the development around Llanwern Village to reflect the true extent of the expansion area.
244.L10 Welsh Government	Page 28. SP13 – Planning Obligations.	<p>Amend Policy SP13 to read:</p> <p>DEVELOPMENT WILL BE REQUIRED TO HELP DELIVER MORE SUSTAINABLE COMMUNITIES BY MAKING CONTRIBUTIONS TO LOCAL AND REGIONAL INFRASTRUCTURE IN PROPORTION TO ITS SCALE AND THE SUSTAINABILITY OF</p>	To add clarity to the policy.

		ITS LOCATION THROUGH THE COMMUNITY INFRASTRUCTURE LEVY (ONCE IN PLACE) AND SECTION 106 AGREEMENTS.	
244.L11 Welsh Government	Page 28. SP13 – Planning Obligations. Para 2.44.	Add the following sentence to paragraph 2.44 after the 3 rd sentence: If development sites are proven to be unviable the Council will need to decide what the priorities are on a site by site basis.	To provide clarity.
3683.L38 Natural Resources Wales 126.L15 Gwent Wildlife Trust	Page 31. SP16 – Major Road Schemes. Para 2.56.	Change reference from ‘para 2.15’ in Para 2.56 to ‘para 2.16’.	Factual change.
3683.L116 3683.L42 3682.L108 Natural Resources Wales	Page 34. SP18 – Employment Sites. Para 2.69.	Change reference from ‘para 2.55’ in Para 2.69 to ‘para 2.56’.	Factual change.
Habitat Regulations Assessment 3683.L41 Natural Resources Wales	Page 34 SP18 – Employment Sites. Para 2.69.	Amend Paragraph 2.69 to read: In addition to the potential impact on the River Usk Special Area of Conservation (SAC), development developers must consider their potential impact on the Severn Estuary Natura 2000 designated sites. The extent of bird activity of the birds that are features of the Severn Estuary Special Protecting Protection Area (SPA) and Ramsar site, is unknown. Therefore developers will be responsible for carrying out a suitable bird survey to determine likely significant effects, if any. A sensitive working programme must be compiled to minimise disturbance to this species. The developer will be expected to provide sufficient information to enable a Habitat Regulation Assessment of these works to be carried out as part of the planning process, Employment Sites may also result in the loss	To correct typographical error (protection rather than protecting) and to ensure reference to legislative requirements are clear.

		of habitat (and disturbance of adjacent habitats) in particular it may impact upon reens and therefore SSSI designations. Paragraph 2.56 sets out how this will need to be addressed. More information can be found in Policy GP5. In accordance with Policy GP5 the developer will be expected to provide sufficient information to enable a Habitat Regulation Assessment of these works to be carried out as part of the planning process.	
244.L27 Welsh Government	Page 39. GP1 - Climate Change.	Amend Policy GP1 to read: DEVELOPMENT PROPOSALS SHOULD: BE DESIGNED TO WITHSTAND THE PREDICTED CHANGES IN THE LOCAL CLIMATE AND TO REDUCE THE RISK OF FLOODING ON SITE AND ELSEWHERE BY DEMONSTRATING WHERE APPROPRIATE THAT , UNLESS THE RISKS AND CONSEQUENCES OF FLOODING ARE DEMONSTRATED AS BEING CAN BE ACCEPTABLY MANAGED, INCLUDING AVOIDING THE AVOIDANCE USE OF NON-PERMEABLE HARD SURFACES;	To provide wording that does not cause confusion.
126.L17 Gwent Wildlife Trust	Page 45. GP5 – Natural Environment. Para 3.27.	Amend paragraph 3.27 to read: This Plan aims to achieve the protection and enhancement of habitats and species, especially those identified as being of national or local importance (identified in the UK Biodiversity Action Plan and the Newport Local Biodiversity Action Plan) and to provide a net benefit to biodiversity. as well as avoiding any net loss of biodiversity. Newport City Council has a duty under the Natural Environment and Rural Communities Act (2006), or as amended, to have regard to the purpose of conserving biodiversity.	To clarify the Council's position on the loss of biodiversity.
244.L4 Welsh Government	Page 62. CE11 – Renewable Energy. Para 4.50.	Amend the 4th sentence of Policy CE11 with the following: The Council is undertaking has undertaken a Renewable Energy Assessment. This will sets out the potential for renewable energy resources and technologies within Newport. It should be considered	Factual change.

		when assessing renewable energy proposals, and the potential contribution renewable energy can make within development.	
244.L28 Welsh Government	Page 63. CE11 – Renewable Energy. Para 4.55.	<p>Add the following line to the end of para 4.55:</p> <p>The installation of solar panels (up to 50 MW) on non-domestic buildings are permitted development under Part 43 (installation of non-domestic micro generation equipment) of Schedule 2 of the General Permitted Development Order.</p>	Factual change.
244.L16 Welsh Government	<p>Page 64. H1 Tables Affordable Housing Background Paper.</p> <p>Page 24 SP10 – House Building Requirement.</p>	<p>Agree to amend and update housing tables as requested.</p> <p>For Affordable Housing:</p> <ul style="list-style-type: none"> • SP10 has been amended to show the correct affordable housing target for the Plan period of 2,527 (not 2541 units). • The introductory table in Policy H1 has been updated. The affordable housing units total from those under construction now totals 932 units (not 946 units). The overall affordable total is now 2527 (page 64). • To avoid confusion the title in the under construction table has been amended so that it now states: Affordable Housing Units Remaining (as at 1/10/12) (page 67). • The affordable housing total in Table H1 has been amended so that Turner Street (H1(44)) has 12 affordable units awaiting construction as at 1/10/12 (not 16) and Gerddi Rhiwderin (H1(48)) has 0 (not 10). This has meant the total is now 932 units (page 67). These completions had already been correctly counted in the 147 total affordable housing units completed cell on page 64, so that figure does not need correcting. <p>Housing Completion Figures:</p>	To ensure figures are accurate and that there is a clear record of the level of affordable housing yet to be provided.

		<ul style="list-style-type: none"> The introductory table in Policy H1 has been updated to reflect the way in which the completion figure has been calculated (page 64). The table now states: Completions to date (1/4/11 – 30/9/12) Small sites = 45 Large Sites under construction = 330 Whole large site completed = 188 Total completions = 563 	
1401.L4 Gallagher Estates	Page 65. H1 Table Housing Site H3).	Amend the title of Eastern Expansion Area H1(3) to Llanwern Village	To ensure the planning permission and wider regeneration area are not confused.
244.L2 Welsh Government	Page 70. H4 – Affordable Housing. Para 5.14.	<p>Amend paragraph 5.14 to read:</p> <p>The Local Housing Market Assessment indicates an ongoing requirement for affordable housing in excess of 30%. Many people are not able either to access and/or to afford open market housing. Therefore in accordance with Planning Policy Wales⁹⁰ and Technical Advice Note 2: Planning And Affordable Housing (2006)⁹¹, new development will be required to include affordable housing. Further information will be provided in Affordable Housing Supplementary Planning Guidance. The viability of development is undertaken on a site-by-site basis. As such, the percentage of affordable housing provision is set at a rate that reflects individual site viability. It is recognised that 30% is a realistic figure of what schemes are likely to be able to sustain, and the guidance clarifies the factors that will be taken into account in negotiating the appropriate percentage for each scheme, necessary safeguards, and how the requirement should be delivered.</p>	To ensure clarification that the target is not viewed as a maximum.
Planning Policy Team	Page 75 H15 – Gypsy and Traveller Transit Accommodation.	<p>Amend Policies to note size areas of Gypsy and traveller sites as follows:</p> <p>H15(i) Celtic Way 1.5ha H15 (ii) and H16(ii) Former Ringland Allotments 1.22ha</p>	To provide clear information on the site.

	Page 76. H16 – Gypsy and Traveller Residential Accommodation.	H16(i) Hartridge Farm Road 8.64ha	
Planning Policy Team	Page 76. H16 Gypsy and Traveller Residential Accommodation. Para 5.32.	Amend last sentence to replace words “update to date evidence” with “up to date evidence”.	Grammatical correction.
244.L24 Welsh Government	Page 76. H16 Gypsy and Traveller Residential Accommodation. Para 5.32.	Amend para 5.32, 2 nd sentence to read: Permanent residential accommodation will be provided to those families and individuals that demonstrate they have a genuine connection to Newport and have no alternative place to live (this assessment is carried out by Housing Services).	Consistency with National Guidance and Housing legislation.
Planning Policy Team	Page 76. H16 Gypsy and Traveller Residential Accommodation. Para 5.33.	Amend paragraph 5.33 by the deleting the sentence: The Former Ringland Allotment site will be retained for contingency purposes and used if the site at Hartridge Farm Road cannot accommodate all the identified families in residential accommodation need.	To avoid repetition.
3683.L106 Natural Resources Wales	Page 79. EM1 – Employment Land Allocations. Para 6.7.	Amend paragraph 6.7 to read: The allocation at Duffryn may result in the loss of habitat (and disturbance of adjacent habitats) in particular it may impact upon the Percoed Reen, paragraph 2.55 sets out how this will need to be addressed. Therefore, in accordance with Policy GP5, the developer will be expected to provide sufficient information to enable a Habitat Regulation Assessment of these works to be carried out as part of the planning process. Part of the allocation also lies within the St Brides Site of Special Scientific Interest (SSSI). Conservation and enhancement of the SSSI features will need to be central to the consideration of any future employment proposals for this area. The developer will also ensure there is no	Adds further clarification

		adverse impact on the Imperial Park substation operated by National Grid.	
3520.L8 Walters Land (Rogerstone) Ltd	Page 83. EM2 Regeneration Sites. Para 6.25.	Agree to amend the first sentence of paragraph 6.25 to read: The closure of this 40 hectare aluminium milling plant in April 2009 has presented an opportunity for a sustainable residential led mixed use regeneration scheme in this location.	Adds further clarification
Planning Policy Team	Page 83. EM3 – Newport Docks.	Amend policy EM3 to read: EMPLOYMENT LAND ALLOCATION IS MADE FOR THE EXISTING EMPLOYMENT SITE OF NEWPORT DOCKS – 204 206 HECTARES FOR B1, B2 AND B8 USES.	Provide the correct land area minus the water.
Planning Policy Team	Page 83. EM3 – Newport Docks. Para 6.26.	Correct spelling of complementary	Typographical correction.
Gwent Wildlife Trust	Page 86. T1 –Railways. Para 7.9.	Typing error – refers to para 2.55 - should read “Guidance on this issue is provided at paragraph 2.56.”	Factual correction to provide clarity.
2063.L1, L2, L3. Friends Life Company Ltd 3157.L1, L2, L3 Johnsey Estates 3160.L1, L2 Stadium Newport Ltd	Page 96. R7 – Retail proposals in Newport Retail Park District Centre.	<ul style="list-style-type: none"> Amend the Policy title to read: Retail Proposals in Newport Retail Park District Centre. Definition of Retail Sales Floorspace to be moved from the Policy itself to the supporting text. 	For consistency purposes.
2063.L1, L2, L3. Friends Life Company Ltd 3157.L1, L2, L3 Johnsey Estates 3160.L1, L2 Stadium Newport	Page 97. R7 – Retail proposals in Newport Retail Park District Centre. Para. 8.21	Amend paragraph 8.21 to read: Newport Retail Park District Centre has successfully developed into a centre which provides shops, jobs and helps retain retail expenditure within Newport. However, Newport Retail Park has now developed to such an extent that it has more than sufficient floorspace and types of traders present to fulfil a role as District	To provide clarity.

Ltd		Centre, even allowing for the significant development planned to occur in the Eastern Expansion Area of the City (see Newport Retail Study and Capacity Assessment, Colliers International, July 2010 ¹ and Newport Retail Park supplement, January 2013).	
2063.L1, L2, L3. Friends Life Company Ltd 3157.L1, L2, L3 Johnsey Estates 3160.L1, L2 Stadium Newport Ltd	Page 97. R7 – Retail proposals in Newport Retail Park District Centre. Para 8.22.	Amend paragraph 8.22 to read: A boundary for Newport Retail Park District Centre is defined in Inset Plan 25. The defined area reflects the purpose of the policy designation, i.e. to provide local shopping facilities for the Eastern Expansion Area and surrounding settlements, and to limit the potential for competition with the higher tier 'town' centre.	To provide clarity.
3683.L131//CF07 Natural Resources Wales	Page 108. CF7 Horse Related Development.	Amend criterion iii) of Policy CF7 to read: iii) The proposed development does not require the provision of a new dwelling unless classified as a rural enterprise dwelling	Correct typographical error. ("enter" instead of "enterprise")
244.L26 Welsh Government	Page 118 W3 Waste Management Proposals. Para 11.5	Add reference to "Towards Zero Waste One Wales: One Planet (June 2010)" and the "Collections, Infrastructure and Markets Sector Plans (CIMs Plan) July 2012".	To add clarity on which national guidance and strategies the policy flows from.
244.L15 Welsh Government	Page 125. Monitoring Objective 3. Monitoring Target 1.	Amend monitoring target to read: Addition of word minimum to Monitoring Target. To read: Annual take up of a minimum of 1.4ha of net additional employment land.	To clarify that the amount of land is a minimum amount of land for the Council to provide.
244.L14 Welsh Government	Page 128. Monitoring Objective 4. Monitoring Target 6.	Amend monitoring target to read: 30 dwellings per hectare target.	Correct the figure that has been incorrectly calculated.
Habitat Regulations Assessment	Page 143 Sustainability Appraisal, Strategic Environmental Assessment and Habitat Regulations	Amend paragraph 14.4 to read: The European Habitats Directive (92/43/EEC) requires a Habitats Regulation Assessment (HRA) to be undertaken where plans are screened in order to determine whether the Plan, 'in combination'	To provide clarity so that the European level of ecological protection is correctly referenced.

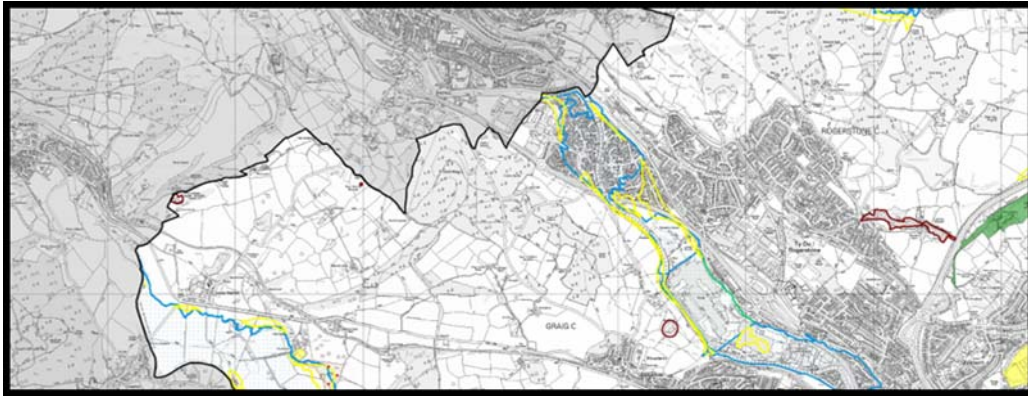
¹ Summary available at <http://www.newport.gov.uk/stellent/groups/public/documents/report/cont519094.pdf>

	Assessment. Para. 14.4	with other plans and projects, is likely to have a significant adverse impact on a European Natura 2000 site. Natura 2000 European designated sites are defined as Ramsar sites (wetlands of international importance) Special Protection Areas (SPAs) and Special Areas of Conservation (SACs). Ramsar sites (wetlands of international importance) are afforded the same level of protection. Newport has a range of such designated sites within and adjoining its Authority area which have been considered in the assessment of the Plan.	
Planning Policy Team	Page 144. Glossary	Add further definition to explain the Community Infrastructure Levy. The following wording will be added to the glossary: This is a new planning charge, introduced by the Planning Act 2008. The CIL will be levied in pounds per square metre on floor space arising from any chargeable development.	To provide clarity.
244.L10 Welsh Government	Page 146. Glossary.	Add reference to the Welsh Office Circular 13/97 to the Glossary. The following wording will be added to the glossary: Welsh Office Circular 13/97: The Circular sets out the statutory framework and policy guidance to local planning authorities and developers on the use of Planning Obligations.	To provide clarity.
PROPOSAL, CONSTRAINTS AND INSET PLANS			
Planning Policy Team	Inset 2	64 Marshfield Road incorrect on inset plan	Updated to reflect the planning approval granted on the site.
Planning Policy Team	Inset 25	Change Inset 25 on the list to read Newport Retail Park District Centre	To provide the correct title for the plan.
Planning Policy Team	Inset 26	City centre inset map - employment EM2vii should be EM2v and delete regeneration polygon adjacent to university.	To reflect the allocation in the Plan within EM2.
3683.L55 Natural Resources Wales	Inset 26	Amend Inset Plan to remove former EM2 polygon	To reflect the allocation in the Plan within EM2.

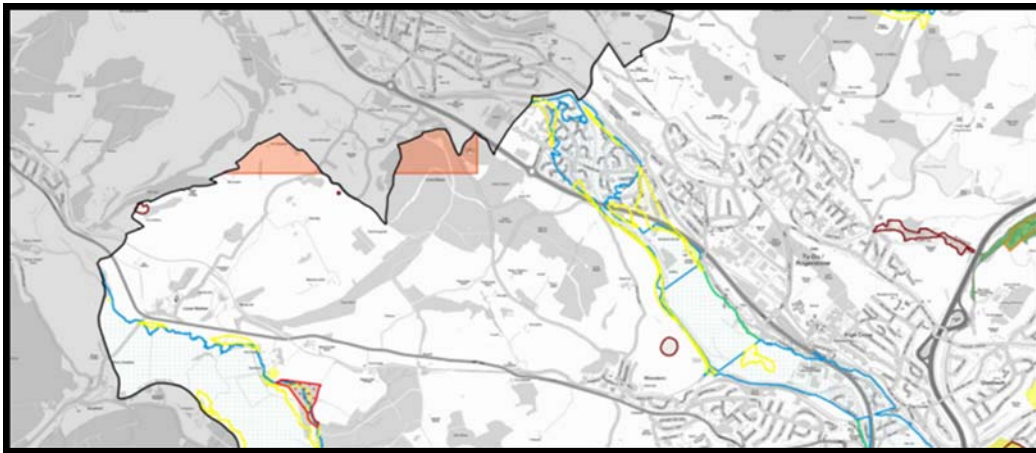
3683.L89 Natural Resources Wales	Inset 27	Agree to revise inset plan 27 to reflect that housing allocation H49 – Mill Street, no longer includes the section within Flood Risk C2 and ASA.	Correction to reflect position as outlined in Revised Deposit LDP.
Planning Policy Team	Inset 27	Update policy numbers in key.	To provide the correct information in the legend.
3683.L54 Natural Resources Wales	Constraints Plan	Make changes to constraints plan as per the representation. Amend the boundary of Newport Wetlands National Nature Reserve (NNR) to be correctly mapped. Show the area of Penhow Woodlands SSSI on the constraints plan, in addition to the Penhow Woodlands NNR.	Factual changes.
Planning Policy Team	Constraints Plan	Add coal authority development risk layer to constraints.	A new layer recently provided by the Coal Authority has been added as a factual change. NB this has no impact on any proposed allocations and affects only a very small area in the very northern boundary of Newport with Risca, in the Graig ward.
Planning Policy Team	Proposals Plan	Hartridge Farm Road Gypsy and Traveller site needs amendment to boundary, to provide one clear boundary rather than one with cut out sections that are not within the Council's ownership. This does not have any impact on site deliverability or the indicative site layout.	To provide a clear boundary.
244.L9 Welsh Government	Proposals Plan	Remove water allocation from Newport Docks.	To provide an accurate boundary of the developed and developable area.
1401.L1 Gallagher Estates	Settlement Boundary Background Paper	The Settlement Boundary Background paper will be updated to reflect the correct approval date of the planning permission of 2009 (not 2008).	To correct the approval date.

Planning Policy Team	Settlement Boundary Background Paper	The Settlement Boundary Background paper denotes the incorrect summary for the assessment of Llandeud, as it outlines the summary for Langstone. The assessment has not changed for Llandeud but the summary has been correctly set out.	To reflect the correct assessment.
Planning Policy Team	Gypsy and Traveller Background Paper	Amend the text colour on the table at paragraph 3.8 from red and green to black.	A small number of representations imply that the red and green text was misinterpreted to mean 'bad' and 'good' respectively, which is incorrect.
3683.L70 Natural Resources Wales	List of Background Papers and Technical Papers.	Add Wind Turbine Capacity Study be added to list of Background Papers and Technical Papers.	Factual change.

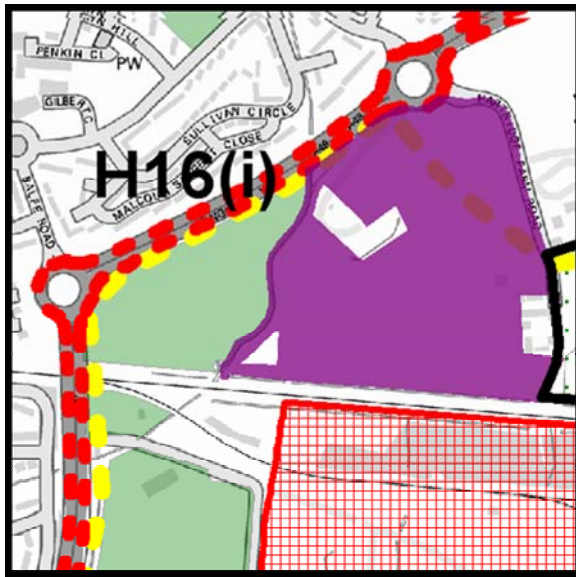
Before



After – Addition of The Coal Authority's 'Development Risk' layer to Constraints Map



Before



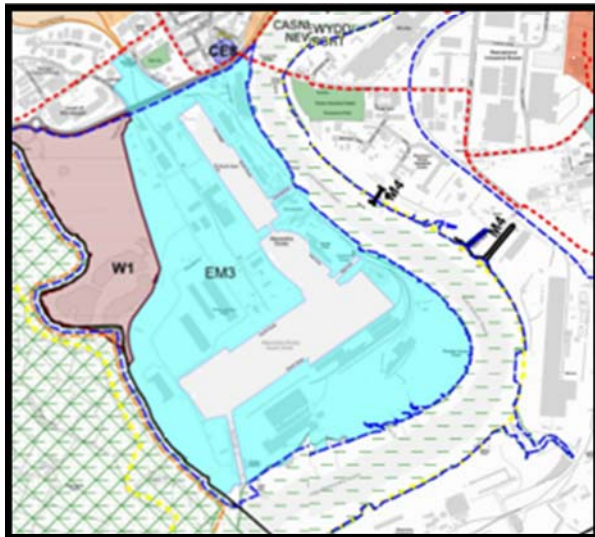
After - To provide one clear boundary rather than one with cut out sections.



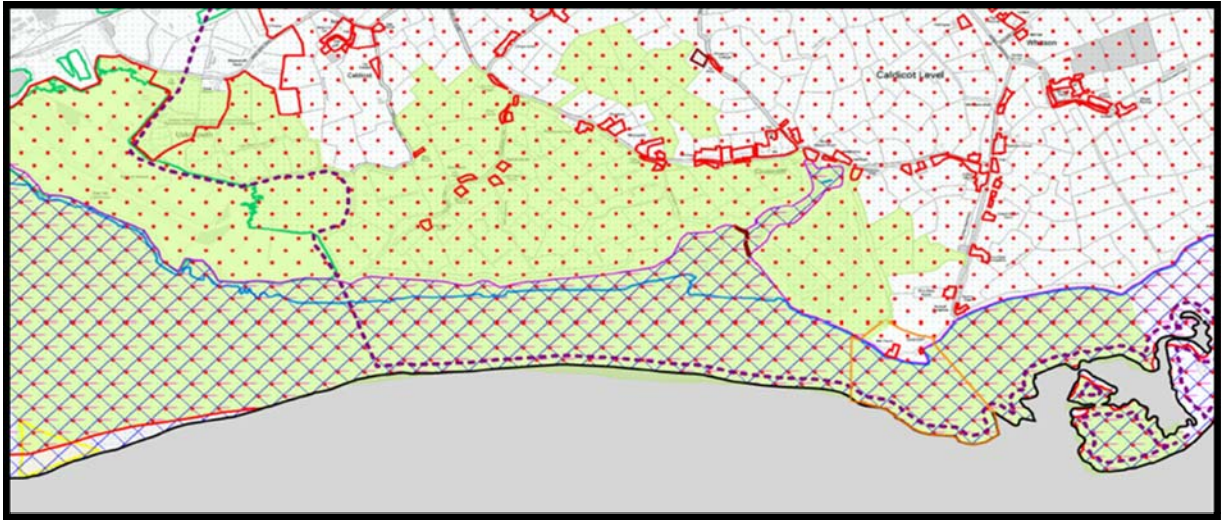
Before



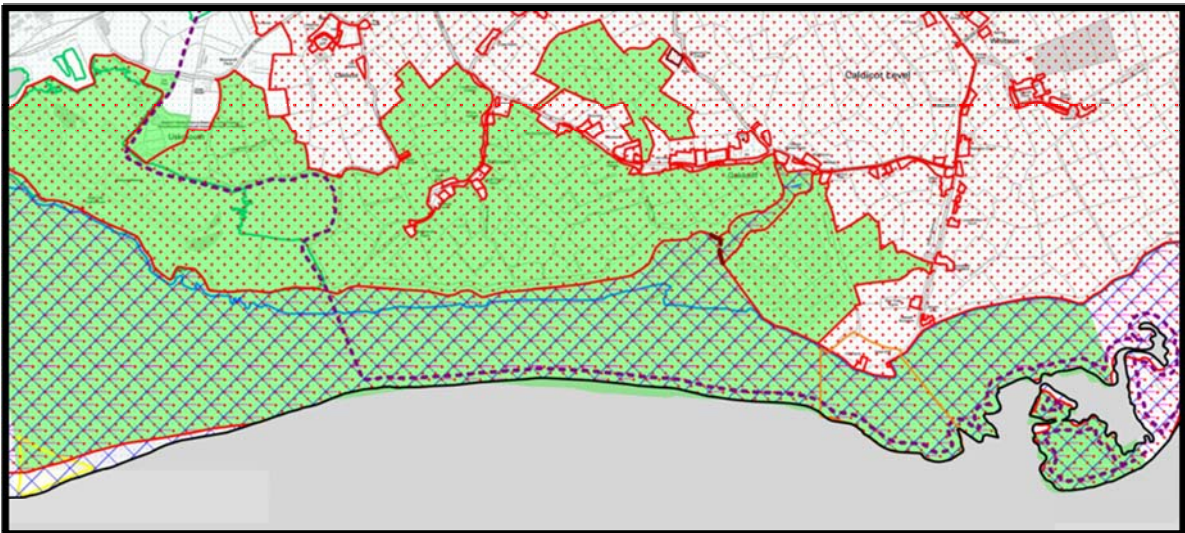
After – Water removed from Newport Docks allocation



Before



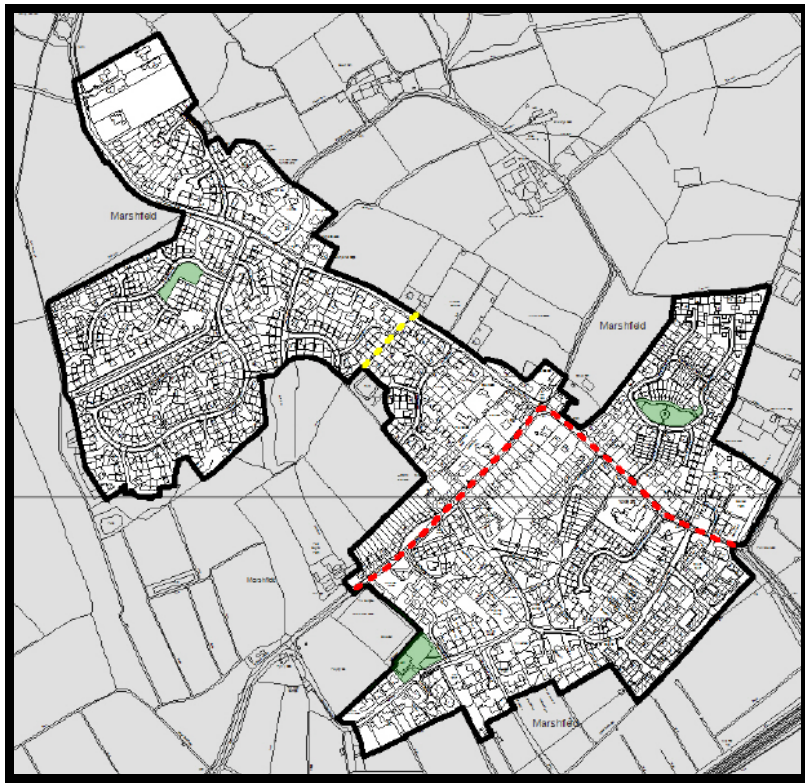
After – The Newport Wetlands National Nature Reserve is now correctly mapped as a result of a factual change requested by Natural Resources Wales



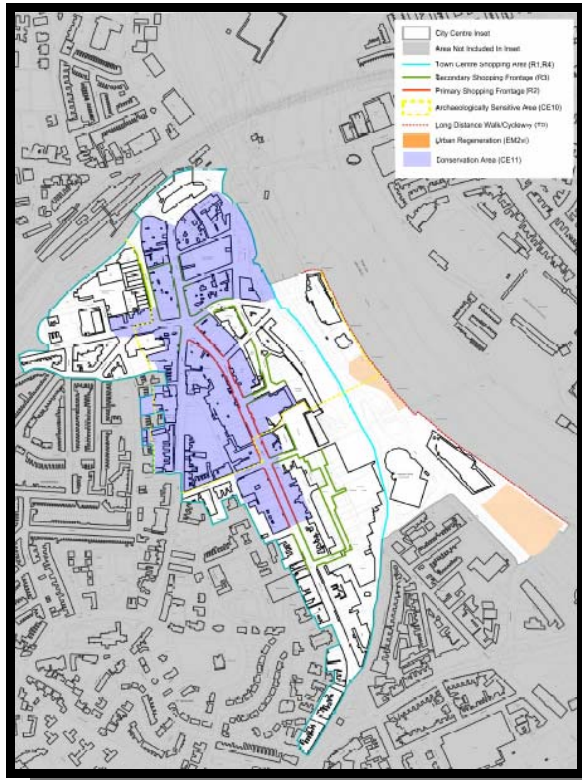
Before



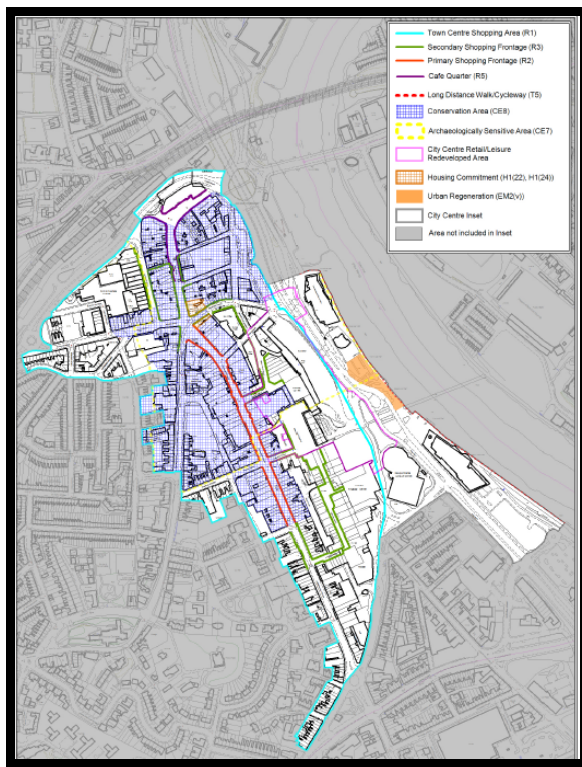
After — Updated to reflect the planning approval granted on the site (64 Marshfield Road).



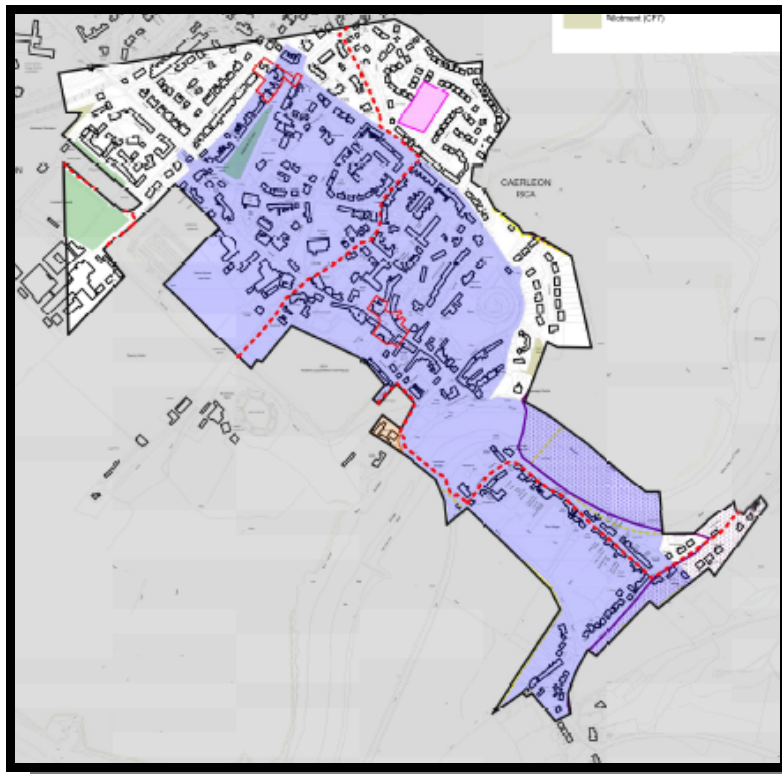
Before



After — Employment regeneration polygon adjacent to university deleted.



Before



After — Revised to reflect the fact that housing allocation H49 – Mill Street no longer includes the section within Flood Risk C2 and ASA.

