

**Newport City Council  
Local Development Plan  
Revised Deposit Plan  
Matters Arising Changes**

**Sustainability Appraisal Note**

**June 2014**

# Newport City Council Local Development Plan Revised Deposit Plan

## Matters Arising Changes

## Sustainability Appraisal Note

**June 2014**

### Notice

This report was produced by Atkins Ltd. for Newport City Council for the specific purpose of the Sustainability Appraisal of the Newport Local Development Plan.

This report may not be used by any person other than Newport City Council without Newport City Council's express permission. In any event, Atkins accepts no liability for any costs, liabilities or losses arising as a result of the use of or reliance upon the contents of this report by any person other than Newport City Council.

### Document History

JOB NUMBER: 507 3226			DOCUMENT REF: Newport MAC Sustainability Appraisal Note v2.0.docx			
2.0	Final	CW	CW	CW	CW	19/06/14
1.0	Draft for comment	CW/ZG	CW	CW	CW	17/06/14
Revision	Purpose Description	Originated	Checked	Reviewed	Authorised	Date

# Contents

Section	Page
1. Introduction	5
2. Approach to Assessment of the Changes	6
3. Changes to Policy CE11 Renewable Energy	13
4. Changes to Policies SP5, SP6, SP7, SP8, CE1, H12 and H13 and new Policy H18	15
5. Changes to Policies SP10 and H1	21
6. Changes to Policy SP11	27
7. Changes to Policies H3, H4 and H7	29
8. Changes to Policies SP12, CF1, CF2 and CF13	32
9. Changes to Policies SP15 and T1	34
10. Changes to Policies S16 and T4	36
11. Changes to Policies SP17, SP18, EM1 and EM3	38
12. Changes to Policies SP21, W1, W2 and W3	47
13. Changes to Policies SP22, M1, M2 and M3	49
14. Changes to Policies H15 and H16	51
15. References	54

## Appendices

<b>Appendix A – New Housing Site Assessments</b>	<b>55</b>
A.1 Introduction	56
A.2 Assessment	57
A.3 References	82
<b>Appendix B –Site re-assessments (correct alignment of safeguarded M4 corridor)</b>	<b>83</b>
B.1 Introduction	84
B.2 Assessment	84
B.3 EM1 (i) Duffryn; EM1 (ii) East of Queensway Meadows, South of Glan Llyn; EM1 (iv) Solutia	84
B.4 References	91

## Glossary

Term	Meaning / Definition
ASA	Area of Archaeological Sensitivity
AQMA	Air Quality Management Area
EEA	Eastern Expansion Area
HQ AL	High Quality Agricultural Land
Landscape Value	<p>The individual aspects of a landscape that are given a value based on set criteria where outstanding is equal to National importance, high to Regional importance, Moderate to local importance and low where there is a very low level of importance even locally.</p> <p>These aspects are Visual – what the landscape looks like; Earth Science – what is the geology and geomorphology of the landscape; Biodiversity - what plants grow on and what animals live in the landscape; History and Archaeology – what effect have people had on the landscape; and lastly Culture – what are the cultural influences which have helped shape the landscape. (LANDMAP).</p>
LDP	Local Development Plan
MAC	Matters Arising Changes
PDL	Previously Developed Land
PROW	Public Right of Way
RAMSAR sites	Wetlands of international importance, designated under the Ramsar Convention.
SAC	Special Area of Conservation (internationally designated for nature conservation).
Significant effect	Effects which are significant in the context of the SA of the Plan. (Appendix II of the SEA Directive gives criteria for determining the likely environmental significance of effects).
SINC	Site of Importance for Nature Conservation (locally designated for nature conservation).
SPA	Special Protection Area (internationally designated for nature conservation).
SSSI	Site of Special Scientific Interest (nationally designated for nature conservation).
Sustainability Appraisal (SA)	Generic term used in this guidance to describe the form of assessment that considers social, environmental and economic effects, which fully incorporates the requirements of the SEA Directive.
SA Report	Document that identifies describes and appraises the likely significant sustainability effects of implementing a plan or programme. It incorporates the Environmental Report required by the SEA Directive.
TAN15	Technical Advice Note 15

# 1. Introduction

- 1.1 This Note sets out the findings of the Sustainability Appraisal (SA) of the Proposed Matters Arising Changes to the Newport City Council Revised Deposit Local Development Plan (LDP) December 2013. Following the Independent Examination into the soundness of Revised Deposit LDP December 2013, a number of changes have been made to the Revised Deposit LDP to address the Inspector's and other comments made during the Examination hearings. These changes are set in the Newport Matters Arising Changes Report June 2104.
- 1.2 Reports and data sources that have been used to inform the assessments are listed in the references in Section 15 of this Note.
- 1.3 This Note is not a full report and readers should refer to the published SA Report December 2013 (Submission document reference SD34-36) for the Revised Deposit LDP for full information on the SA work undertaken previously.
- 1.4 The SA has been undertaken in compliance with the requirements of the Planning and Compulsory Purchase Act 2004 and the European Union Strategic Environmental Assessment (SEA) Directive 2001/42/EC and builds upon earlier SA work undertaken to inform the Revised Deposit LDP.

## 2. Approach to Assessment of the Changes

- 2.1 The Newport Matters Arising Changes Report June 2104 sets out revisions to a number of policies and/or their supporting text and to the Proposals Plan and introduces new policies as well as deleting policies.
- 2.2 The nature of each of the proposed changes has been considered in order to establish whether they merit additional or revised assessments from an SA perspective with reference to the results in the SA Report of the Deposit Revised LDP December 2013.

### Changes not requiring further assessment

- 2.3 The following changes are considered not to require further SA assessments and a justification is provided below for each change:

- MAC 1.1;
- MAC 2.1;
- MAC 2.2;
- MAC 2.3;
- MAC 2.13;
- MAC 3.1;
- MAC 3.2;
- MAC 3.3;
- MAC 3.4;
- MAC 4.2;
- MAC 4.3;
- MAC 4.4;
- MAC 8.1;
- MAC 8.2;
- MAC 8.3;
- MAC 8.4;
- MAC 8.5;
- MAC 11.1;
- MAC 12.1;
- MAC 13.1;
- MAC 14.1;
- MAC 15.16; and
- MAC 15.17.

### MAC 1.1 Regional Context & MAC 2.1 Spatial Strategy

- 2.4 Both these changes are to the introductory chapters of the LDP and provide context and align text to reflect the removal of new Green Belt expansion in Policy SP6. These changes do not require assessment as changed Policy SP6 has been re-assessed in Section 3 of this SA Note.

## MAC 1.2 Objective 10 Waste

- 2.5 This change provides further clarity regarding the application of the proximity principle to waste management choices by adding “where appropriate” after “proximity principle”. The change doesn’t require further SA as the assessment already considered the possibility that the proximity principle might not be appropriate for all waste management choices.

## MAC 2.2 SP2 Health

- 2.6 This change clarifies that there is other green infrastructure apart from walking and cycling routes. The change doesn’t require further SA as the assessment already considered wider green infrastructure provision with regards to the beneficial effects on health.

## MAC 2.3 SP3 – Flood Risk

- 2.7 This change ensures that total range of flood mitigation approaches are noted in the supporting text by adding a reference to the need to address the issue of flood risk and flood resilience “and resistance measures” in developments. This is a non-material change and does not alter the results of the SA assessments.

## MAC 2.13 SP13 Planning Obligations

- 2.8 Change MAC 2.13 to Policy SP13 Planning Obligations provides clarity and certainty as regards to where development proposals will be subject to S106 Obligations and where subject to CIL. It doesn’t materially change the principle originally enshrined in the policy of development providing or making contributions to local or regional infrastructure in proportion to its scale and sustainability of its location. Overall, the revised policy will continue to secure new infrastructure that will benefit existing and new communities.

## MAC 3.1 GP1 Climate Change

- 2.9 Change MAC 3.1 adds clarification to Policy GP1 Climate Change but it does not change the intention of the policy which remains that development proposals should demonstrate that the risks and consequences of flooding and managed, including avoiding the use of non-permeable hard surface. No need for further SA assessment.

## MAC 3.2 & MAC 3.3 GP5 Natural Environment

- 2.10 Change MAC 3.2 to the supporting text of Policy GP5 Natural Environment clarifies that the Plan’s objective is to achieve the protection and enhancement of habitats and species and to provide net benefit to biodiversity rather than avoiding any net loss. This is aligned with Policy GP5 (i) which stipulates that development proposals will be permitted where the proposals are designed and managed to protect and encourage biodiversity, including through the inclusion of new features on or off site. This clarification amplifies the significant positive sustainability effects identified for this policy as the net benefit objective is likely to result in further habitat and species enhancement.
- 2.11 Change MAC 3.3 further specifies that, in the case of internationally and national important biodiversity sites, the developer is required to protect their conservation status and complete the development proposals in a sensitive manner. This is in addition to the requirements already set for the network of national sites within Newport includes Sites of Special Scientific Interest (SSSI) and National Nature Reserves (NNR). This change enhances the level of protection to be afforded to all designated sites.

## MAC 3.4 GP6 General Development Principles – Quality of Design

- 2.12 Change MAC 3.4 on Policy GP6 General Development Principles – Quality of Design provides clarification with regards to the preservation and enhancement principle through the deletion of 'but avoid the replication of neighbouring architectural styles' with regards to the need for development to reflect the character of the locality. This does not alter the SA assessment of this policy as development will continue to be sensitively designed leading to benefits for the built environment.

## MAC 4.2 CE5 Historic Landscapes, Parks, Gardens and Battlefields

- 2.13 Change MAC 4.2 on Policy CE5 ensures policy wording is compliant with the recent situation concerning Historic Battlefields identification and does not materially change the policy with regards to the protection afforded to these sites which continues to be elevated.

## MAC 4.3 CE6 Locally Listed Buildings and Sites

- 2.14 Change MAC 4.3 provides a clarification with regards to the consideration of the locally listed status of buildings and sites. This does not change the general intention of the previous text and therefore does not change the results of the SA assessment which positively scored the approach to the protection of locally listed buildings and sites.

## MAC 4.4 CE8 Conservation Areas

- 2.15 Change MAC 4.4 clarifies the objective of the policy to the overarching character of the conservation area that is wider than its historic or archaeological value by deleting the words 'archaeological and historic' from bullet i) and requiring that development within or adjacent to conservation areas be designed to preserve or enhance the character or appearance of the conservation area. This change does not alter the positive results of the SA assessment of this policy.

## MAC 8.1 R2 Primary Shopping Frontage

- 2.16 The changes to Policy R2 Primary Shopping Frontage add clarity to the uses considered acceptable in the Primary Shopping Frontage area. They clarify that 'a sui generis (to class A) use appropriate to the primary shopping area will be permitted in proposals for the change of use of ground floor retail premises to non-retail uses'. Policy R2 was assessed together with policies SP20, R1, R3, R4 and R5 in Policy Component 24 City Centre. The clarification now introduced does not alter the results of the assessments of Policy Component 24 presented in the SA Report December 2013.

## MAC 8.2 R6 Retail Proposals in District Centres & MAC 8.3 R7 Retail Proposals in Newport Retail Park District Centre

- 2.17 Change MAC 8.3 deletes Policy R7 which treated Newport Retail Park District Centre differently from all other district centres and change MAC 8.2 incorporates Newport Retail Park District Centre incorporated into Policy R6 to apply standard criteria to all District Centres. These changes do alter the positive results of the SA assessment with regards to the retail proposals in District Centres.



## MAC 8.4 R10 Change of Use to Non-Retail Uses Inside Local Centres

- 2.18 The change to Policy R10 clarifies that proposals for change of use of existing shop premises to financial and professional services, food and drink uses and leisure and community uses within local centres will be permitted only under the conditions set in the policy under items i), ii) and iii).
- 2.19 This is a non-material change and does not alter the assessment of Policy Component 27: Other Retail presented in the SA Report December 2013.

## MAC 8.5 R12 Development of Existing Out-of-Centre Retail Sites

- 2.20 Changes to Policy R12 add clarity to what types of developments the policy will apply to. The policy applies to proposals for redevelopments of and extensions to out-of-centre retail outlets and garden centres involving increases in floorspace to previous consents and/or changes to the range of goods.
- 2.21 This is a non-material change and does not alter the assessment of Component 26: Large Scale Out of Centre Retailing presented in the SA Report December 2013.

## MAC 11.1 Chapter 10- Waste

- 2.22 This change provides context only providing a complete list of how Newport deals with its municipal waste. No need for SA assessment.

## MAC 12.1 Chapter 12 – Monitoring Framework

- 2.23 This change arises out of the number of policy changes suggested which led to a revised Monitoring Framework Chapter to ensure the Monitoring Framework is appropriate. The re-assessment of the changed policies will consider the revised monitoring framework.

## MAC 13.1 & MAC 13.2 Chapter 13 – Infrastructure Requirement

- 2.24 These changes clarify the indicative nature of the delivery and implementation information and ensure the summary tables reflect the most up to date information concerning all allocations within the Plan. No need for SA assessment.

## MAC 14.1 Following the Glossary

- 2.25 This change provides clarity as to the entire list of proposals/designations and constraints as shown on the Proposals and Constraints Maps. No need for SA assessment.

## MAC 15.16 T8 All Wales Coastal Path

- 2.26 This change updates the Proposals Plan to include All Wales Coastal Path and show the spatial extent of the Coastal Path identified in Policy T8. No need for SA re-assessment.

## MAC 15.17 Local Centres Proposals Plan/Inset Plan

- 2.27 This change attaches a set of Inset Plans defining the Local Centres. Local Centres that have been agreed but not implemented at Glan Llyn (H47) and the Former Alcan Site (H54) are shown indicatively on the Proposals Plans and on Inset 9 for Llanwern Village (H3). Local Centres have been defined in order for Policy R9 and R10 to be applied spatially. No need for SA re-assessment.

## Changes requiring further assessment

- 2.28 SA re-assessments have been undertaken for the changed policies in Table 2.1 and are presented in the following sections of this SA Note
- 2.29 Following the approach taken for the SA of the Revised Deposit LDP 2013, the changed policies were assessed grouped by theme into components for re-assessment. Table 2.1 shows the components that were re-assessed and the policies that were considered for re-assessment in each component. The re-assessments have also taken into consideration other policies that remain unchanged in the components, where relevant, to ensure a comprehensive assessment.

**Table 2.1 – Assessment Components considered and policies re-assessed**

Assessment Components	Policies in Components	Matters Arising Changes (and policies re-assessed)
Component 4: Energy	CE11 Renewable Energy	MAC 4.5 (CE11)
Component 6: Green Belt, Landscape and Countryside Development	SP5: Countryside SP6: Green Belt SP7: Green Wedges SP8: Special Landscape Areas CE1: Development in the Green Belt and Green Wedges H10: Conversions in the Countryside H11: Outbuildings and Extensions to Conversions H12: Replacement Dwellings in the Countryside H13: Extensions to Dwellings in the Countryside	MAC 2.4 & 2.5 (SP5); MAC 15.1 & 15.2 (Proposals Plan) MAC 2.6 & 15.4 (SP6); MAC 15.3 & 15.4 (Proposals Plan) MAC 2.7 (SP7); MAC 15.5 (Proposals Plan) MAC 2.8 (SP8); MAC 15.6 & 15.8 (Proposals Plan) MAC 4.1 (CE1) NO CHANGE NO CHANGE MAC 5.6 (H12) MAC 5.7 (H13) MAC 5.10 (NEW POLICY H18 Development in the Countryside)
Component 10: Housing Supply	SP10: House Building Requirement H1: Housing Sites	MAC 2.9 (SP10) MAC 5.1 (H1)
Component 11: Eastern Expansion Area	SP11: Eastern Expansion Area	MAC 2.10 & 14.2 (SP11)
Component 12: Housing Standards	H2: Housing Standards H3: Housing Mix and Density H4: Affordable Housing H5: Affordable Housing Rural Exceptions H6: Sub-division of Curtilages, Infill and Backland Development H7: Annexes to Residential Dwellings	NO CHANGE MAC 5.2 (H3) MAC 5.3 (H4) NO CHANGE NO CHANGE MAC 5.5 (H7)

Assessment Components	Policies in Components	Matters Arising Changes (and policies re-assessed)
	H8: Self Contained Accommodation and Houses in Multiple Occupation H14: Caravans	<i>NO CHANGE</i> <i>NO CHANGE</i>
Component 13: Existing and New Community Facilities	SP12: Community Facilities and Requirements CF1: Protection of Playing Fields, Land Used for Sport and Recreation and Areas of Play CF2: Outdoor Play Space Requirements CF12: Protection of Existing Community Facilities CF13: School Sites	MAC 2.12 (SP12) MAC 9.1 (CF1) MAC 9.2 (CF2) <i>NO CHANGE</i> MAC 9.3 (CF13); MAC 15.18 (Proposals Pan)
Component 15: Transport	SP14: Transport Proposals SP15: Integrated Transport GP4: General Development Principles – Highways and Accessibility T1: Railways T2: Heavy Commercial Vehicle Movements T5: Walking and Cycling T6: Public Rights of Way Improvement T7: Public Rights of Way and New Development	<i>NO CHANGE</i> MAC 2.14 & 2.15 (SP15) <i>NO CHANGE</i> MAC 7.1 & 7.2 (T1), MAC 15.14 (T1 Proposals Plan) <i>NO CHANGE</i> MAC 15.15 (T5 Proposals Plan) <i>NO CHANGE</i> <i>NO CHANGE</i>
Component 17: Highways Infrastructure	SP16: Major Road Schemes CE2: Routeways, Corridors and Gateways T3: Road Hierarchy T4: Parking	MAC 2.16, 2.17 & 2.18 (SP16) <i>NO CHANGE</i> <i>NO CHANGE</i> MAC 7.3 (T4)
Component 18: Employment	SP17: Employment Land Requirement SP18: Employment Sites EM1: Employment Land Allocations EM2: Regeneration Sites EM3: Newport Docks EM4: Alternative uses of Employment Land	MAC 2.19 (SP17) <i>DELETED</i> MAC 6.1 (EM1) <i>DELETED</i> MAC 6.1 (EM2) <i>NO CHANGE</i>
Component 22: Waste	SP21: Waste Management W1: Waste Site Allocations	MAC 2.20 (SP21) MAC 11.2 (W1); MAC 15.22 (Proposals Plan)

Assessment Components	Policies in Components	Matters Arising Changes (and policies re-assessed)
	W2: Sites for Waste Management Facilities W3: Waste Management Proposals W4: Provision for Waste Management Facilities in Development	MAC 11.3 (W2) MAC 11.4 (W3)  <i>NO CHANGE</i>
Component 23: Minerals	SP22: Minerals M1: Safeguarding of Mineral Resource M2: Mineral Development M3: Oil and Gas M4: Wharves and Rail	MAC 2.21 & 2.22 (SP22) MAC 10.1 & 10.2 (M1); MAC 15.19 & 15.20 Proposals Plan <i>NO CHANGE</i> <i>NO CHANGE</i> MAC 15.21 (M4 Proposals Plan)
Component 28: Gypsy and Traveller Accommodation	H15:Gypsy and Traveller Transit Accommodation H16:Gypsy and Traveller Residential Accommodation H17: Gypsy and Traveller Accommodation Proposals	MAC 5.8 (H15)  MAC 5.9 (H16)  <i>NO CHANGE</i>

2.30 The re-assessments have considered:

- the implications of the changes to the text of the policies and their supporting text; and
- the implications of the proposed changes to housing and employment sites allocated by the Housing and Employment policies. In addition, the implications resulting from the changes made to the sites are considered together with other relevant modifications in terms of the overall sustainability performance of the relevant policies which allocate them.

2.31 The assessment methodology utilised in the re-assessments is that described in Section 2 Methodology of the SA Report of the Revised Deposit LDP December 2013.

### 3. Changes to Policy CE11 Renewable Energy

- 3.1 The changes to Policy CE11 Renewable Energy add clarity to the appropriate locations for small scale and large scale renewable energy schemes. This policy was assessed as Component 4 in the December 2013 SA Report. The following changes were introduced to the policy and supporting text.

#### MAC 4.5 CE11 Renewable Energy

##### CE11 Renewable Energy

**RENEWABLE ENERGY SCHEMES WILL BE CONSIDERED FAVOURABLY, SUBJECT TO THERE BEING NO OVER-RIDING ENVIRONMENTAL AND AMENITY CONSIDERATIONS. ~~AND THE SPECIAL QUALITIES OF THE GWENT LEVELS ARE NOT COMPROMISED.~~ SMALL SCALE MICROGENERATION WILL BE ENCOURAGED WITHIN THE SETTLEMENT BOUNDARY. LARGE SCALE PROPOSALS MAY BE MORE APPROPRIATELY LOCATED OUTSIDE OF THE DEFINED SETTLEMENT BOUNDARY IF NO APPROPRIATE BROWNFIELD SITES EXIST. ~~PREFERENCE WILL BE GIVEN TO RENEWABLE ENERGY SCHEMES PROPOSED WITHIN THE DEFINED SETTLEMENT BOUNDARY AND IN CLOSE PROXIMITY TO THE REQUIRED INFRASTRUCTURE.~~ THE CUMULATIVE IMPACTS OF OTHER RENEWABLE ENERGY SCHEMES WILL BE AN IMPORTANT CONSIDERATION.**

4.50 ~~The development of renewable sources of energy can make a valuable contribution to tackling the rate of climate change and enable us to live in a more sustainable manner.~~ TAN 8: Planning for Renewable Energy (2005) sets out the Welsh Government's commitment to facilitating the development of renewable energy sources. Detailed guidance on different types of renewable energy technologies including design and locational considerations are set out in TAN 8: Planning for Renewable Energy, and developers should have regard to these when proposing renewable energy schemes. The Council has undertaken a Renewable Energy Assessment. This sets out the potential for renewable energy resources and technologies within Newport. It should be considered when assessing renewable energy proposals, and the potential contribution renewable energy can make within development.

4.51 Particular care should be taken in assessing proposals for renewable energy projects in sensitive, designated areas, such as areas of high landscape quality, and areas of nature conservation, or archaeological or historical importance. The Gwent Levels are recognised as an internationally important resource in terms of landscape and heritage and nationally important for ecology. Proposals which affect the special qualities of the Gwent Levels, or any other protected site, will be resisted unless it can be demonstrated that there will be no significant adverse effects.

4.52 In Newport, although a variety of renewable energy projects may be proposed, the most common installations of **larger scale proposals** seeking planning permission in recent years have been solar or wind power developments, through the provision of solar panel farms or the erection of wind turbines.

4.53 Wind turbines can fulfil an important role in the creation of energy, but they can also have a visual, noise and ecology impact over a wide area that can be unacceptably damaging to the environment and amenity. A technical capacity study for wind turbines within Newport has been undertaken, the conclusions and recommendations of which will be taken into consideration in the determination of wind turbine applications.

4.54 With regards to solar energy, key considerations in their assessment will include the ecological, landscape and visual impact of a scheme. The potential for reflective 'glint and glare' will need to be explored as well as potential ecological and visual impacts from installation techniques such as cable trenches and the removal of hedgerows. Similarly the impact of associated infrastructure and security measures will need to be considered.

4.55 Brownfield sites within the settlement boundary will be favourably considered and where possible, should be considered before greenfield options. The use of brownfield sites is a more sustainable option in terms of land take up and usually benefits from being surrounded by potential energy users or closer grid connections, reducing the requirements and impact of associated infrastructure. **Development of larger scale renewable energy schemes may be acceptable on greenfield sites where it can be demonstrated that there will be no significant adverse impacts on the environment and local communities.** ~~The use of existing buildings, for example the fitting of solar panels, will be encouraged subject to it satisfying the Policies of the Plan. The installation of solar panels (up to 50MW) 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.~~

4.56 The positive contribution renewable energy schemes can make to sustainability and climate change must be balanced with the need to protect the environment and amenity. The cumulative impact of proposals, in both greenfield and brownfield locations, will therefore be a careful consideration in the acceptability of a scheme. Developers will need to consider the number of other similar developments in the locality and the impact they would have collectively.

4.57 **Smaller scale micro-generation which involves the production of heat or power on a very small scale ordinarily for use where it is made, is most appropriately located within existing settlement boundaries, however exceptions may be appropriate in certain circumstances.** Installations on or within curtilages of buildings should be of a scale and design appropriate to their surroundings and in accordance with GP Policies of this Plan. Particular regard should be had to design within Conservation Areas, on Listed Buildings and within the Gwent Levels Special Landscape Area<sup>1</sup>. Renewable energy schemes should be considered as an integral part of new build development schemes. Design of renewable energy installations should be referred to in the relevant Design and Access Statement.

4.58 **A range of micro-generation technology is permitted development under Part 40 (installation of domestic micro-generation equipment) and Part 43 (installation of non domestic micro generation equipment) of the General Permitted Development Order, and should be referred to for further guidance.** ~~Renewable energy schemes will be encouraged especially within settlement boundaries.~~

## Assessment Results

3.2 The revised policy continues to promote the use of renewable energy (RE) schemes, taking into account environmental and amenity considerations and scoring positively from a sustainability perspective. The clarifications introduced regarding the most appropriate locations for different size of renewable energy schemes and the range of micro-generation technology that is permitted development provide more certainty for developers and are likely to encourage further take up of these type of schemes in new development with added sustainability advantages.

---

<sup>1</sup> Further guidance on this can be found in the Cadw Publication (2010) on 'Renewable energy and your historic building'.  
[http://cadw.wales.gov.uk/docs/cadw/publications/Micro\\_gen\\_booklet\\_EN.pdf](http://cadw.wales.gov.uk/docs/cadw/publications/Micro_gen_booklet_EN.pdf)

## 4. Changes to Policies SP5, SP6, SP7, SP8, CE1, H12 and H13 and new Policy H18

- 4.1 As set in Table 2.1, Policies SP5, SP6, SP7, SP8, CE1, H12 and H13 were assessed under Component 6: Green Belt, Landscape and Countryside Development together with policies H10 and H11 which remain unchanged. A new policy H18 Dwellings in the Countryside has been added to the Revised LDP which has been added to Component 6 and assessed in this section. The following changes have been introduced:

### MAC 2.4 SP5 Countryside

- 4.2 Change MAC 2.4 to Policy SP5 is considered non-material as it merely replaces a full stop with a comma in the policy text to clarify the conditions under which development in the countryside will be permitted.

### MAC 2.8 SP8 Special Landscape Areas & MACs 15.6 and 15.7 SP8 Special Landscape Areas Proposals Plan

- 4.3 Changes MAC 2.8 to Policy SP8 Special Landscape Areas and MAC 15.6 and 15.7 to the Proposals Plan are also non-material. They provide a correction through deleting Tredegar Park as an allocation as the area is already protected by the Historic Park and Garden designation made by CADW as therefore should not be allocated through the LDP and shown on the Proposals Plan.
- 4.4 The above changes have not been considered in the re-assessment of Component 6. The re-assessment has considered the following changes:
- MAC 2.5 (SP5); MAC 15.1 & 15.2 (Proposals Map)
  - MAC 2.6 & 15.4 (SP6); MAC 15.3 & 15.4 (Proposals Map)
  - MAC 2.7 (SP7); MAC 15.5 (Proposals Map)
  - MAC 2.8 (SP8); MAC 15.6 & 15.8 (Proposals Plan)
  - MAC 4.1 (CE1)
  - MAC 5.6 (H12)
  - MAC 5.7 (H13)
  - MAC 5.10 (NEW POLICY H18 Development in the Countryside)

### MAC 2.5 SP5 Countryside

#### SP6 Countryside

**DEVELOPMENT IN THE COUNTRYSIDE (THAT IS, THAT AREA OF LAND LYING BEYOND THE SETTLEMENT BOUNDARIES SHOWN ON THE PROPOSAL AND INSET MAPS) WILL ONLY BE PERMITTED WHERE THE USE IS APPROPRIATE IN THE COUNTRYSIDE, RESPECTS THE LANDSCAPE CHARACTER AND BIODIVERSITY OF THE IMMEDIATE AND SURROUNDING AREA AND IS APPROPRIATE IN SCALE AND DESIGN. HOUSING DEVELOPMENT, RURAL DIVERSIFICATION AND RURAL ENTERPRISE USES, BEYOND SETTLEMENT BOUNDARIES, WILL ONLY BE APPROPRIATE WHERE THEY COMPLY WITH NATIONAL PLANNING POLICY.**



2.22 The Council recognises the importance of protecting the countryside both for its own sake and because it provides a vital landscape setting for the urban area and transport corridors. The countryside has value for landscape, natural resources, agriculture, ecology, geology, history, archaeology and outdoor recreation. It will rarely be the appropriate location for development, **except where this is for the specific benefit of the rural economy or the use satisfies policies H10 – Conversions in the Countryside and H12 – Replacement Dwellings in the Countryside.**

## MAC 15.1 SP5 Countryside Proposals Plan

*The Urban Boundary has moved northwards as a result of the reduced areas at employment allocations EM1 i), EM1(ii), EM1 (iv) and the removal of EM2 ii).*

## MAC 15.2 SP5 Countryside Proposals Plan and inset maps

*The Council has assessed Newport's villages in order to identify the most suitable locations for development outside the main urban area. In the light of this review, the following villages will be retained in the Local Development Plan:*

- ☐ Bishton;
- ☐ Castleton;
- ☐ Christchurch (minor boundary amendment – see Appendix 6);
- ☐ Llanvaches;
- ☐ Llanwern;
- ☐ Marshfield (minor boundary amendment – see Appendix 6);
- ☐ Parc Seymour;
- ☐ St Bride's Wentlooge (minor boundary amendment – see Appendix 6); and
- ☐ Underwood.

*The following villages, by contrast, will cease to have boundaries in the Plan, and will be treated as countryside for the purposes of planning applications:*

- ☐ Goldcliff;
- ☐ Llandevaud;
- ☐ Lower Machen;
- ☐ Nash;
- ☐ Peterstone Wentlooge;
- ☐ Penhow; and
- ☐ Redwick.

*The proposals and inset maps will be updated in order to reflect these changes.*

## MAC 2.6 SP6 Green Belt; MAC 15.3 & 15.4, MAC SP6 Green Belt Proposals Plan

### MAC 2.6

#### SP6 Green Belt

**THE GREEN BELT IS MAINTAINED ALONG THE NEWPORT – CARDIFF BOUNDARY AND EXTENDED NORTHWARDS TO THE M4 MOTORWAY. WITHIN THIS AREA DEVELOPMENT WHICH PREJUDICES THE OPEN NATURE OF THE LAND WILL NOT BE PERMITTED. AN INCREASE IN SIZE OF A DWELLING OF MORE THAN 30% OF THE VOLUME OF THE ORIGINAL SIZE OF THE DWELLING, OR AS EXISTED IN 1948, WILL NOT BE APPROVED.**

2.23 The Green Belt that lies between Marshfield and Cardiff was designated, following regional discussions, by the Newport Unitary Development Plan 1996 – 2011 as the first green belt in Wales.



Green Belts are normally expected to have a life beyond that of one development plan<sup>2</sup>, so the existing green belt is maintained and a small addition made to extend it northwards to the M4 motorway to provide a more logical and distinct boundary. The extension is also considered necessary to respond to development within the Local Authority area, and pressure for development within the neighbouring Local Authority of Cardiff nearest the Newport boundary.

2.24 The Newport – Cardiff gap, being only about 3 miles wide in places, and sitting between two of the only five cities of Wales, is crucial to the maintenance of urban form. There is no appetite for the cities to merge, and indeed much public support for the maintenance of this gap and the separate identity of the cities.

2.25 Planning Policy Wales (Paragraph 4.8.14 – 4.8.18) sets out what is considered inappropriate development within Green Belt allocations, and should be referred to for guidance.

2.26 Any application to increase the size of a dwelling by more than 30% is likely to have a negative impact on the openness of the Green Belt and will not be approved.

### **MAC 15.3**

*Delete the proposed extension to designated Green Belt and allocate it as Green Wedge.*

### **MAC 15.4**

*Delete the proposed Green Belt extension on the Proposals Plan.*

## **MAC 2.7 SP7 Green Wedge & MAC 15.5 SP7 Proposals Map**

### **MAC 2.7**

#### **SP7 Green Wedges**

**GREEN WEDGES HAVE BEEN IDENTIFIED IN ORDER TO PREVENT COALESCENCE BETWEEN THE FOLLOWING SETTLEMENTS:**

- i) NEWPORT AND CARDIFF;
- ii) ROGERSTONE AND RISCA;
- iii) BETTWS, MALPAS AND CWMBRAN;
- iv) CAERLEON AND CWMBRAN.

**WITHIN THESE AREAS DEVELOPMENT WHICH PREJUDICES THE OPEN NATURE OF THE LAND WILL NOT BE PERMITTED. AN INCREASE IN SIZE OF A DWELLING OF MORE THAN 30% OF THE VOLUME OF THE ORIGINAL SIZE OF THE DWELLING, OR AS EXISTED IN 1948, WILL NOT BE APPROVED.**

2.27 ~~2.25~~ Green Wedges have been designated on a common basis with the other local planning authorities in South Wales. The prime purpose of Green Wedges is to prevent coalescence between urban areas. The designation is not made necessarily on the basis of the physical quality of the landscape, but rather to maintain their openness. The areas designated tend to have significant importance for their openness and for their role in maintaining the distinct identity of separate communities.

2.28 Planning Policy Wales (Paragraph 4.8.14 – 4.8.18) sets out what is considered inappropriate development within green wedge allocations, and should be referred to for guidance.

2.29 Any application to increase the size of a dwelling by more than 30% is likely to have a negative impact on the openness of the green wedge and will not be approved.

---

<sup>2</sup> PPW (Edition 5, November 2012). Available at: <http://wales.gov.uk/topics/planning/policy/ppw/?lang=en>

### MAC 15.5

*The Proposals Plan is to be amended so that:*

*The area at Newport and Cardiff (north of Druidstone road) is designated as a Green Wedge rather than the proposed extension to the Green Belt.*

*The Rogerstone and Risca green wedge is to better reflect the corresponding allocation in the Caerphilly authority area. Pontymason Lane should form the eastern boundary of the green wedge.*

*The Bettws, Malpas and Cwmbran green wedge is to be amended so that the area to the west of Craig-y-Ceiliog Road is removed in light of the urban form of Newport and the neighbouring areas in Cwmbran.*

## MAC 4.1 CE1 Development in the Green Belt and Green Wedges

**COUNCIL NOTE – MAC 4.1 is no longer being consulted on. MAC 4.1 has been removed.**

*CE1 to be replaced by a policy titled “Development in the Countryside”.*

*Superseded policy reads:*

### ~~CE1 — Development in the Green Belt and Green Wedges~~

~~IN ORDER TO PROTECT THE OPEN CHARACTER OF THE GREEN BELT AND GREEN WEDGES, DEVELOPMENT, INCLUDING CHANGE OF USE OF EXISTING BUILDINGS, WILL ONLY BE PERMITTED FOR:~~

- ~~i) — AGRICULTURAL OR FORESTRY USES;~~
- ~~ii) — ESSENTIAL FACILITIES FOR OUTDOOR SPORT AND OUTDOOR RECREATION;~~
- ~~iii) — LIMITED EXTENSION, ALTERATION OR REPLACEMENT OF EXISTING DWELLINGS WITHIN THEIR EXISTING CURTILAGE;~~
- ~~iv) — OTHER USES OF LAND WHICH MAINTAIN THE OPENNESS OF THE GREEN BELT AND WHICH DO NOT CONFLICT WITH THE PURPOSE OF INCLUDING LAND WITHIN IT;~~
- ~~v) — BUILDING REUSES THAT ARE IN KEEPING WITH THE SURROUNDINGS;~~
- ~~vi) — MINERAL WORKING PROVIDED THAT HIGH ENVIRONMENTAL STANDARDS ARE MAINTAINED AND THE SITE IS WELL RESTORED.~~

~~PROPOSALS SHOULD NOT PREJUDICE THE PURPOSES OF THE GREEN BELT/GREEN WEDGE BY REASON OF THEIR SCALE, SITING, MATERIALS OR DESIGN. VISUAL AMENITIES OF THE GREEN BELT/GREEN WEDGE SHOULD NOT BE HARMED BY PROPOSALS FOR DEVELOPMENT WITHIN OR CONSPICUOUS FROM THEM.~~

*New policy and supporting text reads:*

### **CE1: DEVELOPMENT IN THE COUNTRYSIDE**

**DEVELOPMENT IN THE COUNTRYSIDE WILL BE STRICTLY CONTROLLED, BUT IT MAY BE ACCEPTABLE IF IT IS NECESSARY FOR:**

- 1) A RURAL ENTERPRISE OR FARM-DIVERSIFICATION PROJECT;**
- 2) THE WINNING AND WORKING OF MINERALS;**
- 3) LAND RECLAMATION;**
- 4) TRANSPORTATION AND/OR UTILITIES INFRASTRUCTURE;**

- 5) THE SUITABLE CONVERSION OR LIMITED EXTENSION OF EXISTING STRUCTURALLY SOUND RURAL BUILDINGS WHERE THE DEVELOPMENT IS MODEST IN SCALE AND CLEARLY SUBORDINATE TO THE ORIGINAL STRUCTURE;**
- 6) THE DIRECT REPLACEMENT OF AN EXISTING DWELLING;**
- 7) OUTDOOR RECREATIONAL AND SPORTING ACTIVITIES.**

**DEVELOPMENT IN THE COUNTRYSIDE THAT IS ACCEPTABLE IN PRINCIPLE SHOULD, WHERE POSSIBLE, UTILISE EXISTING BUILDINGS AND PREVIOUSLY DEVELOPED LAND AND/OR HAVE AN APPROPRIATE SCALE, FORM AND DETAIL FOR ITS CONTEXT.**

The countryside, for the purposes of the LDP is defined as land lying outside of the defined settlement boundaries. The Council recognises the importance of protecting the countryside due to its value for landscape, natural resources, agriculture, ecology, geology, physiography, history, archaeology and outdoor recreation. Therefore development within the countryside will be strictly controlled.

## MAC 5.6 H12 Replacement Dwellings in the Countryside

### H12 Replacement Dwellings in the Countryside

**BEYOND DEFINED SETTLEMENT BOUNDARIES, PROPOSALS TO REPLACE A DWELLING WITH A NEW DWELLING WILL BE PERMITTED PROVIDED THAT:**

- i) THE VOLUME OF THE NEW DWELLING IS NOT MORE THAN 30% LARGER THAN THAT OF THE ORIGINAL DWELLING, OR AS EXISTED IN 1948, TO BE REPLACED;**
- ii) THERE IS A CONDITION ATTACHED TO THE PLANNING PERMISSION TO PREVENT SUBSEQUENT EXTENSION OR OUTBUILDINGS;**
- iii) THE EXISTING DWELLING HAS A LAWFUL RESIDENTIAL USE;**
- iv) THE NEW DWELLING IS SITED TO PRECLUDE THE RETENTION OF THE DWELLING IT IS TO REPLACE, OR THERE IS A CONDITION OR PLANNING OBLIGATION TO ENSURE THE DEMOLITION OF THE ORIGINAL DWELLING ON COMPLETION OF THE NEW DWELLING;**
- v) ANY EXISTING AGRICULTURAL TIE SHALL BE ATTACHED TO THE NEW DWELLING.**

5.26 This Policy is designed to allow the updating of residential accommodation, particularly where this is now seen to be substandard, but only in the context of allowing a modest increase in its size, not to allow a much larger dwelling that would be on a different scale to the original. If such a proposal is made, it will be treated as if it were a new dwelling in the countryside. In either case, the requirements of any other relevant Policies of the Plan will of course also need to be met. While the 30% volume limit should be applied in principle, where it can be demonstrated that an increase above 30% will not have a detrimental impact upon the character and appearance of the surrounding area such development may be considered acceptable.

## MAC 5.7 H13 Extension to Dwellings in the Countryside

### H13 Extensions to Dwellings in the Countryside

**BEYOND DEFINED SETTLEMENT BOUNDARIES, PROPOSALS TO EXTEND A DWELLING WILL BE PERMITTED PROVIDED THAT:**

- i) THE VOLUME OF THE EXTENSION IS NOT MORE THAN 30% OF THE ORIGINAL DWELLING, OR AS EXISTED IN 1948;**
- ii) THE EXISTING DWELLING HAS A LAWFUL RESIDENTIAL USE.**

5.27 This Policy is designed to prevent the urbanisation of the countryside through progressive increases in the size of existing dwellings that could alter the character of the rural area. While the 30% volume limit should be applied in principle, where it can be demonstrated that an increase above 30% will not have a detrimental impact upon the character and appearance of the surrounding area such development may be considered acceptable.

## MAC 5.10 H18 New Dwellings in the Countryside

**COUNCIL NOTE – MAC 5.10 is no longer being consulted on. MAC 5.1 has been removed.**

*New policy and supporting text reads:*

### **H18 Dwellings in the Countryside**

**BEYOND THE DEFINED SETTLEMENT BOUNDARIES, NEW DWELLINGS WILL ONLY BE PERMITTED WHEN IT IS ESSENTIAL FOR THEM TO BE ON THE SITE OF A RURAL ENTERPRISE. SUCH DWELLINGS SHOULD BE LOCATED WITHIN AN EXISTING GROUP OF BUILDINGS, AND ANY PLANNING PERMISSION WILL CONTAIN APPROPRIATE OCCUPANCY CONDITIONS. PROPOSALS SHOULD MEET ALL OF THE FOLLOWING CRITERIA:**

- i) THE ENTERPRISE CAN ONLY FUNCTION PROPERLY IF A WORKER LIVES ON SITE ON A FULL-TIME BASIS;**
- ii) THE ENTERPRISE IS ESTABLISHED AT A SCALE THAT PROVES THE FUNCTIONAL NEED;**
- iii) THE ENTERPRISE HAS BEEN FINANCIALLY SOUND FOR AT LEAST THE LAST THREE CONSECUTIVE YEARS;**
- iv) IN THE PREVIOUS TEN YEARS, NO DWELLING HAS BEEN SEVERED FROM THE CURRENT SITE OR FROM ANY OTHER RURAL ENTERPRISE OF WHICH IT FORMED A PART DURING THAT PERIOD;**
- v) THERE IS NO SUITABLE ALTERNATIVE SITE OR PROPERTY AVAILABLE, INCLUDING A BUILDING CAPABLE OF CONVERSION, IN A NEARBY SETTLEMENT;**
- vi) THE SIZE OF THE DWELLING IS COMMENSURATE WITH THE FUNCTIONAL NEEDS OF THE ENTERPRISE IN QUESTION;**
- vii) THE DEVELOPMENT DOES NOT REQUIRE THE PROVISION OF UNSIGHTLY INFRASTRUCTURE, AND SERVICES CAN BE READILY AND ECONOMICALLY PROVIDED;**
- viii) THE ADDITIONAL TRAFFIC CAN BE ACCOMMODATED ON THE EXISTING HIGHWAY NETWORK WITHOUT UNACCEPTABLE CONSEQUENCES;**
- ix) THE DEVELOPMENT DOES NOT RESULT IN THE STERILISATION OF IDENTIFIED MINERAL RESOURCES OR RESERVES.**

The Council seeks to protect the countryside for the benefit of the entire community. Only in exceptional circumstances, therefore, will it grant planning permission for dwellings beyond the settlement boundaries defined in this Plan. Welsh Government Technical Advice Note 6: Planning for Sustainable Rural Communities (hereafter referred to as TAN 6) provides examples of land-related businesses that constitute rural enterprises. Where it is necessary for a worker in a rural enterprise to live on the land, rigorous justification will be required before a permanent dwelling is allowed in open countryside. A business plan may usefully support an application for development, and it will normally be appropriate for temporary accommodation to be sought while the viability of the unit is established. In addition to functional and financial tests, it must be shown that no suitable property or site is available in a built-up area. It must also be proved that no dwelling has been severed from the application site in the previous 10 years, or from any other site of which it formed a part during those 10 years. This is to prevent the progressive fragmentation of sites in order to secure consents for dwellings in the countryside. By using occupancy conditions of the kind suggested by TAN 6, the Council will ensure that isolated dwellings in the countryside continue to serve the types of rural enterprise that justified their construction in the first place. Applicants should bear in mind that the needs of a rural enterprise will never justify the erection of retirement homes for workers.

A dwelling in the countryside should only be so large as to meet the requirements of a rural enterprise. The curtilage and infrastructure that goes with a dwelling, such as access roads and power lines, can often be as intrusive in the countryside as the dwelling itself. It is recommended, therefore, that isolated or prominent locations be avoided. Other environmental policies of this Plan should also be met, and the impact on the local highway network, which may consist of narrow country lanes, will require careful consideration.

## Assessment Results

**[Please note that following this assessment, policies CE1 and H18 have been removed]**

- 4.5 The changes introduced to Policies SP6 and SP7 remove the proposed extension of the Green Belt northwards to the M4 motorway and instead allocate the area at Newport and Cardiff as Green Wedge. The changes also set the acceptable level of volume increases to existing dwellings inside Green Belt and Green Wedges to no more than 30% of the original volume.
- 4.6 The changes to Policy SP5 represent a relaxation of the protection to be afforded to the countryside by cross-referencing to policies H12 and H13. These two policies have themselves been relaxed by allowing the 30% volume limit for new dwellings or extensions to existing dwellings in the countryside to be increased if it can be demonstrated that an increase above 30% will not have a detrimental impact.
- 4.7 Policy CE1 which dealt with development in the Green Belt and Green Wedges has been replaced by a policy dealing with 'Development in the Countryside'. The new policy identifies the types of development which may be acceptable in the countryside but appears to be at odds with Policy SP5 which indicates that 'HOUSING DEVELOPMENT, RURAL DIVERSIFICATION AND RURAL ENTERPRISE USES, BEYOND SETTLEMENT BOUNDARIES, WILL ONLY BE APPROPRIATE WHERE THEY COMPLY WITH NATIONAL PLANNING POLICY.' **It is recommended that Policy SP5 is updated to reflect the existence of new Policy CE1 and align the wording.**
- 4.8 New Policy H18 sets the Council's approach to new housing development in locations outside settlement boundaries ie. in the countryside and sets the criteria that new dwellings need to meet. This policy represents a further relaxation of the protection afforded by the previous policy component. There is also a degree of inconsistency between this policy and Policy CE1 and **it is recommended that Policy CE1 is updated to be aligned with new Policy H18.**
- 4.9 Overall, this policy component continues to protect the Green Belt and the Countryside and identifies Green Wedges to prevent the coalescence of settlements, all of which could assist in encouraging increased outdoor recreation and is considered likely to create conditions that would support the future development of new infrastructure that could benefit communities and the environment.
- 4.10 However, the relaxation of the protection to be afforded to the countryside through the possibility of building new dwellings in the countryside and the relaxation of the protection afforded in the case of replacement of and extension to new dwellings may result in further development encroachment in the countryside with the loss of this valuable resource and resulting in stronger negative effects on biodiversity.

## 5. Changes to Policies SP10 and H1

- 5.1 As set in Table 2.1, Policies SP10 and H1 were assessed under Component 10: Housing Supply. The changes made to Policy SP10 reflect the revisions made to the Housing Supply in Policy H1.

## MAC 2.9 SP10 Housing Building Requirement

### SP10 Housing Building Requirement

PROVISION IS MADE FOR ~~11,622~~ **11,623** UNITS TO DELIVER A HOUSING REQUIREMENT OF 10,350 UNITS OVER THE PLAN PERIOD. THE AFFORDABLE HOUSING REQUIREMENT FOR THE PLAN PERIOD IS SET AT 8,901 UNITS AND THE AFFORDABLE HOUSING TARGET FOR THE PLAN PERIOD IS SET AT ~~2,527~~ **2,061** UNITS.

THE LAND WILL BE PROVIDED PRIMARILY ON PREVIOUSLY DEVELOPED LAND IN THE FOLLOWING WAYS:

- i) SITES WITH PLANNING PERMISSION, INCLUDING SITES UNDER CONSTRUCTION;
- ii) THE EASTERN EXPANSION AREA;
- iii) ALLOCATIONS SET OUT IN POLICY H1; AND
- iv) INFILL, WINDFALL AND SMALL SITES.

~~HOUSING DEVELOPMENT OUTSIDE SETTLEMENT BOUNDARIES WILL NOT BE PERMITTED NOT BE PERMITTED UNLESS COMPLIANT WITH POLICY H5 OR SET OUT IN NATIONAL PLANNING POLICY.~~

## MAC 5.1H1 Housing Sites

### Housing Supply

5.1 Policy H1 identifies the main sources of housing land. The first part of Policy H1 lists sites which have been previously committed, not yet commenced, and are carried forward into this Plan. It then sets out those sites permitted subject to a Section 106 legal agreement not signed at 1 October 2012. The table goes on to outline those sites under construction and concludes with new sites allocated as a housing proposal.

5.2 The table below sets out the total number of units anticipated to be delivered over the Plan period (2011 - 2026). The total housing supply for the Plan period includes small sites and windfall completions and sets out the housing completion figures achieved to date from the beginning of the Plan period (1 April 2011 – 31 September 2012). The table also indicates how many affordable housing units are also anticipated to be completed over the Plan period. Policy SP10 notes the housing requirement for the plan period and the housing supply noted in the following tables includes an addition supply of at least 10% to ensure flexibility. 5.3 In order to provide sufficient land to accommodate the projected growth, the LDP will provide a policy framework for the construction of new dwellings as follows:

5.1 Policy SP10 sets out the housing requirement for the Plan period. Policy H1 identifies how the requirement will be met and the main sources of housing land. The table below sets out the total number of units anticipated to be delivered over the Plan period (2011 - 2026). A base date of 1st April 2013 has been used in the preparation of the housing figures. The total housing supply for the Plan period includes small sites and windfall completions and sets out the housing completion figures achieved up to the base date of 1st April 2013. The housing supply includes an additional 12% provision above the housing requirement of 10,350 units to ensure flexibility.

Housing Supply 2011 - 2026	
Source	Anticipated Supply
Total Completions 2011 – 31/03/2013 (all residential completions)	805
H1 Sites – Units Remaining 2013 – 2026	8847
Units under construction @ 01/04/13	203
Small sites (below 10 units) for 13 years 2013 – 2026 (41 per annum)	533
Windfall Allowance (above 10 units) for 13 years 2013 – 2026 (95 per annum)	1235
<b>Total</b>	<b>11,623</b>

### H1 Housing Sites

~~THE FOLLOWING SITES OF 10 OR MORE DWELLINGS ARE EXISTING COMMITMENTS FOR RESIDENTIAL DEVELOPMENT:~~



**THE SITES LISTED IN TABLE H1 OF 10 OR MORE DWELLINGS ARE IDENTIFIED FOR RESIDENTIAL DEVELOPMENT:**

**See Table H1 overleaf for Housing Sites**

**TABLE H1 – HOUSING SITES**

LDP Ref	Site Name	Hectares	Total Capacity of the Site	Completions 2011 – 2013	Under Construction @ 01/04/13	Estimated Remaining Units to be delivered between 2013 – 2026	Affordable Housing Units within Plan period	Site Status/Notes as @ 1 <sup>st</sup> April 2013
H1	Adj. McReadys Ponthir Road	2.51	54	0	0	54	0	Planning permission in place
H3	Llanwern Village	44	1100	0	0	1100	253	Planning permission in place
H4	Pirelli	10.50	250	0	0	250	75	Planning permission in place
H5	Glebelands	2.83	153	0	0	153	0	Planning permission in place
H7	Bethesda Close	1.01	22	0	0	22	0	Planning permission in place
H8	Severn Stiles	0.30	23	0	0	23	23	Planning permission in place
H9	Frobisher Road	0.51	10	0	0	10	0	Planning permission in place
H10	Pencoed Castle	9.60	12	0	0	12	0	Planning permission in place
H11	Laburnum Drive	0.13	20	0	20	0	0	Under Construction
H12	Former Tredegar Park Golf Course	9.3	150	0	0	150	30	Planning permission in place
H13	Allt Yr Yn	5.7	125	2	5	118	0	Under Construction
H14	Monmouthshire Bank Sidings	11.30	575	0	0	390	35	Planning permission in place
H15	Victoria Wharf	1.16	130	0	0	130	0	Housing Proposal
H16	Penmaen Wharf	0.83	160	0	0	160	16	Planning permission in place
H17	Former Hurrans Garden Centre	1.95	60	7	31	22	12	Under Construction
H19	Hartridge High School	2.54	65	0	0	65	10	Planning permission in place
H21	Former Floors 2 Go	0.12	10	0	0	10	0	Subject to S106
H23	Traston Lane	0.76	21	0	0	21	0	Planning permission in place
H24	30-33 High Street	0.06	24	0	0	24	0	Subject to S106
H25	Taylor's Garage	2	71	0	0	71	15	Planning permission in place
H26	Ty Du Works	0.41	26	0	0	26	8	Subject to S106
H30	Rear of South Wales Argus	2.30	82	0	0	82	16	Housing Proposal
H31	Roman Lodge Hotel	0.17	10	0	0	10	0	Subject to S106
H32	Former Sainsbury's	2.10	140	0	0	140	42	Subject to S106
H34	Bankside Coverack Road	0.49	38	0	0	38	12	Subject to S106
H36	Farmwood Close	2.3	108	0	10	0	0	Under Construction
H37	City Vizion	3.2	464	85	14	315	65	Under Construction
H38	Lysaghts Village (Orb works)	11.8	517	77	47	338	25	Under Construction
H39	Former Bettws Comprehensive	5.9	229	78	12	125	0	Under Construction
H40	Westmark, Old Town Dock	1.17	154	64	0	90	0	Under Construction
H41	Trinity View	19.4	194	9	1	6	0	Under Construction
H42	Black Clawson	3.5	354	25	38	0	0	Under Construction
H43	Portskewett Street	1.3	117	0	0	25	0	Under Construction
H44	Turner Street	0.65	32	26	6	0	0	Under Construction
H45	Lysaghts	5.8	176	0	0	100	0	Under Construction
H47	Glan Llyn	193	4000	45	10	2207	441	Under Construction
H51	Whitehead Works	18.7	400	0	0	330	120	Housing proposal
H52	Old Town Dock Remainder	13.9	350	0	0	350	0	Housing Proposal
H53	Bideford Road	1.1	35	0	0	35	11	Housing Proposal
H54	Alcan	40	1064	0	0	930	93	Subject to S106
H55	Woodland Site	7.8	200	0	0	200	40	Housing Proposal
H56	Opposite Belmont Lodge	6.92	122	0	0	122	0	Planning permission in place
H57	Treberth Crescent	0.66	58	0	0	58	58	Planning permission in place

H58	Panasonic	7.20	250	0	0	250	75	Housing Proposal
H59	24 Crawford Street	0.36	10	0	0	10	0	Subject to S106
H60	Parry Drive	0.33	15	6	9	0	0	Under Construction
H61	Postal Exchange	0.2	70	0	0	70	21	Housing Proposal
H62	Queens Hill School	4.4	92	0	0	92	28	Housing Proposal
H63	Telford Depot	1.6	60	0	0	60	12	Housing Proposal
H64	Uskside Paint Mills	0.2	53	0	0	53	11	Housing Proposal
Total number of units contributing to the land supply						203	8847	1547

5.2 Housing sites that are adjacent to the River Usk SAC may have implications on this European site through disturbance, loss of habitat, barriers to movement and water pollution. However, implications can be minimised/avoided through appropriate mitigation measures. In accordance with Policy GP5, the developer will be expected to provide sufficient information in order for a Habitat Regulation Assessment to be undertaken to ensure there are no likely significant effects upon the River Usk SAC.

### St Cadocs Hospital Site

5.3 The Welsh Health Estates and Gwent Healthcare Trust have made clear their long term intention to phase out the hospital use on the St Cadocs site. The Newport Unitary Development Plan allocated the site for a mix use scheme including 8 hectares of land for up to 250 residential units, Environmental Space, and a railway station. Given the uncertainty over the timing of the release of the land and deliverability within the Plan period, a housing allocation has not been made in the Local Development Plan. The site does not therefore contribute to the housing requirement figures and should it come forward for development would be considered as a windfall site.

5.4 If the site becomes available for development within the Plan period, the former housing allocation of the existing hospital buildings would be assessed as a brownfield site within the settlement boundary, and would have to satisfy relevant Policies of the Plan. The Council would seek a comprehensive approach to the development of the site, including the incorporation of the railway station and protection of the remaining western Environmental Space.

5.5 A full Transport Assessment will be required, including improved access points as appropriate and an assessment of the Caerleon one-way system and railway bridge. Opportunities for the retention and conversion of the historic buildings and important landscape elements should be explored as part of development proposals for the site.

### Eastern Expansion Area Site

5.6 This is dealt with under Policy SP11 above.

### SMALL SITES

5.7 A small site is where less than 10 dwellings are proposed. Over the past 5 years, completions on small sites have averaged 45-41 units per annum. Using this as a basis for future estimations, the remaining 13 years of the Plan period is anticipated to contribute 513-533 units to the housing supply.

### INFILL AND WINDFALL SITES

Another main source of housing land is infill and windfall sites. These are large sites where the total number of dwellings on site is above 10 units. They are sites that have not been identified within the Plan because they came forward unexpectedly for development over the Plan period. The Plan identifies an estimated figure as by definition these sites are not specifically allocated. The Plan has estimated 75 units per annum figure for infill allowance. Past completion rates on infill and windfall sites over the 5 years averaged 158 units per annum. This has been decreased to reflect a more realistic rate of supply due to the tightening of settlement boundaries and the allocation of residential sites on sustainable and available sites. The total number of infill and windfall completions anticipated over the remaining Plan period (13.5 years) is 1,013 units.

5.8 Infill and windfall sites are also factored into the housing land supply figures. These are large sites where the total number of dwellings on site is 10 units or above. They are sites that have not been identified within the Plan as by definition they are development opportunities that come forward unexpectedly. The 7 year period 2006/07 – 2012/13 provided 990 windfall units, averaging 141 units per annum. A windfall allowance of 95 units per annum has been factored in to the housing supply. This is based on sites of 50 units or less continuing to be the most common form of windfall site over the Plan period.



## Assessment Results

- 5.2 This component is concerned with the provision of housing in Newport. Changed Strategic Policy SP10 makes sufficient land available for a total of 11,623 new dwellings from 2013 to 2026 in primarily previously developed land. The affordable housing requirement is 8,901 units. A target of 2,061 affordable units is set. Changed Policy H1 identifies 8,847 units to accommodate such residential development and 1,547 affordable housing units. Contributions from total completions 2011-2013, small sites below 10 units and windfall sites make up the total supply of 11,623 dwellings.
- 5.3 Thirteen sites have been removed as allocations from the Revised LDP: H2, H6, H18,, H22, H27, H28, H29, H33, H35, H46, H49 and H50. H20 (Former Robert Price) is now included as part of site H37, City Vizion.
- H2 (Hanbury Garage) – the planning permission lapsed and limited confidence that it would be delivered within the plan period.
  - H6 (254 Cromwell Road) – planning permission lapsed and no confidence it would be delivered within the plan period
  - H18 (Newport Athletic Club) - no confidence it would be delivered within the plan period
  - H22 (Albany Chambers) - planning permission lapsed (but likely to be delivered as a windfall site now)
  - H27 (21 Kelvedon St) - application refused as they didn't sign S106 – no confidence it would be delivered within plan period
  - H28 (Church St) – not appropriate to allocate a new site on C2 land
  - H29 (Former Durham Rd School Site) – no confidence it would be delivered within plan period
  - H33 (Rear 1-3 Caerleon Rd) - reduced scheme to 7 units and we only allocate sites of 10 or above
  - H35 (Clarence Place) - scheme completed
  - H46 (Former Westfield School) - scheme completed
  - H49 (Mill Street) - reduced scheme to 7 units and we only allocate sites of 10 or above
  - H50 (Herbert Rd and Enterprise Park) - removed on flood risk grounds
- 5.4 Nine new sites have been added to the Revised Deposit LDP for housing provision, five of which already have planning permission and four are new sites.

### Sites with planning permission

- Panasonic (H58)
- Belmont Lodge (H56)
- Parry Drive (H60)
- Treberth Crescent (H57)
- 24 Crawford St (H59)

### New sites

- Telford Depot (H63)
- Postal Exchange (H61)

- Queens Hill School (H62)
- Uskside Paints Mills (H64)

5.5 The assessments of these new sites are provided in Appendix A and a summary of the results is provided below.

5.6 For the Panasonic site, potential conflicts/conflicts have been identified for SA objectives:

- 2. Biodiversity
- 4. Air quality
- 9. Flooding
- 16. Facilities and access to them
- 26. Alternatives to car transport

5.7 For the Belmont Lodge site, potential conflicts/conflicts have been identified for SA objectives:

- 1. Landscape
- 2. Biodiversity
- 3. Efficient use of land
- 4. Air quality
- 7. Water quality
- 9. Flooding
- 14. Equality of opportunities
- 16. Facilities and access to them
- 26. Alternatives to car transport

5.8 For the Parry Drive site, potential conflicts/conflicts have been identified for SA objectives:

- 2. Biodiversity
- 3. Efficient use of land
- 4. Air quality
- 14. Equality of opportunities

5.9 For the Treberth Cres site, potential conflicts/conflicts have been identified for SA objectives:

- 2. Biodiversity
- 4. Air quality
- 7. Water quality
- 9. Flooding
- 14. Equality of opportunities

5.10 For the Crawford Street site, potential conflicts/conflicts have been identified for SA objectives:

- 2. Biodiversity
- 7. Water quality
- 9. Flooding
- 14. Equality of opportunities

5.11 For the Postal Exchange site, potential conflicts/conflicts have been identified for SA objectives:

2. Biodiversity

19. Historic Environment

5.12 For the Queens Hill site, potential conflicts/conflicts have been identified for SA objectives:

2. Biodiversity

19. Historic Environment

5.13 For the Telford Depot site, potential conflicts/conflicts have been identified for SA objectives:

2. Biodiversity

9. Flooding

14. Equality of opportunities

21. Local employment in Newport

5.14 For the Uskside Paint Mills site, potential conflicts/conflicts have been identified for SA objectives:

2. Biodiversity

3. Efficient use of land

9. Flooding

5.15 For the sites where possible conflict or conflict has been identified, recommendations in order to reduce the negative effects are provided in Appendix A.

5.16 This component continues to have the potential to deliver positive effects against social sustainability objectives through the development of new housing, leading to the provision of high quality new dwellings and communities, an increased sense of community and benefits in deprived areas.

5.17 Positive effects are also predicted for economic sustainability objectives as an improved built environment through housing development may increase the number of potential employees in the area and attract business investment. A number of sites (H16, H47, H51, H52, H54) are regeneration sites, which should help create a mix of uses that could lead to more sustainable development patterns. Additionally, an increase in housing development could increase the vitality and viability of local centres as more people will live in these areas, increasing the catchment for local services and facilities.

5.18 From an environmental perspective, the supply of housing continues to be focused on brownfield sites and sites within settlement boundaries which should contribute to protecting areas of landscape quality from development and lead to the remediation of contaminated brownfield sites.

5.19 A number of sites are adjacent to or contain areas of high levels of environmental protection and could cumulatively lead to significant negative effects on biodiversity, even with the application of the relevant LDP policies. An increase in housing levels is also likely to contribute to an increase in greenhouse gases emissions from increased traffic and emissions from new dwellings.

## 6. Changes to Policy SP11

6.1 Policy SP11 has been amended to reflect the wider nature of the Eastern Expansion Area which now includes two additional housing sites. Policy SP11 was assessed as Component 11 as set in Table 2.1.

### MAC 2.10 SP11 Eastern Expansion Area

#### SP11 Eastern Expansion Area

**LAND TO THE EAST OF THE CITY** THE EASTERN EXPANSION AREA CONSISTS OF THE FORMER LLANWERN STEELWORKS REGENERATION SITE KNOWN AS GLAN LLYN H1(47) AND EM1(vii), ~~CENTERED ON,~~ AND HOUSING SITES AT LLANWERN VILLAGE H1(3), HARTRIDGE HIGH SCHOOL H1(19) AND WOODLANDS SITE H1(55). THIS EASTERN EXPANSION AREA IS IDENTIFIED AS A RESIDENTIAL LED MIXED USE, SUSTAINABLE URBAN EXPANSION AREA AND WHICH WILL BE REQUIRED TO PROVIDE A RANGE AND CHOICE OF HOUSING, EMPLOYMENT LAND AND COMMUNITY USES.

*Paragraph 2.37 will be amended to read:*

2.37 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 Area2. ~~Other land is included within the Eastern Expansion Area, and further detail~~ Two additional housing sites are also identified as part of the Eastern Expansion Area this includes the 65 units at the residential site adjacent to Hartridge High School (H19) and the 200 units at the greenfield site at Woodlands Site (H55) which directly adjoins the Hartridge High School site. Further detail of the overall area can be found in Supplementary Planning Guidance.

## MAC 14.2 Procedures Supplementary Planning Guidance

*The Proposed Actions and Priority set out for the Eastern Expansion Area, Supplementary Planning Guidance, will be amended to read:*

SPG	Current Status	Proposed Action to link SPG to LDP	Priority
Eastern Expansion Area	Adopted May 2007	Revise with updated situation and re-adopt with minimal changes.	High 2014-2016  Medium 2016-2020

## Assessment Results

- 6.2 Changed Policy SP11 identifies the former Llanwern Steelworks site and three housing sites which together would provide a range and choice of housing, employment and community uses. The change to the Proposed Actions and priority make it a high priority development.
- 6.3 The assessment of changed policy continues to lead to the prediction of a range of effects, with significantly positive effects predicted against many SA Objectives. Although significant negative effects have been predicted for particular periods of time against some of the other SA Objectives, the overall effects have not been predicted as significant.
- 6.4 The Eastern Expansion Area continues to include the development of both previously developed and greenfield land. The development of the former steelworks site requires an extensive remediation programme, which should help to improve the quality of the land as well as landscape quality in this location. However, the loss of greenfield land in other locations could lead to negative effects.
- 6.5 The development of such a significant area of land could have effects on greenhouse gas emissions through an increase in trip generation; built development (and the embodied energy in the building materials as well as the emissions from use); and a loss of carbon sink capacity from the natural environment including soils and vegetation. The significance of effects could be

minimised through the implementation of sustainable design principles as required through other plan policies such as SP1 and GP1.

## 7. Changes to Policies H3, H4 and H7

7.1 As set in Table 2.1, Policies H3, H4 and H7 were assessed under Component 12: Housing Standards together with Policies H2, H5, H6, H8 and H14 which remain unchanged.

### MAC 5.2 H3 Housing Mix and Density

#### H3 Housing Mix and Density

**RESIDENTIAL DEVELOPMENT OF 10 DWELLINGS OR MORE SHOULD BE DESIGNED TO PROVIDE A MIX OF HOUSING TYPES AND DENSITIES TO MEET A RANGE OF NEEDS AND SHOULD BE BUILT AT A DENSITY OF AT LEAST 30 DWELLINGS PER HECTARE. A LOWER DENSITY WILL ONLY BE ACCEPTABLE WHERE IT IS DEMONSTRATED:**

- i) PHYSICAL OR INFRASTRUCTURE CONSTRAINTS PREVENT THE MINIMUM DENSITY FROM BEING REACHED, OR;**
- ii) THE MINIMUM DENSITY WOULD HAVE AN UNACCEPTABLE IMPACT ON DESIGN/CHARACTER OF THE SURROUNDING AREA, OR;**
- iii) THERE IS A PARTICULAR LACK OF CHOICE OF HOUSING TYPES WITHIN A LOCAL COMMUNITY.**

A minimum density of 30 dwellings per hectare will ensure development land is used efficiently which will help to create sustainable communities. A lower density will only be acceptable in accordance with the criteria listed above. Lower densities might be acceptable where it can be demonstrated there is a lack of choice of housing types within a local community. In particular, some communities within Newport are dominated by high density housing and a lower form of density would provide greater choice. In demonstrating criterion iii) consideration should also be given to Policy GP2 and how the proposed development will impact on the character or appearance of the surrounding area.

While it may not be appropriate for small sites (of less than 10 dwellings) to provide a range of housing types and densities, the normal pattern should be for a mix of units to be provided. In this way the range and choice of housing opportunities available to people should be made as comprehensive as possible.

### MAC 5.3 H4 Affordable Housing

#### H4 Affordable Housing

~~RESIDENTIAL DEVELOPMENTS OF 0.33 HECTARES OR 10 OR MORE DWELLINGS, WHATEVER THE SIZE OF THE SITE, WITHIN IN THE SETTLEMENT BOUNDARY, OR 0.2 HECTARES OR 3 OR MORE DWELLINGS, WHATEVER THE SIZE OF THE SITE, WITHIN THE DEFINED VILLAGE BOUNDARIES WILL BE REQUIRED TO INCLUDE 30% AFFORDABLE HOUSING DWELLINGS, PROVISION WILL BE SET TO REFLECT SITE VIABILITY.~~

**ONSITE PROVISION FOR AFFORDABLE HOUSING WILL BE REQUIRED ON ALL NEW HOUSING SITES OF 10 OR MORE DWELLINGS WITHIN THE SETTLEMENT BOUNDARY, OR 3 OR MORE DWELLINGS WITHIN THE DEFINED VILLAGE BOUNDARIES.**

**THE AUTHORITY WILL SEEK THE PROVISION OF AFFORDABLE HOUSING IN ACCORDANCE WITH THE RELEVANT SUB MARKET AREA TARGET NOTED BELOW;**

**40% CAERLEON AND RURAL NEWPORT  
30% ROGERSTONE AND WEST NEWPORT  
20% EAST NEWPORT**

**10% MALPAS AND BETTWS  
(THE SUBMARKET AREAS ARE DEFINED ON THE AFFORDABLE HOUSING SUBMARKET AREA PLAN OVERLEAF\*)**

**SPECIFIC SITE TARGETS MAY VARY SUBJECT TO VIABILITY AND NEGOTIATION.**

**FOR NEW HOUSING SITES OF LESS THAN 10 DWELLINGS, THE COUNCIL WILL SEEK A COMMUTED SUM CONTRIBUTION. THE AFFORDABLE HOUSING SPG CLARIFIES THE METHODOLOGY FOR CALCULATING THE COMMUTED SUM PAYMENTS.**

*\*The Plan is available to view in Appendix 3 of the Matters Arising Changes*

5.14 The Local Housing Market Assessment indicates an on-going requirement for affordable housing totalling 86% of the overall housing requirement for the LDP 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 Wales and Technical Advice Note 2: Planning And Affordable Housing (2006), 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. Where a developer can demonstrate to the satisfaction of the Authority that the expected percentage is not deliverable, they may negotiate with the LPA to ensure delivery of a reasonable number of affordable homes, which contributes to meeting the need of the area. It is recognised that due to the various values associated with sub market areas of Newport a split target approach has been set. The sub market targets are a realistic figure of what schemes are likely to be able to sustain. The high level of affordable housing need in Newport means that the Council requires those sites meeting the policy threshold to provide onsite affordable housing provision. If the site does not meet the threshold then a commuted sum is required. The SPG clarifies the factors that will be taken into account in negotiating the appropriate percentage or each scheme, necessary safeguards, and how the requirement should be delivered.

## MAC 5.5 H7 Annexes to Residential Dwellings

### H7 Annexes to Residential Dwellings

**~~ANNEXES TO RESIDENTIAL DWELLINGS THAT ARE CAPABLE OF OCCUPATION AS SELF-CONTAINED ACCOMMODATION WILL BE CONSIDERED AS IF THEY WERE NEW DWELLINGS.~~**

~~5.17 Where proposals come forward for the provision of additional accommodation within the curtilage of a dwelling, for example by way of 'granny annexes' or accommodation for other family members, perhaps related to a business, these will be treated as separate dwellings where they are capable of self-contained use, either initially or with subsequent adaptation. While justification may be advanced for the use initially, the building will normally remain long after this use is no longer required. In the interests of the environment, it is important therefore, that any building or use permitted should be appropriate to the site. Other relevant Policies of this Plan, such as that on Sub-division of Curtilages, Infill and Backland Development, should therefore be considered.~~

~~5.18 Where the annex would need to remain as part of the original dwelling unit as it was not capable of independent occupation, then it will be considered in that light, rather than as a new dwelling.~~

**PROPOSALS FOR THE PROVISION OF SELF-CONTAINED ANNEXE ACCOMMODATION WILL BE PERMITTED PROVIDED THAT:**

- i) THE PROPOSED ANNEXE IS OF LIMITED SIZE AND PROVIDES ONLY ESSENTIAL ACCOMMODATION THAT IS COMMENSURATE WITH THE NEEDS OF THE USER AND SUPPLEMENTARY TO THE FACILITIES AND ACCOMMODATION AVAILABLE IN THE ASSOCIATED DWELLINGHOUSE.**
- ii) THE ANNEXE IS SITED AS CLOSE AS POSSIBLE TO THE ASSOCIATED DWELLINGHOUSE.**

**iii) IT HAS BEEN DEMONSTRATED THAT THERE IS A FUNCTIONAL LINK WITH THE ASSOCIATED DWELLINGHOUSE IN RESPECT OF THE RELATIONSHIP WITH THE OCCUPIERS OF THE ASSOCIATED DWELLINGHOUSE AND THE SERVICES/FACILITIES AVAILABLE FOR THE USER OF THE ANNEXE.**

**iv) THE ANNEXE IS LOCATED WITHIN THE EXISTING CURTILAGE OF THE ASSOCIATED DWELLINGHOUSE AND NO SEPARATE CURTILAGE, VEHICULAR ACCESS OR SEGREGATED PARKING AREA SHALL BE CREATED.**

5.17 For the purposes of this policy, an annexe is defined as accommodation that is ancillary to a main dwellinghouse. This means that even a self-contained annexe must *support* a house in some way, not function independently of one. It follows, therefore, that a house and its annexe must occupy a single planning unit and share a vehicular access, a parking area and a garden. The Council will control the layout of any proposal in order to prevent the separation of an annexe from a main dwellinghouse. Any scheme that fails to demonstrate a reasonable degree of dependency between an annexe and a main dwellinghouse will be assessed as a proposal for a new dwelling.

## Assessment Results

- 7.2 This component contains a number of policies setting standards for the delivery of housing. Significant positive effects were predicted for six of the SA Objectives. No negative effects have been predicted. Policy H2 requires new housing to be built to high environmental standards.
- 7.3 Changed Policy H3 has been updated to reflect the minimum density set out in the monitoring section of the Plan which is at least 30 dwellings per hectare for residential development of 10 dwellings or more. The policy has also been worded to allow some level of flexibility where appropriate through setting acceptability conditions for a lower than 30 dwellings density.
- 7.4 Changed Policy H4 has been reworded to reflect a revised approach to the provision of affordable housing. It introduces a split target approach for affordable housing percentages (rather than a flat 30% requirement) for sub market areas and the use of commuted sums for developments below the threshold of 10 dwellings per hectare.
- 7.5 Changed Policy H7 forms a criteria based approach for annexes to residential dwellings rather than considering such annexes new dwellings because of their self contained accommodation. An important change to the policy is that an annexe is defined as accommodation that is ancillary to a main dwellinghouse. This means that even a self-contained annexe must support a house in some way, not function independently of one.
- 7.6 The policies in this component continue to deliver many positive effects against the set of sustainability objectives. In particular, adherence to high levels of the CfSH should lead to achievements of high levels of energy efficiency in new development. Effects are likely to be more significant in the medium and long term as an increased proportion of dwellings meet higher standards. Policy H2 seeks that the whole life of the building is considered in development, which could reduce requirements for increased building in the long term.
- 7.7 An improvement in housing standards across all built development should create a level playing field to enable all members of the community to live in a high quality home. This effect is likely to increase over time as all housing stock is gradually replaced or improved. Changed Policy H3 requires a mix of housing to meet a range of needs and the requirement for the provision of affordable housing to meet the identified need in changed Policy H4 and Policy H5 should continue to lead to positive effects against improving health and wellbeing.



## 8. Changes to Policies SP12, CF1, CF2 and CF13

- 8.1 As set in Table 2.1, Policies SP12, CF1, CF2 and CF13 were assessed under Component 13: Existing and New Community Facilities together with Policy CF12 which remains unchanged.

### MAC 2.12 SP12 Community Facilities

- 8.2 Change MAC 2.12 to Policy SP12 Community Facilities and Requirements provides clarity to where the policy will be applied ie. new community facilities need to be accessible by a choice of transport modes and should be situated within or adjacent to the defined urban and village settlements or the community that the facility is serving. This clarification is non-material and doesn't alter the SA assessment of Component 13.

### MAC 9.1 CF1 Protection of Playing Fields, Land and Buildings Used for Leisure, Sport, Recreation and Play

#### CF1 Protection of Playing Fields, Land and Buildings Used for Leisure, Sport, Recreation and Play

**THE REDEVELOPMENT FOR OTHER PURPOSES OF PLAYING FIELDS, OTHER LAND AND BUILDINGS USED FOR SPORT, RECREATION, AREAS OF PLAY AND COMMUNITY USES, WILL ONLY BE PERMITTED WHERE:**

- i) ALTERNATIVE PROVISION OF THE SAME BENEFIT IS MADE AVAILABLE IN THE IMMEDIATE LOCALITY; OR**
- ii) THE LAND OR BUILDING(S) IS SURPLUS TO ~~LONG-TERM~~ REQUIREMENTS.**

Paragraph 9.8.:

9.8 Proposals which involve the loss of recreational facilities will rarely be acceptable. In considering proposals for development, full account will need to be taken of the community needs for recreation space, having regard to current level of provision and deficiencies, and to the impact on the locality. **To meet criterion ii) developers will be required to evidence that the land or building(s) is surplus to requirements. This can be done by utilising the Council's Assessment of Outdoor Play Space and site specific assessment of need.**

### MAC 9.2 CF2 Outdoor Play Space Requirements

#### CF2 Outdoor Play Space Requirements

**WHERE DEVELOPMENT RESULTS IN THE LOSS OF OPEN SPACE OR A REQUIREMENT FOR OPEN SPACE IS DEMONSTRATED IN CONJUNCTION WITH POLICY SP13, PROVISION OF OPEN SPACE IN ACCORDANCE WITH THE FIELDS IN TRUST STANDARD (OR AS AMENDED) WILL BE SOUGHT TO SERVE ALL NEW HOUSING DEVELOPMENTS, AND THE DEVELOPER WILL BE REQUIRED TO PAY A COMMUTED SUM TO COVER FUTURE MAINTENANCE.**

*Support text Para. 9.14 will also be reworded:*

9.14 Developers will be required to secure the provision of outdoor play space through planning conditions or a legal agreement with the Council. Wherever possible, provision should be made on site as an integral part of the development and in a location well related to the proposed residential properties. Where the site is too small to secure appropriate provision, or where a number of residential developments are proposed, consideration will be given to combining their open space provision to form a larger, more useable and more manageable area in the locality which will be of direct benefit to the proposed developments. Alternatively, where some or all of the provision needs to be made off site, a financial contribution may be appropriate to allow facilities to



be improved in a suitable location nearby. Commuted sums will be sought from developers where the maintenance of the open space is to be the responsibility of the Council.

9.14 The provision of open and play space is calculated on a site by site basis. If there is a deficit of open space or play space that serve the development, sites and/or contributions will then be requested from developers through a section 106 agreement, in accordance with Policy SP13. Wherever possible, provision should be made on site as an integral part of the development and in a location well related to the proposed residential properties. Where the site is too small to secure appropriate provision, or where a number of residential developments are proposed, consideration will be given to combining their open space provision to form a larger, more useable and more manageable area in the locality which will be of direct benefit to the proposed developments. Alternatively, where some or all of the provision needs to be made off site, a financial contribution may be appropriate to allow facilities to be improved in a suitable location nearby. In addition, commuted sums will be sought from developers where the maintenance of the open space is to be the responsibility of the Council.

9.15 Following the adoption of CIL, a CIL Regulation 123 List will set out infrastructure requirements needed to support growth in the City. Any specific open space infrastructure that is identified on the List will not be the subject of a S106 planning obligation.” Developers should contact the Local Planning Authority regarding precise requirements.

## MAC 9.3 CF13 School Sites

### CF13: SCHOOL SITES

**NEW OR ENLARGED SCHOOLS ARE REQUIRED AT THE FOLLOWING SITES:**

- i) FORMER WHITEHEAD WORKS, CARDIFF ROAD
- ii) FORMER NOVELIS SITE, ROGERSTONE
- iii) GLAN LLYN, LLANWERN (2 PRIMARY SCHOOLS)
- iv) LLANWERN VILLAGE
- v) DUFFRYN HIGH
- vi) DUFFRYN JUNIORS AND INFANTS
- vii) SOUTH OF PERCOED LANE, DUFFRYN

9.52 There is a need for additional and enhanced school facilities to meet future educational needs. Where specific needs have been identified by Education Services, land has been allocated and is shown on the Proposals Map. The Council will seek S106 obligations, contributions towards the cost of additional education provision generated as a result of the associated residential development, towards the provision of additional educational facilities for the aforementioned sites. Negotiated contributions will be fairly and reasonably related in scale and kind to the proposed development. Where appropriate on site provision will be required. Detail regarding planning contributions is provided in Policy SP13 and will be further detailed in SPG.

9.53 The provision of two primary schools has been agreed as part of the Glan Llyn (former Llanwern Steelworks site) development. A further primary school has been agreed on the Llanwern Village element of the Eastern Expansion Area.

9.54 The former Novelis (Alcan) site at Rogerstone is identified as a regeneration site for a predominantly residential led development. The provision of a primary school will be provided on-site as part of this development.

9.55 On site primary school provision will be required as part of the Whiteheads regeneration site. Additional Welsh medium primary school provision is going to be needed within the Plan period.

9.56 Additional Welsh medium primary school provision is going to be needed within the Plan period. The exact location of this facility will be determined as part of an education provision review including the appropriate use of Duffryn High School, Duffryn Juniors and Infants and the South of Percoed Lane, Duffryn site.

## Assessment Results

- 8.3 This policy component continues to encourage the development of new community facilities through Policy SP12. Significant positive effects are predicted for three of the SA Objectives. Proposals that would result in the loss or change of use in building use for community facilities (Policy CF12) and in redevelopment for other purposes of land used for sports and recreation (Policy CF1) continue to be heavily conditioned.
- 8.4 Provision of outdoor play open space will be sought in all development where there is a deficit (Policy CF2) and new or enlarged schools are required at four sites (Policy CF13). Three sites have removed as specific needs have yet to be identified for this. Overall, this policy component continues to lead to an increase in the community facilities which will offer potential local employment opportunities. Together with the provision of outdoor play open space and the protection of existing facilities this component will deliver clear health and wellbeing benefits for communities by increasing the range of recreational activities.
- 8.5 Two significant negative effects are predicted, against SA Objectives 2 (biodiversity) and 7 (water quality). Some of the sites allocated for new school facilities as included within policy CF13 may have negative impacts on environmental designations:
- CF13 (i) is less than 1km from the River Usk SAC/SSSI and Usk Way SINC.
  - CF13 (ii) 0.78% of the site is within the Afon Ebbw River SINC.
  - CF13 (iii) is less than 2km from the River Usk SAC/SSSI and is 0.02km from the Gwent Levels- Nash and Goldcliff SSSI. 0.03% and 0.01% of each of the respective school sites is within the Monk's Ditch SINC.
  - CF13 (iv) is in a greenfield location, 0.07km from Monk's Ditch SINC and less than 2km from the Gwent Levels - Nash and Goldcliff SSSI.
- 8.6 The interconnected nature of the drainage system means that there is the potential for detrimental effects over a wider area of the Gwent Levels - St Brides SSSI, which could exacerbate existing water quality concerns. However, the provisions included within LDP policy GP5 as well as national and international requirements, should enable the appropriate levels of mitigation to be implemented and significant effects avoided for all sites identified.

## 9. Changes to Policies SP15 and T1

- 9.1 Policies SP15 and T1 were assessed under Component 15: Transport together with policies SP14, GP4, T2, T5, T6 and T7 which remain unchanged. Overall, this policy component covers the approach to transport in Newport. The following changes have been introduced:

### MAC 2.14 & MAC 2.15 SP15 Integrated Transport

- 9.2 The changes introduced to Policy SP15 Integrated Transport reflect that the Council will be pursuing such integrated transport methods in line with national and regional transport strategies rather than implementing them and also changes in the status of the SEWTA Regional Transport Plan. Change MAC 2.14 does not require additional SA as the assessment already considered that it wouldn't be the Council implementing such strategies but other third parties/Welsh government responsible for their implementation.
- 9.3 The focus of the re-assessment is therefore on the changes to Policy T1 Railways.

### MAC 7.1 T1 Railways

#### T1 Railways

~~THE RAILWAY SYSTEM WILL BE SAFEGUARDED AND DEVELOPED BY:~~ **THE COUNCIL WILL SUPPORT THE FOLLOWING PROPOSALS FOR THE RAILWAY SYSTEM:**

- i) ~~THE PROVISION OF NEW STATIONS AT:~~
  - a. LLANWERN;
  - b. CAERLEON;
  - c. COEDKERNEW.
- ii) THE PROMOTION OF EARLY IMPLEMENTATION OF TRAIN SERVICES IN THE EBBW VALLEY LINE INTO NEWPORT;
- iii) THE PROMOTION OF EARLY IMPLEMENTATION OF ELECTRIFICATION OF THE LONDON-SOUTH WALES MAINLINE;
- iv) THE PROTECTION OF DISUSED LINES FROM DEVELOPMENT;
- v) PROTECTING AND ENCOURAGING RAIL ACCESS TO INDUSTRIAL DEVELOPMENT, ESPECIALLY ON THE LINES TO NEWPORT DOCKS AND USKMOUTH;
- vi) SUPPORTING APPLICATIONS FOR GOVERNMENT GRANT FOR NEW RAIL FACILITIES;
- vii) SUPPORTING AND PROGRESSING SCHEMES FOR PARK AND RIDE.

## MAC 7.2 T1 Railways

*Add additional supporting text (to Policy T1 Railways) after paragraph 7.9:*

7.6 ~~These proposals are in line with the Regional Transport Plan prepared by SEWTA, and have importance for many reasons, including sustainability and especially carbon reduction, economic development and regional cohesion.~~ **These proposals will be implemented by Welsh Government or other third parties and have importance for many reasons, including sustainability and especially carbon reduction, economic development and regional cohesion.**

7.7 The re-opening of the Western Valley line between Ebbw Vale and Newport is ~~seen as~~ an important strategic link for commuters to the City area. The current service runs from Ebbw Vale to Cardiff and has been hailed as successful, and it is therefore important to open up the route between Ebbw Vale and Newport to encourage sustainable travel to **Newport** ~~the City~~ from these valley areas. Along with this improvement will be the provision of a new station at Pye Corner (Bassaleg).

7.8 The need for stations at Coedkernew and Caerleon had been identified as far back as 1990 in the Gwent Rail Study produced for the former Gwent County Council. Newport City Council will continue to promote the provision of these stations as contributors to sustainable and integrated transport.

7.9 Stations at Llanwern and Coedkernew are located within major employment areas and will be served by strategic highway schemes (Queensway and the Duffryn Link). The stations therefore provide the opportunity for sustainable access to the employment areas, and for park and ride developments to serve the City and elsewhere.

## MAC 15.4 T1 Railways Proposals Plan

*Deletes the allocation of the four railway stations previously allocated in Policy T1.*

## Assessment Results

- 9.4 Policy T1 no longer safeguards the railway system as the powers to deliver a railway are with the Welsh Government. The Council will support the delivery of the identified Railway Scheme but no longer safeguards areas for their future development. . The changed policy is unlikely to deliver any of the sustainability benefits identified previously such as contributing to increased mode shift to rail services and improve local air quality particularly in Air Quality Management Areas and , contributing to a reduction in vehicular traffic on the road network thereby reducing emissions of greenhouse gases.

## 10. Changes to Policies S16 and T4

- 10.1 Policies S16 and T4 were assessed under Component 17: Highways Infrastructure together with policies CE2 and T3 which remain unchanged.

### MAC 7.3 T4 Parking

- 10.2 Change MAC 7.3 to Policy T4 Parking provides clarity as to the car parking standards that will be applied but it does not change materially the policy.
- 10.3 The focus of the assessment is on the changes made to Policy SP16.

### MAC 2.16, MAC 2.17 & MAC 2.18 SP16 Major Road Schemes

#### SP16 Major Road Schemes

#### LAND WILL BE SAFEGUARDED FOR THE FOLLOWING STRATEGIC HIGHWAY SCHEMES:

- i) M4 MOTORWAY JUNCTION 28 TREDEGAR PARK INTERCHANGE IMPROVEMENT;
- ~~ii) EASTERN EXTENSION OF THE SOUTHERN DISTRIBUTOR ROAD ALONG QUEENSWAY THROUGH THE GLAN LLYN REGENERATION AND LLANWERN STEELWORKS SITES;~~
- ii) ~~iii)~~ WESTERN EXTENSION OF THE SOUTHERN DISTRIBUTOR ROAD AS THE DUFFRYN LINK ROAD BETWEEN MAESGLAS AND COEDKERNEW;
- iii) ~~iv)~~ OLD GREEN JUNCTION REMODELLING;
- iv) NORTH-SOUTH LINK – LLANWERN.

2.57-2.52 Junction 28 (Tredegar Park) is where traffic from the Rogerstone and Bassaleg areas, and from all the western valleys of Gwent, join or cross the M4. The junction experiences congestion and improvements are proposed for this strategic junction in the network. Much of the traffic originating in Rogerstone, Bassaleg and the western valleys of Gwent joins or crosses the M4 at Junction 28 (Tredegar Park). By the end of 2016, the Welsh Government will have completed a programme of improvements designed to ease congestion at this strategic junction. Policy GP5 provides guidance on the obligations on developers of schemes in the Gwent Levels.

- 2.61 2.56 The Duffryn Link proposed route corridor lies within the Gwent Levels – St Brides SSSI. The SSSI is notified for its range of aquatic plants and invertebrates associated with the reens and ditches of the drainage system, under the Wildlife and Countryside Act 1981 (as amended). The Duffryn Link is likely to result in crossing the Percoed Reen. The Reen is a known commuting otter habitat connecting to the River Usk SAC (otters are one of the qualifying features of this European site). Otters are also European Protected Species under the Conservation of Habitats and Species

Regulations 2010 (as amended) Percoed Reen also supports the special interest of the Gwent Levels – St Brides SSSI. Any works affecting a Reen the Percoed Reen must be completed in a sensitive manner for otters, to maintain the Favourable Conservation Status of this species, and to conserve and enhance the special interests of the Gwent Levels – St Brides SSSI. The Reen must be maintained in situ (this watercourse must not be culverted) with a minimum of 5m of bank side habitat retained on either side. Works affecting a watercourse within the Internal Drainage Board area will need to adhere to their standard buffer requirements, see para 2.16 5 for more details. Developers will be required to complete an otter survey to determine levels of otter activity in the affected area, which should be used to inform the design of the road and any mitigation that is required. Relevant licences under Regulation 53 of the Conservation of Habitats and Species Regulations 2010 (as amended) may be required from NRW. A sensitive working programme must be compiled to minimise disturbance to this species (this may include obtaining relevant licenses from NRW). Furthermore, should the Percoed Reen need to be crossed, the crossing will need to be designed to ensure continued otter movement up and downstream (even in flood conditions).

- 2.62 2.56 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. In accordance with Policy GP5 the developer will be expected to demonstrate how the special interest of the Gwent Levels – St Brides SSSI will be safeguarded, with respect to the Wildlife and Countryside Act 1981 (as amended).

## Assessment Results

- 10.4 Policy SP16 continues to safeguard land for three highway schemes. The policy has been updated to include road schemes that are scheduled to be delivered within the plan period only. As such the following schemes- Eastern extension of the southern distributor road along Queensway through the Glan Ilyn regeneration and Llanwern Steelworks sites and Old Green Junction Remodelling - have been removed from the policy.
- 10.5 The three proposed highway schemes could have a direct negative effect on open spaces by developing infrastructure; this could impact on the existing landscapes and biodiversity through the development and subsequent use in terms of noise and visual intrusion. Direct negative effects on local air quality may also result. Policy CE2 highlights the London to South Wales railway as being a key route; this could reduce the number of longer distance car trips through Newport and could help to mitigate the vehicle borne effects on air quality of highway infrastructure development.
- 10.6 The policies are supported in the text by encouraging alternative modes of travel and developing wildlife corridors, although these will have limited effects in reducing the impact of significant infrastructure developments.
- 10.7 One highway site (SP16 (ii)) Duffryn Link is within the Gwent Levels - St Brides SSSI. The Duffryn Link is likely to result in crossing the Percoed Reen. The Reen is a known commuting otter habitat connecting to the River Usk SAC (otters are one of the qualifying features of this European site). Significant negative effects on the nature conservation designations may therefore be experienced in this location. Policy SP16 requires EIA and HRA as appropriate, which will be important in identifying appropriate mitigation measures. This could reduce the significance of effects.
- 10.8 New transport infrastructure will attract vehicle trips which lead to greater emissions which is likely to have a direct effect on climate change. The supporting text of Policy CE2 aims to reduce these effects by through masterplanning to promote sustainable travel modes such as walking and cycling. However, the overall impact is predicted to be negative and immediate from any works.
- 10.9 Greater provision of infrastructure highlighted in Policy SP16 and key corridors in CE2 may allow a greater movement of people across Newport, this will enable a greater accessibility to social, recreational and leisure destinations as well as employment. However, the positive impact is reduced due to the impact as the infrastructure could have detrimental effects on these locations including a greater level of parking demand although CE2 does aim to minimise these impacts.

## 11. Changes to Policies SP17, SP18, EM1 and EM3

- 11.1 Policies SP17, SP18, EM1 and EM3 were assessed under Component 18: Employment together with Policy EM4 which remains unchanged, as set in Table 2.1.
- 11.2 As part of the changes, Policies SP17 (Employment Land Requirement) and SP18 (Employment Sites) have been merged as Policy SP17 to create a single strategic employment land policy.
- 11.3 As part of the changes Policy EM1 (Employment Land Allocations) was merged with Policy EM2 (Regeneration Sites) to create changed Policy EM1. It should be noted that during the merging process the following EM2 regeneration allocations have been deleted:
- LLANWERN FORMER TIPPING AREA SOUTH OF QUEENSWAY – This allocation has been deleted from the plan as the area is now allocated as countryside.
  - OLD TOWN DOCK / GEORGE STREET / PENMAEN WHARF- The regeneration allocation has been deleted. Within the original EM2 allocation the following housing sites are allocated in the plan: H16 Penmaen Wharf 0.83 ha, H52 Old Town Dock Remainder 13.9 ha (Total of 14.7 ha housing allocations). The remaining areas originally allocated under EM2 no longer have any specific allocations. They remain within the urban boundary and any new development would be assessed against general development policies.
  - RIVERFRONT - This allocation has been deleted, the site remains within the urban boundary and any new development would be assessed against general development policies.
  - CRINDAU - This allocation has been deleted, the site remains within the urban boundary and any new development would be assessed against general development policies.
  - WHITEHEAD WORKS- The allocation now comprises of the residential allocation H51 Whitehead Works (18.7 ha) and School Site CF13 Former Whitehead Works. Part of the northern section of the former allocation adjacent Cardiff Road no longer has any allocation and development would be assessed against the general development policies.
  - NOVELIS (ALCAN), ROGERSTONE- The site is allocated for housing (Former Novelis (Jubilee Park) H54 – 40 ha).
- 11.4 Policies EM3 (Newport Docs) and EM4 (Alternative Uses of Employment Land) have been renumbered Policies EM2 and EM3 respectively.

### MAC 2.19 SP17 Employment Land

#### SP17 Employment Land

**PROVISION WILL BE MADE FOR APPROXIMATELY ~~168~~ 160 HECTARES OF EMPLOYMENT LAND FOR THE PERIOD 2011 - 2026.**

2.24 This requirement has been assessed taking into account:

- ☐labour supply projections, reflecting the population projections;
- ☐historic take-up of employment land; and
- ☐employment sector projections.

2.25 The employment forecasts for Newport have been based on Experian Economic forecasts. Newport's economy is therefore expected to grow by an additional 7,400 jobs over the LDP period.

2.26 In terms of allocating space to support delivery of these jobs, it has been identified that Newport requires a minimum of 21.5 hectares of employment land specifically for Class B uses, including offices and industrial/warehousing uses. There needs to be sufficient suitable warehousing land to meet the gross requirements



coming forward in advance of industrial land disposals projected by the decline in industrial employment over the Plan Period. For this reason an additional 13.5 hectares of land has been allocated on the grounds of being the type of land which is fit for purpose by today's market standards.

2.27 Therefore, in total, the Plan has a minimum requirement of 35 hectares for ~~new~~ **net** employment land for the Plan Period. The Plan identifies a total supply of ~~168~~ **160** hectares of employment land which exceeds the minimum requirement, but is required so that sufficient flexibility can be provided to promote growth and also take account of various constrained sites which cannot be considered as 'normal supply'. For example, EM1 (i) Duffryn and EM1 (ii) East of Queensway Meadows are controlled by the Welsh Government and only designated for single large user projects of at least 10ha at a time. Similarly, EM1 (iii) Solutia will only be released for development if it is within Solutia's interest and does not compromise their existing facility. Therefore, ~~168~~ **160ha** is considered an appropriate land supply to provide sufficient flexibility for future employment growth. The take-up of land for the various types of employment uses will continue to be monitored.

2.28 The land allocated under Policy EM1 relates to net additional requirement for employment land. The land is needed to accommodate net growth in the stock and any losses from the existing employment stock will need replacing. Policy EM3 will be used to assess proposals for the redevelopment or alternative uses of existing employment sites.

### **SP18 Employment Sites**

~~NEW INDUSTRIAL AND BUSINESS DEVELOPMENT WILL BE LOCATED MAINLY IN THE FOLLOWING AREAS WITHIN THE SETTLEMENT BOUNDARY:~~

- ~~i) WEST NEWPORT AT DUFFRYN;~~
- ~~ii) SOUTH EAST NEWPORT WITHIN THE EASTERN EXPANSION AREA;~~
- ~~iii) URBAN AREA, RIVER USK CORRIDOR, AND DOCKS.~~

*(text below merged from old Policy SP18)*

2.29 The Plan has a focus on urban regeneration, and seeks to provide employment on such sites. These tend to be relatively small in scale, though may sustain high density uses. There may, however, be a need at some time for larger sites with lower density uses, which could not be accommodated within the urban area. More peripheral locations, adjacent to other employment uses and good transport links, may therefore be the only realistic prospect if such uses are to be located in the Newport area at all. Provision is made therefore, in order to facilitate the achievement of the Economic Development Strategy.

2.30 Sites within the inner urban area, although they tend to be small, provide valuable opportunities for higher density development in sustainable locations. The recent office developments in the George Street area provide good examples of the value of such locations. They are accessible by a choice of means of transport, including walking, cycling and public transport, and they are close to the City Centre, which helps to sustain and improve the City Centre's viability and vitality.

2.31 The sites in west Newport are close to major arterial routes, which make them well connected nationally, regionally and locally. Substantial development has already occurred in this area, and there are business advantages in locating near to other similar uses. If interested parties were to decide on a railway station in relative proximity to the site, then this could potentially enhance accessibility of the area. Where development may impinge upon the Site of Special Scientific Interest (SSSI), particular care will be needed to ensure the protection of the features of importance, which is primarily the network of reens and the associated flora and fauna. Paragraph 2.56 sets out how this will need to be addressed. More information can be found in Policy GP5

2.32 South East Newport is one of the older industrial areas of the City, but there are opportunities for further development and redevelopment. This area is well connected to the transport network, and if interested parties were to decide on a railway station in relative proximity to the site, then this could potentially enhance accessibility of the area. With major housing growth proposed locally, there will be clear benefits in the provision of employment in this area. Where development may impinge upon a (SSSI), particular care will be needed to ensure the protection of the features of importance, which is primarily the network of reens and the associated flora and fauna.

2.33 In addition to the potential impact on the River Usk Special Area of Conservation (SAC), developers must consider their potential impact on the Severn Estuary designated sites. The extent of activity of the birds that are features of the Severn Estuary Special 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 these 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.

#### **Relevant Objectives and Background Paper**

**Objectives:** 1. Sustainable Use of Land, 3. Economic Growth

**Background Paper:** Employment Land Review, Roger Tym and Partner, 2013.

## **MAC 6.1 EM1 Employment Land Allocations**

### **EM1 Employment Land Allocations**

**THE FOLLOWING SITES ARE ALLOCATED AS EMPLOYMENT LAND ALLOCATIONS:**

- i) DUFFRYN – 65 38.5 HECTARES FOR B1, B2, AND B8 USES;**
- ii) EAST OF QUEENSWAY MEADOWS, SOUTH OF GLAN LLYN – 34 22 HECTARES FOR B1, B2 AND B8 USES;**
- iii) CELTIC SPRINGS- 6 hectares primarily for B1 use;**
- iv) SOLUTIA – 45 35 HECTARES FOR B1, B2, B8 AND LEISURE USE;**
- v) GWENT EUROPARK – 16 HECTARES FOR B8 DISTRIBUTION USES;**
- vi) LAND OFF CHARTIST DRIVE, ROGERSTONE – 2 HECTARES FOR B1, B2 AND B8 USES;**
- vii) LLANWERN FORMER STEELWORKS EASTERN END – 35.5 HECTARES FOR B1, B2, AND B8 USES;**
- viii) PHOENIX PARK (FORMER PIRELLI WORKS), CORPORATION ROAD – 2 HECTARES FOR B1, B2 AND ANCILLARY USES;**
- ix) GODFREY ROAD (REAR OF STATION) – 2 HECTARES FOR BUSINESS AND COMMERCIAL USES;**
- x) CARDIFF ROAD (MONMOUTHSHIRE BANK SIDINGS) – 1.2 HECTARES B1 USES.**

**THE ALLOCATIONS WILL BE PROTECTED FOR EMPLOYMENT USES, AND ALTERNATIVE USES FOR THE SITES WILL BE RESISTED.**

#### **Duffryn**

6.6 This is a large scale strategic development area well connected to the M4, containing some of the most prestigious employment developments within Newport. It is a well established area that has proceeded over a number of years on the basis of the Council's informal Duffryn development strategy set out in the 1990's. There are some areas of development potential still available on this prestigious site for B1, B2, and B8 uses; however, the owner (Welsh Government) has designated the site for single large user projects of at least 10ha at a time.

6.7 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 2.56 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 adverse impact on the Imperial Park substation operated by National Grid.

#### **East of Queensway Meadows, South of Glan Llyn**

6.8 This site is well connected to the Southern Distributor Road and is an excellent strategic location for B1, B2 and B8 uses. Development of this area is affected by a Welsh Government Direction safeguarding the route of the M4 relief road (see constraints map); any development proposals will need to reflect this. The Welsh Government's M4 Corridor Enhancement Measures Study is looking at a wide variety of options. The Strategic Flood Consequence Assessment for the Plan identifies this site as requiring a Flood Consequence Assessment at the planning application stage. This assessment would require hydraulic modelling to be undertaken.



6.9 The allocation at East of Queensway Meadows may result in the loss of habitat (and disturbance of adjacent habitats) in particular it may impact upon Reens. Paragraph 2.56 sets out how this will need to be addressed. 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. The allocation lies adjacent the Nash and Goldcliff Site of Special Scientific Interest (SSSI), and proposals should have consideration of the designation. Similar to EM1 (i) Duffryn, this site is owned by Welsh Government and has been designated for single large user projects of at least 10ha at a time.

#### **Solutia**

6.10 This site is well connected to the Southern Distributor Road and is an excellent strategic location for B1, B2 and B8 uses. Proximity to Newport International Sports Village also gives it potential for leisure uses related to the Sports Village. Development of this area is affected by a Welsh Government Direction safeguarding the route of the M4 relief road (see constraints map); any development proposals will need to reflect this. The Strategic Flood Consequence Assessment for the Plan identifies this site as requiring a Flood Consequence Assessment at the planning application stage. This assessment would require hydraulic modelling to be undertaken.

6.11 The allocation at Solutia may result in the loss of habitat (and disturbance of adjacent habitats); in particular it may impact upon Reens. Paragraph 2.56 sets out how this will need to be addressed. 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. The allocation lies adjacent the Nash and Goldcliff Site of Special Scientific Interest (SSSI), and proposals should have consideration of the designation. A SINC is located on part of the site, and measures may be required in order to mitigate any impact upon the designation. It is noted that this site will only be released, if the owner (Solutia), considers development will not compromise their existing facility and it is within their interest.

#### **Gwent Europark**

6.12 This development area is shared with Monmouthshire County Council administrative area. The site is partly developed with 16 hectares remaining for B8 distribution uses. It is very well located for access to the motorway and rail network. The site is located within a SSSI therefore the conservation and enhancement of the SSSI features will need to be central to the consideration of any future strategic employment proposals for this area and satisfy the relevant requirement of GP5. Paragraph 2.56 sets out how the impact upon the reens will need to be addressed. Environmental Impact Assessment Regulations will need to be referred to. Proposals on this site should also have regard to Policy SP17.

#### **Land off Chartist Drive, Rogerstone**

6.13 This site is allocated to retain and encourage the focus on employment uses in this location.

#### **Llanwern Former Steelworks Eastern End**

6.14 With planning permission granted in March 2010, the 35.5 Hectares of employment land (B1, B2 and B8) will act as a buffer to the new housing on the western end at Glan Llyn. An area adjacent the employment allocation has been safe-guarded as a Park and Ride facility for the proposed Rail Station.

#### **Phoenix Park (Part of the Former Pirelli Works)**

6.15 In May 2011 this site was granted outline planning permission for B1 and B2 employment uses on this site.

#### **Godfrey Road (Rear of Station)**

6.16 Being adjacent to the newly redeveloped Newport train station, this site is ideal for office (B1) development. A high quality of design will be sought in this prominent location in the City, and proposals will be expected to have regard to the masterplan for the site.

#### **Cardiff Road (Monmouthshire Bank Sidings)**

6.17 Permission was granted on appeal in January 2011 for a residential redevelopment scheme, (Site H1(14) Monmouthshire Bank Sidings) located south of this employment allocation. This employment site was part of the same planning appeal and is now subject to a Unilateral Undertaking. The Unilateral Undertaking identifies this 1.2 ha site for possible employment purposes. The developer is required to undertake a joint marketing strategy for a period

of two years to secure and promote the land for employment purposes. The Unilateral Undertaking restricts the end user(s) to B1 planning uses only. In the event that a marketing strategy does not identify a commercial developer who is willing to proceed, then the developer will discuss the potential future planning uses of the land with the Council, including B8, Health Trust and residential development could be an option.

#### **(Old) EM2 Regeneration Sites**

**REGENERATION SCHEMES WILL BE ENCOURAGED, INCLUDING AS FOLLOWS:**

- ~~i) LLANWERN FORMER STEELWORKS EASTERN END 39.5 HECTARES FOR B1, B2 AND B8 USE;~~
- ~~ii) LLANWERN FORMER TIPPING AREA SOUTH OF QUEENSWAY 122 HECTARES FOR B1, B2 AND B8 USE;~~
- ~~iii) PHOENIX PARK (FORMER PIRELLI WORKS), CORPORATION ROAD 2 HECTARES FOR B1, B2 AND ANCILLARY USES;~~
- ~~iv) OLD TOWN DOCK / GEORGE STREET / PENMAEN WHARF 32.75 HECTARES FOR B1, COMMERCIAL, LEISURE AND RESIDENTIAL USES;~~
- ~~v) RIVERFRONT 0.3 HECTARE FOR INSTITUTIONAL, COMMERCIAL AND LEISURE USES;~~
- ~~vi) GODFREY ROAD (REAR OF STATION) 2 HECTARES FOR BUSINESS AND COMMERCIAL USES;~~
- ~~vii) CRINDAU 10 HECTARES FOR B1, COMMERCIAL, LEISURE AND RESIDENTIAL USES;~~
- ~~viii) WHITEHEAD WORKS 21 HECTARES FOR RESIDENTIAL, B1, B8, HEALTH TRUST USES AND EDUCATION;~~
- ~~ix) CARDIFF ROAD (MONMOUTHSHIRE BANK SIDINGS) 1.2 HECTARES B1;~~
- ~~x) NOVELIS (ALCAN), ROGERSTONE 40 HECTARES FOR B1, COMMERCIAL, LEISURE, RESIDENTIAL AND COMMUNITY USES.~~

Note that reference to commercial uses does not include retail, unless it is of a small scale, related to the development in question or to cater for under provision in the area.

#### **Llanwern Former Steelworks Eastern End**

6.16 With planning permission granted in March 2010, the 39.5 Hectares of Employment land (B1, B2 and B8) will act as a buffer to the new housing on the western end at Glan Llyn. In addition to the employment uses on the site an area has been identified as a Park and Ride facility for the proposed Rail Station as allocated in Policy T1.

#### **Llanwern Former Tipping Area South of Queensway**

6.17 This area of land south of the Queensway will provide 122 Hectares of B1, B2 and B8 uses.

#### **Phoenix Park (Former Pirelli Works)**

6.18 In May 2011 this site was granted outline planning permission for B1 and B2 employment uses on this site.

#### **Riverfront**

6.19 In 2007 permission was granted for a mixed use development scheme including riverside walkway and defence works to the River Usk. Empty and derelict buildings between George Street Bridge and Town Bridge were demolished to make way for the development. The redevelopment of the seven acre site is one of the keystones in the overall regeneration of the City Centre, creating a new riverside community in central Newport. The allocation in the Plan proposes a

mix of institution, commercial and leisure uses. The location of the site, adjacent to the River Usk, will mean that proposals will need to satisfy the relevant requirement of GP5.

#### **Old Town Dock / George Street / Penmaen Wharf**

6.20 There is a history of permissions on this site for mixed use redevelopment. Any future proposals would need to pay particular attention to the Lower Dock Street Conservation Area and a high quality of design will be required.

#### **Godfrey Road (Rear of Station)**

6.21 Being adjacent to the newly redeveloped Newport train station this site is ideal for business and commercial uses. A high quality of design will be sought in this prominent location in the City, and proposals will be expected to have regard to the masterplan for the site.

#### **Crindau**

6.22 A masterplan is to be updated for this key gateway site that is considered suitable in principle for a mix of uses, including residential. This allocation also reflects the Newport Unlimited 2020 Vision for regeneration of the area. A Strategic Flood Consequence Assessment for the Plan identifies this site as being at significant levels of flood risk and as such the site is allocated as a

regeneration site for a mix of uses. The site is allocated due to the opportunity for regenerating an inner City brownfield, gateway site with potential improvements development could bring to flood management for the site and its surroundings. Any proposal would require a Flood Consequence Assessment at the planning application stage. This assessment would require hydraulic modelling to be undertaken. In accordance with Policy GP5, the developer will be

expected to provide sufficient information in order for a Habitat Regulation Assessment to be undertaken to ensure there are no likely significant effects upon the River Usk SAC and the Severn Estuary SPA and Ramsar site.

#### **Whitehead Works**

6.23 This is a prominent site in the Pillgwenlly ward and was previously a major provider of employment in the City. The closure of the former steel works has provided a 21 Hectare redevelopment opportunity which can be linked to the Monmouthshire Bank Sidings site, which was granted planning permission for residential development in 2011. A larger and more comprehensive development is therefore possible in this sustainable location, on a main public transport route within 1 mile of the City Centre. In addition to residential uses (Site H51 Whitehead Works), there are also opportunities for B1, B8 and health usage in view of the proximity of the Royal Gwent Hospital. The provision of a primary school will be required on site as part of this development. The Strategic Flood Consequence Assessment for the Plan identifies this site as requiring a Flood Consequence Assessment at the planning application stage. This assessment

would require hydraulic modelling to be undertaken.

#### **Cardiff Road (Monmouthshire Bank Sidings)**

6.24 Permission was granted on appeal in January 2011 for a residential redevelopment scheme, (Site H1(14) Monmouthshire Bank Sidings) located south of this regeneration allocation. This site was part of the same planning appeal and is now subject to a Unilateral Undertaking. The Unilateral Undertaking identifies this 1.2 ha site for possible employment purposes. The developer is required to undertake a joint marketing strategy for a period of two years (following the implementation of development on Site H14) to secure and promote the land for employment purposes. The Unilateral Undertaking restricts the end user(s) to B1 planning uses only. In the event that a marketing strategy does not identify a commercial developer who is willing to proceed, then the developer will discuss the potential future planning uses of the land with the Council, including B8, Health Trust and residential development could be an option.

#### **Novelis (Alcan), Rogerstone**

6.25 The closure of this 40 hectare aluminium milling plant in April 2009 has presented an opportunity for a sustainable mixed use regeneration scheme in this location. Redevelopment of the site will require a masterplan approach. The provision of a primary school will be required on site as part of this development. The Strategic Flood Consequence Assessment for the Plan identifies this site as requiring a Flood Consequence Assessment at the planning application stage. This assessment may require hydraulic modelling to be undertaken. Any development adjacent to the River Ebbw must ensure that the riparian habitat is to be maintained. This Site is the same as the housing allocation H54 Former Alcan Site.

#### **(New) EM2 Newport Docks**

**AN EMPLOYMENT LAND ALLOCATION IS MADE FOR THE EXISTING EMPLOYMENT SITE OF NEWPORT DOCKS – 204 HECTARES FOR B1, B2 AND B8 USES.**

**THE EXISTING 206 HECTARE EMPLOYMENT SITE AT NEWPORT DOCKS IS PROTECTED FOR B1, B2 AND B8 USES. THE COUNCIL WILL SUPPORT SUCH DEVELOPMENT WHERE IT CAN BE DEMONSTRATED THAT THE DEVELOPMENT IS COMPLIMENTARY TO AND DOES NOT HINDER THE OPERATIONAL USE OF THE PORT.**

There is a surplus of land within Newport Docks which could better meet Newport's economic development objectives if brought into alternative, productive, employment generating uses within Use Class B1, B2 or B8. The Council will support such development where it can be demonstrated that the development is complimentary and does not hinder the operational use of the port or other local or national policies controlling the demand or need for operational port land.

6.18 There is a surplus of land within Newport Docks which could better meet Newport's economic development objectives if brought into alternative, productive, employment generating uses within Use Class B1, B2 or B8. Proposals should be in accordance with Technical Advice Note 18 which sets out guidance on the assessment of development in docks areas. Complimentary uses should relate to the primary purpose of the port operation namely bulk handling, warehousing and storage facilities. Complimentary uses may also include energy and infrastructure projects.

The M4 relief road safeguarded route runs through the central portion of this site. The site is considered highly suitable for integrated B1, B2 and B8 uses. Even though the Regional Transport Plan January 2010 does not plan for it,

the route of the new M4 will be safeguarded in the LDP as the Welsh Government Direction is still in place and any proposals will need to reflect this. Recent consultation on proposed M4 Corridor enhancement measures by the Welsh Government shows a continued proposal through this site but through a northern portion. This route is only one option, subject to consultation, and confirmation is still required.

6.19 Newport Docks provides a particular opportunity to provide for port related employment. One aspect of this is in energy generation, where it has certain locational advantages, including accessibility for fuel and distance from residential or other uses upon which there might be an impact. Recent schemes granted planning permission have included a biomass powerplant, the erection of wind turbines and the installation of solar PV panels. Development that reduces emissions of greenhouse gases in a sustainable manner similar to those already permitted, including renewable and low carbon energy generation, will be supported.

6.20 A Welsh Government Direction concerning a safeguarding corridor for the M4 relief road affects the site (see constraints map). The route is still subject to consultation, and has not at this stage been confirmed. Development proposals will need to have regard to this.

6.21 The allocation at Newport Docks may result in barriers to movement and disturbance of features of the River Usk as well as the qualifying bird species of the Severn Estuary SPA and Ramsar site. Effects can be avoided or minimised through appropriate mitigation measures. In accordance with Policy GP5, the developer will be expected to provide sufficient information in order for a Habitat Regulation Assessment to be undertaken to ensure there are no likely significant effects upon the River Usk SAC and the Severn Estuary SPA and Ramsar site.

6.22 The plan sets out within its Mineral Policies the need to safeguard wharves and rail for the continued transportation of aggregate. Proposals within the dock area will need to consider their impact upon the future transportation requirements as the majority of aggregate supply for Newport is based on marine won sand and gravel supply.

## Assessment Results

- 11.5 Changed Policy SP17 now makes provision for approximately 160ha (rather than 168ha) of employment land for the period 2011-2026, which continue to exceed the minimum requirement of 21.5ha, but is required so sufficient flexibility can be provided to promote growth and also take account of various constrained sites, which cannot be considered as 'normal supply'. For example, EM1 (i) Duffryn and EM1 (ii) East of Queensway Meadows are controlled by the Welsh Government and only designated for single large user projects of at least 10ha at a time. Similarly, EM1 (iv) Solutia will only be released for development if it is within Solutia's interest and does not compromise their existing facility. Therefore, 160ha is considered by NCC as an appropriate amount to provide sufficient flexibility for future employment growth.
- 11.6 Changed Policy SP17 now includes the supporting text from old Policy SP18 Employment Sites but does not list the main areas where employment development would be located contained in old Policy SP18. The three listed areas were quite wide ranging areas which essentially covered the entire urban area of the authority and the reference didn't therefore serve much of a purpose.
- 11.7 Changed Policy EM1 has been merged with old Policy EM2 and now allocates major employment land at ten locations within Newport's settlement boundary, including four regeneration sites from old Policy EM2 (Llanwern Former Steelworks Eastern End, Phoenix Park, Godfrey Road and Cardiff Road):
- i. Duffryn – 38.5 hectares for B1, B2 and B8 uses;
  - ii. East of Queensway Meadows, South of Glan Llyn - 22 hectares for B1, B2 and B8 uses;
  - iii. Celtic Springs - 6 hectares primarily for B1 use;
  - iv. Solutia - 35 hectares for B1, B2 and B8 use and leisure use;
  - v. Gwent Europark - 16 hectares for B8 distribution uses;
  - vi. Land off Chartist Drive, Rogerstone - 2 hectares for B1, B2 and B8 uses;
  - vii. Llanwern Former Steelworks Eastern End – 35.5 hectares for B1, B2, and B8 uses;

- viii. Phoenix Park (former Pirelli works), Corporation Road – 2 hectares for B1, B2 and ancillary uses;
  - ix. Godfrey Road (rear of station) – 2 hectares for business and commercial uses;
  - x. Cardiff Road (Monmouthshire Bank Sidings) – 1.2 hectares B1 uses.
- 11.8 Changed Policy EM1 also sets the following reductions in area for some of the sites due to the M4 alignment:
- EM1 (i) Duffryn has been reduced in size from 65ha to 38.5ha;
  - EM1 (ii) East of Queensway Meadows, South of Glan Llyn has been reduced in size from 34ha to 22ha; and
  - EM1 (iv) Solutia has been reduced in size from 45ha to 35ha.
- 11.9 An analysis of the implications of these reductions is presented in Appendix B with the following assessment results:
- 11.10 The key sustainability issues with allocation EM1 (i) Duffryn as identified in the December 2013 SA were:
- the Gwent Levels - St Brides SSSI comprised 31% of the site area;
  - it comprised development of greenfield land;
  - 12% of the allocation was within a SINC designation; and
  - it was inside the Levels ASA.
- 11.11 The 2013 SA recommended that the portion of site EM1 (i) which lies inside the Gwent Levels SSSI be removed from the allocation in the LDP, but the recommendation was not taken forward to the Revised Deposit LDP. The revised allocation removes most of the SSSI area but 0.83ha of SSSI area is still left in the allocation. From an SA perspective it continues to be recommended that the outstanding area still inside the SSSI is removed from the allocation as it will still physically impact on the SSSI area. The reduced size allocation will also reduce the area of greenfield land taken. The allocation continues to be inside the Levels ASA and to comprise part of a SINC designation.
- 11.12 The key issues with allocation EM1 (ii) East Queensway Meadows as identified in the December 2013 SA were that the development of site EM1 (ii) would lead to the development of a significant area of greenfield land (possibly including pockets of valuable level 3b agricultural land), which is not considered to be an efficient use of land. The allocation is also adjacent to the Nash/Goldcliff coastal zone historic landscape character area of the Gwent Levels. The proposed reduction in area would reduce the area of greenfield land (and agricultural land) taken as it can be seen from Figures 4.1-4.3 and this is welcomed from an SA perspective. The allocation continues to be adjacent to the Nash/Goldcliff coastal zone historic landscape character area of the Gwent Levels.
- 11.13 The key sustainability issues that have been identified previously with site EM1 (iv) Solutia were:
- substantial part was within the Solutia Site SINC;
  - contained a listed building (Tatton Farm);
  - within TAN flood risk area (C1);
  - directly adjacent to the Nash/Goldcliff coastal zone historic landscape character area of the Gwent Levels; and
  - loss of greenfield land including some valuable agricultural land.
- 11.14 Despite the proposed reduction in area and the split of the site into two sub-sites, the two sub-sites continue to exhibit the same sustainability issues as described above. The M4 corridor

alignment in this location is a junction from the main M4 route. This is considered to offer the potential for investment opportunities in the two sub-sites.

- 11.15 Negative effects on biodiversity may also result from the proximity of some of the regeneration sites to internationally protected areas for nature conservation:
- EM1 (vii) is adjacent to the Gwent Levels - Redwick and Llandeenny SSSI and Coastal and Floodplain Grazing Marsh UKBAP Priority Habitat is also identified.
  - EM2 (viii) Phoenix Park is within 1km of the River Usk SSSI and SAC.
  - EM2 (ix) Godfrey Road is 0.4km from the River Usk SSSI/SAC.
- 11.16 The two of the proposed revised sites continue to include an SSSI designation: Duffryn (EM1 (i)), where the Gwent Levels - St Brides SSSI comprises 0.83ha, and Gwent Europark (EM1 (v)) where the Gwent Levels – Redwick and Llandeenny SSSI comprises 100% of the site area. 12% of EM1 (i) is also within a SINC designation. Significant negative effects on the nature conservation designations may be experienced in these locations.
- 11.17 However, it should be noted that site EM1 (v) Gwent Europark already has an outline planning permission implemented in 92/0875 and as such it will not be possible to de-allocate this site from the SSSI in the LDP.
- 11.18 Changed Policy EM2 (old Policy EM3) protects the existing employment site of 206 hectares at Newport Docks, for B1, B2 and B8 uses but only where it can be demonstrated that the development is complementary to and does not hinder the operational use of the port.
- 11.19 The protected employment site at Newport Docks (EM2) may result in barriers to movement and disturbance of features of the River Usk as well as the qualifying bird species of the Severn Estuary SPA and Ramsar site. Effects can be avoided or minimised through appropriate mitigation measures. In accordance with Policy GP5, the developer will be expected to provide sufficient information in order for a Habitat Regulation Assessment to be undertaken to ensure there are no likely significant effects upon the River Usk SAC and the Severn Estuary SPA and Ramsar site.
- 11.20 It is regarded, however, that effects on biodiversity are still likely to be significant in the long term, given the scale of the proposed development and potential cumulative effects.
- 11.21 An increase in development is likely to lead to an increase in noise and air pollution from traffic. Other types of pollution would depend on the types of employment facilities developed. Construction activity is likely to be the most significant source of noise pollution.
- 11.22 Supporting text to the policies indicates that EM2 Newport Docks provide an opportunity for energy generation, due to proximity for fuel and distance from residential and other uses. The encouragement of energy generation from fossil fuels could lead to negative effects against this objective. However, the implementation of BREEAM requirements in new development should ensure that a proportion of energy used is generated from low or zero carbon sources.
- 11.23 The development of site EM1 (vi) has the potential for the provision of employment land that could increase local employment levels, which could lead to benefits against this objective through a reduction in deprivation locally. However, effects are uncertain due to the lack of definition over local skills levels versus the types of opportunities that will be provided.
- 11.24 The Solutia site is intended to expand employment facilities at an existing site. The Solutia site is located largely between the Solutia chemical works and an industrial estate, with Newport International Sports Village to the north. Building upon existing success could help to enable the deliverability of further employment opportunities, as a lack of land for economic investment has been cited as a barrier to growth by the economic strategy. To support this, policy EM3 will assess proposals for the alternative uses of employment land based on the demand for employment in that location and the remaining supply, particularly resisting the loss of prestigious employment land with good access to transport links, as well as the potential other locations for



the use. This policy should ensure that there is sufficient land available for the development of employment opportunities leading to positive effects in the medium to longer terms as opportunities are created. However, the certainty over whether or not opportunities will be exploited locally is uncertain.

- 11.25 Sites (i) to (x) of policy EM1 specify the types of business use that will be encouraged by land use typology. The provision of land for economic purposes should encourage inward investment, particularly as the sites are well located within the region. Effects are likely to be more significant in the medium to long term as sites become established.
- 11.26 As clarified in the supporting text, the sites in West Newport are close to major arterial routes, making them well connected locally, regionally and nationally. However, South East Newport is close to a new proposed railway station at Llanwern as well as major housing growth areas, which could encourage sustainable travel patterns. Locations close to major road networks and not to public transport routes could encourage an increase in the use of private cars for travel to work as opposed to the creation of sustainable settlement patterns.
- 11.27 Employment uses on sites EM1(iv) and EM1(ii) would also benefit from proximity to the Southern Distributor Road and either the new M4 or other M4 Corridor Enhancement Measures being considered by the Welsh Government. The line of the new M4 provides a firm boundary to the site. The Duffryn Link Road will provide accessibility for site EM1(i). Other LDP policies should ensure that developments encourage the use of sustainable transport facilities, although locations close to major arterial routes could compromise the effectiveness of travel plans.

## 12. Changes to Policies SP21, W1, W2 and W3

- 12.1 Policies SP21, W1, W2 and W3 were assessed under Component 22: Waste together with Policy W4 which remains unchanged.

### MAC 2.20 SP21 Waste Management

- 12.2 The changes introduced to Policy SP21 remove the mention to Best Practicable Environment Option and instead mention policy principles established in TAN 21 (2014) to accord with national guidance. These changes do not materially alter the policy.

### MAC 11.1 Chapter 10 -Waste

11.1 Newport has strict EU waste related targets to meet. Newport is aiming to meet these targets through a combination of approaches that adhere to **aim to provide an integrated network of facilities** the proximity principle, dealing with waste as close to where it was generated as possible and to the waste hierarchy of reduce, reuse, recovery and disposal. At present Newport's municipal waste is dealt with through the following methods:

- Recycling initiatives and collections carried out in partnership with Wastesavers (a community not for profit recycling group);
- Food collections - Newport is currently working with Rhondda Cynon Taff and Merthyr Tydfil to procure an anaerobic digestion facility to treat food waste collections. Biogen has been announced as the preferred bidder for the anaerobic digestion hub at Bryn Pica, Aberdare. The build and commission process is expected to be complete for 2014;

- A contract tender for the collection of green/card waste has been awarded to New Earth Solutions for 3 years with option for further 2 years without the need to re-tender. The Council's Docks Way Waste Disposal Site also accepts garden waste.

- Landfill of residual waste at Docksway Waste Disposal Facility, Newport. The waste disposal site also accommodates a number of waste management facilities in addition to its landfill element. Facilities include household waste recycling centre, open windrow composting facility, landfill gas engines and a waste transfer station. Docks Way Waste Disposal site is a key waste management facility in Newport and will continue to be for the life of the plan period. The landfill element of the site currently has 16 years capacity remaining.

## MAC 11.2 W1 Waste Site Allocations

### ~~W1~~ — Waste Site Allocations

~~LAND IS SAFEGUARDED FOR WASTE DISPOSAL PURPOSES AT DOCKS WAY WASTE DISPOSAL SITE.~~

~~Docks Way Waste Disposal site accommodates a number of waste management facilities in addition to its landfill element. Facilities include household waste recycling centre, open windrow composting facility, landfill gas engines and a waste transfer station. Docks Way Waste Disposal site is a key waste management facility in Newport and is therefore safeguarded for waste disposal purposes.~~

## MAC 11.3 W2 Sites for Waste Management Facilities

### ~~W2~~ Sites for Waste Management Facilities

~~ALL ALLOCATED, PERMITTED AND EXISTING B2 INDUSTRIAL SITES ARE IDENTIFIED AS POTENTIALLY SUITABLE LOCATIONS FOR NEW WASTE MANAGEMENT FACILITIES SUBJECT TO DETAILED ASSESSMENTS., TO MEET THE ESTIMATED LAND REQUIREMENT OF UP TO 12.6 HECTARES.~~

## MAC 11.4 W3 Waste Management Proposals

### ~~W3~~ Waste Management Proposals

~~DEVELOPMENT PROPOSALS FOR SUSTAINABLE WASTE MANAGEMENT FACILITIES WILL BE PERMITTED SUBJECT TO PROVIDED THAT:~~

~~MEETING NATIONAL PLANNING POLICY CONSIDERATIONS;~~

- ~~THE PROPOSAL WOULD NOT RESULT IN AN UNACCEPTABLE HARM ON NATURE CONSERVATION INTERESTS OR OF ARCHAEOLOGICAL OR GEOLOGICAL IMPORTANCE,~~
- ~~THE RISKS AND CONSEQUENCES OF FLOODING CAN BE ACCEPTABLY MANAGED.~~
- ~~THE PROPOSAL IS OF A HIGH QUALITY DESIGN AND WOULD NOT RESULT IN AN UNACCEPTABLE IMPACT ON LANDSCAPE QUALITY.~~
- ~~THERE IS NO IMPACT ON AMENITY THROUGH NOISE, AIR POLLUTION, ODOURS, DUST AND EMISSIONS THAT CANNOT BE APPROPRIATELY CONTROLLED BY MITIGATING MEASURES.~~
- ~~THE DEVELOPMENT WOULD NOT RESULT IN UNACCEPTABLE HARM TO HEALTH.~~
- ~~THE TRAFFIC GENERATED CAN BE ACCOMMODATED SAFELY ON THE EXISTING HIGHWAY NETWORK OR SUITABLE ARRANGEMENTS ARE MADE FOR THE TRANSPORTATION OF WASTE BY RAIL.~~



vii) **THE NEED FOR PROPOSALS FOR DISPOSING OF THE TYPE, QUANTITY AND SOURCE OF WASTE ASSESSED AGAINST THE LOCAL AND REGIONAL REQUIREMENTS BEING ESTABLISHED.**

## Assessment Results

- 12.3 Policy W1 safeguarding land for waste disposal purposes at Docks Way Waste Disposal site has been deleted to reflect that this site is an existing waste facility rather than a new allocation.
- 12.4 Renamed Policy W1 (Old Policy W2) continues to identify all allocated, permitted and existing B2 industrial sites as potentially suitable locations for new waste management facilities subject to detailed assessment and renamed Policy W2 (old Policy W3) sets a revised set conditions under which development proposals for sustainable waste management facilities will be permitted.
- 12.5 The effects of the two policies above (renamed W1 and W2) on a number of environmental sustainability objectives will be dependent on location and design of individual facilities. By having regard to the proximity principle in the management and disposal of waste close to the point at which it is generated, Policy SP2 should reduce the need for the waste to travel long distances in order to be managed or treated leading to increased resource efficiency.
- 12.6 The stronger set of conditions in renamed Policy W2 will ensure that planning applications for waste management facilities will have adequately assessed the environmental impact of the proposal, therefore reducing the potential for significant negative effects to arise from the proposed facilities.

## 13. Changes to Policies SP22, M1, M2 and M3

- 13.1 Policies SP22, M1, M2 and M3 were assessed under Component 23: Waste together with Policy M4 which remains unchanged.

### MAC 2.21 & 2.22 SP22 Minerals

- 13.2 Change MAC 2.21 to Policy SP22 deleting the words 'local and potential' does not amend the meaning of the criterion concerning hard rock and sand and gravel resource blocks as the resource blocks by definition are local and potential. Equally change MAC 2.22 to the supporting text of the same policy reflects the reviewed status of the Regional Technical Statement mentioned in the policy. No need for further consideration of these changes in the re-assessment of this component.

### MAC 10.1 & 10.2 M1 Safeguarding of Mineral Resource

#### M1 Safeguarding of Mineral Resource

**DEVELOPMENT THAT WOULD STERILISE OR HINDER EXTRACTION OF IDENTIFIED SAFEGUARDED MINERAL RESOURCE WILL NOT BE PERMITTED AREAS AS SHOWN ON THE PROPOSALS PLAN FOR;**

- a) **HARDROCK RESOURCES; OR**  
b) **SAND & GRAVEL RESOURCES;**

**WILL NOT BE PERMITTED UNLESS;**

- i) **TEMPORARY DEVELOPMENT CAN BE IMPLEMENTED AND RESTORED WITHIN THE TIMESCALE THAT THE MINERAL IS LIKELY TO BE REQUIRED; OR**  
ii) **THE RESOURCE IS RECOVERED BEFORE THE DEVELOPMENT IS UNDERTAKEN;**

**THERE IS AN OVERRIDING NEED FOR THE PROPOSED DEVELOPMENT, AND;**

**iii) THE DEVELOPER CAN EVIDENCE THAT WORKING THE RESOURCE IS IMPRACTICAL OR ENVIRONMENTALLY UNACCEPTABLE.**

*Supporting text to Policy M1, Paragraphs 10.2, 10.3 and 10.5 will be updated to read:*

10.2 The identified mineral resource areas are identified on the Proposals Map. These can be divided into two groupings - the ~~potential~~ Hardrock resource and ~~potential~~ land based Sand & Gravel resource. **The resource layers are taken from the British Geological Survey Aggregate Safeguarding Map for Wales 2012.**

10.3 Newport currently receives land won aggregates from cross-boundary sources, this is in part due to the lack of active aggregate workings and mineral resource within the Authority boundary. ~~Liason with adjoining authorities will be continued to ensure an adequate supply is maintained.~~ National planning policy (MPPW(2000) and MTAN1(2004)) require ~~potential~~ hardrock resources to be safeguarded. The ~~potential~~ hardrock resource blocks have been identified on the Proposals Map. Developers ~~would be~~ **are** required to provide information on the resource and satisfy national planning policy and the relevant policies within the Plan. Of particular note are those involving the natural environment and landscape due to the location of many of the resource blocks. Any workable deposits identified would need to be safeguarded or **where an overriding need is evidenced they are to be** extracted prior to development.

10.5 In addition, national planning policy (MPPW (2000) and MTAN1 (2004)) requires land-based Sand & Gravel resources to be safeguarded. The ~~potential~~ Sand & Gravel resource blocks have been identified on the Proposals Map. Developers are required to provide information on the resource including detailed borehole information and satisfy national planning policy and the relevant policies within the Plan. Of particular note are those involving the natural environment and landscape due to the location of many of the resource blocks. Any workable deposits identified would need to be safeguarded or **where an overriding need is evidenced, they are to be** extracted prior to development.

## MAC 10.5 M2 Mineral Development

### M2 Mineral Development

**PROPOSALS FOR MINERAL EXTRACTION OR SIMILAR DEVELOPMENT WILL BE PERMITTED PROVIDED THEY SATISFY THE FOLLOWING CRITERIA;**

- i) EVIDENCE OF LOCAL, REGIONAL OR NATIONAL NEED;
- ii) ANY ADVERSE IMPACT ON POLLUTION, DRAINAGE, LANDSCAPE, THE NATURAL AND HISTORIC ENVIRONMENT, AGRICULTURAL LAND QUALITY AND LAND STABILITY IS ADEQUATELY MANAGED;
- iii) ADJOINING AREAS ARE NOT ADVERSELY IMPACTED IN TERMS OF NOISE, DUST, VIBRATION AND TRAFFIC GENERATION LEVELS.

## MAC 10.6 M3 Oil and Gas

### M3 Oil and Gas

**PROPOSALS FOR EXPLORATION, APPRAISAL AND PRODUCTION OF OIL AND GAS CAN HAVE ADVERSE ENVIRONMENTAL IMPACTS. THE SITING AND CONTROL OF SUCH DEVELOPMENT WILL NEED TO ENSURE SENSITIVE AREAS AND POTENTIAL IMPACTS ON ADJOINING AREAS ARE AVOIDED, MANAGED AND RESTORED. EXPLORATION PROPOSALS WILL NORMALLY BE SUBJECT TO A ONE YEAR TIME LIMIT. WILL BE CONSIDERED AGAINST THE FOLLOWING CRITERIA:**

- i) ANY ADVERSE IMPACT ON POLLUTION, DRAINAGE, LANDSCAPE, THE NATURAL AND HISTORIC ENVIRONMENT, AGRICULTURAL LAND QUALITY AND LAND STABILITY IS ADEQUATELY MANAGED AND MEASURES ARE IN PLACE TO RESTORE THE SITE; AND,

- II) ADJOINING AREAS ARE NOT ADVERSELY IMPACTED IN TERMS OF NOISE, DUST, VIBRATION AND TRAFFIC GENERATION LEVELS.**
- III) PROPOSALS FOR EXPLORATION ARE TIME LIMITED.**

## Assessment Results

- 13.3 Changed Policy M2 sets out the criteria for permitting mineral extraction or similar development, mostly environmental criteria. Changed Policy M3 sets out the criteria against which proposals for oil and gas sites will be considered, also mostly environmental criteria. Both changed policies are stronger from an environmental protection perspective and should help to minimise negative effects against environmental sustainability objectives.
- 13.4 However, given the nature of mineral extraction, it is likely that significant negative effects will result from minerals development. However, water resources, particularly the potential negative effect on groundwater, are not considered, although drainage is included. Mineral extraction sites can consume significant amounts of water in their operations and effects on nearby water resources can be negative.
- 13.5 Changed Policy M1 does not permit development that would sterilise or hinder the extraction of mineral resources generally but it also sets tight conditions under which development might occur. This should ensure the protection of mineral resources for future use.
- 13.6 Mineral extraction development (Policy M2) and the exploration or production of oil and gas (Policy M3) continue to result in likely additional employment which may benefit the local population. Also safeguarding sand and gravel blocks can provide economic security for minerals operators (and hence employment stability).
- 13.7 Mineral extraction development (Policy M2) and the exploration or production of oil and gas (Policy M3) continue to allow for business diversification and help achieve economic growth.

## 14. Changes to Policies H15 and H16

- 14.1 Policies H15 and H16 were assessed under Component 28: Gypsy and Traveller Accommodation together with Policy H17 which remains unchanged.

### MAC 5.8 H15 Gypsy and Traveller Transit Accommodation

#### H15 Gypsy and Traveller Transit Accommodation

**LAND SITES ARE IS ALLOCATED FOR GYPSY AND TRAVELLER TRANSIT ACCOMMODATION AT:**

~~i) LAND AT CELTIC WAY, COEDKERNEW – 1.5ha; AND~~

~~ii) CONTINGENCY SITE AT~~ **i) THE FORMER RINGLAND ALLOTMENTS FOR EITHER TRANSIT OR RESIDENTIAL ACCOMMODATION (1.22ha).**

5.30 Some Gypsy and Traveller families still have a nomadic style of living and the Council must provide transit sites for their use. Occupants at these locations will be allowed to pitch for a set number of weeks per year as determined by the Council, for which a fee will be payable in advance. A Newport Gypsy and Traveller Accommodation Needs Assessment was completed by Fordham Consultants in January 2010 and up to date information such as the annual caravan count, informs the Council that 7 pitches are required at this location during the plan period.

~~5.31 A contingency site has been identified at the Former Ringland Allotments for either transit or residential accommodation. This is in the event that all identified families in social accommodation need or in need of transit~~

~~provision, cannot be accommodated in their entirety on the preferred transit and residential sites as identified in Policies H15 and H16.~~

## MAC 5.9 H16 Gypsy and Traveller Residential Accommodation

### H16 Gypsy and Traveller Residential Accommodation

**LAND IS SITES ARE ALLOCATED FOR PERMANENT GYPSY AND TRAVELLER RESIDENTIAL ACCOMMODATION AT:**

i) ~~HARTRIDGE FARM ROAD, RINGLAND – (8.64ha); AND~~

ii) ~~CONTINGENCY SITE AT FORMER RINGLAND ALLOTMENTS FOR EITHER TRANSIT OR RESIDENTIAL ACCOMMODATION – 1.22ha.~~

5.32 Some Gypsy and Traveller families, for various reasons, live in one place for longer periods of time. Permanent residential accommodation will be provided to those families and individuals that have no alternative place to live (this assessment is carried out by Housing Services). Occupants will be provided with pitches on a year round basis paying rent and council taxes to the Local Authority. A Newport Gypsy and Traveller Accommodation Needs Assessment was completed by Fordham Consultants in January 2010 and up to date evidence provides the Council with information of who is in accommodation need.

5.33 Newport City Council has an immediate unmet need for permanent residential pitches in Newport. These families have already been identified by the Council. The immediate need will be accommodated at Hartridge Farm Road between 2013 and 2015. Additional on-site pitches will be provided in a phased approach throughout the Plan Period. Details of the proposed phasing approach at the Hartridge Farm Road site are provided in the Delivery and Implementation Background Paper<sup>3</sup> of the Plan.

~~5.34 A contingency site has been identified at the Former Ringland Allotments for either transit or residential accommodation. This is in the event that all identified families in social accommodation need or in need of transit provision, cannot be accommodated in their entirety on the preferred transit and residential sites as identified in Policies H15 and H16.~~

## Assessment Results

- 14.2 Changed Policy H15 allocates the former Ringland allotments for gypsy and traveller transit accommodation. This site was previously identified as a contingency site only. The site Land at Celtic Way, Coedkernew is no longer allocated. Changed Policy H16 allocates one further site for permanent gypsy and traveller residential accommodation. The allocated site for residential accommodation is at Hartridge Farm Road, Ringland. The Former Ringland Allotments site is no longer a contingency site for permanent gypsy and traveller residential accommodation given its allocation for gypsy and traveller transit accommodation.
- 14.3 Significant positive effects continue to be predicted against six of the SA objectives. No significant negative effects have been predicted.
- 14.4 The supply of land for Gypsy and Traveller communities is in accordance with a needs assessment, which included consultation with the communities in need. In particular, the Hartridge Farm Road site is the only available site that could meet the accommodation needs for the families identified. Alternative options, including splitting the three families to accommodate them on smaller sites, were discounted by NCC as a result of the findings of the SA and the equalities implications of splitting one or more of the families.

---

<sup>3</sup> Available at: [http://www.newport.gov.uk/stellent/groups/public/documents/plans\\_and\\_strategies/cont712235.pdf](http://www.newport.gov.uk/stellent/groups/public/documents/plans_and_strategies/cont712235.pdf)

- 14.5 The Hartridge Farm Road site is within Ringland. The district centre is 0.6m from the site, which could enable accessibility to local services and facilities. The neighbouring Glan Llyn development could provide accessibility to further facilities for both sites within Ringland. Due to the size of the site, and in accordance with national guidance, a communal building will be provided on the Hartridge Farm Road site, leading to positive effects. This could be used for outreach work, support work, youth work, playgroups, quiet space for children doing homework, adult education, pre-school or health clinics.
- 14.6 The former Ringland Allotments site lies just beyond the border of one of the most deprived super output areas within Newport (IMD 2011), Ringland. The site connects to a PRoW and underpass, which connects to the Ringland District Centre, where a range of services and facilities may be accessed.
- 14.7 Both the former Ringland Allotment site and the Hartridge Farm Road sites are within accessible distances to areas of open space. Further, the size of the Hartridge Farm Road site may mean that the provision of an area for play and recreation is likely to be provided on site. The development of the site could provide an enhancement of a PRoW which leads to, but ends on, the site. This will be incorporated into the design of the site, to provide a link from the PRoW to another destination. This could enable the site to integrate with the wider community. This could lead to a positive effect on the health and wellbeing of potential residents. Further, there is the potential that the Hartridge Farm Road site would include the provision of some facilities, where a local shortfall is identified. This could lead to significant positive effects.

## 15. References

- Newport Matters Arising Changes Report June 2104.
- Sustainability Appraisal of the Newport Revised Local Deposit Plan December 2013.

# Appendix A – New Housing Site Assessments

## A.1 Introduction

- A.1.1 This Appendix sets out the findings of the Sustainability Appraisal (SA) of the nine additional sites for housing development in the Newport Revised Local Development Plan, five of which already have planning permission and four are new sites.

### Sites with planning permission

- Panasonic
- Belmont Lodge
- Parry Drive
- Treberth Crescent
- 24 Crawford St

### New sites

- 6. Telford Depot
- Postal Exchange
- Queens Hill School
- Uskside Paints Mills

- A.1.2 This Appendix is not a full report and readers should refer to the published SA Report December 2013 (Submission document reference SD34-36) for the Revised Deposit LDP for full information on the SA work undertaken previously with reference to candidate sites.
- A.1.3 Reports and data sources that have been used to inform the assessments are listed in the references in Section A.3 of this Appendix.
- A.1.4 The SA of additional sites has been undertaken in compliance with the requirements of the Planning and Compulsory Purchase Act 2004 and the European Union Strategic Environmental Assessment (SEA) Directive 2001/42/EC and builds upon earlier SA work undertaken to inform the Revised Deposit LDP.








## A.2 Assessment

A.2.1 The assessment of the additional sites was undertaken through a combination of the interpretation of data provided by Newport City Council in the form of site plans (Appendix A), planning officer reports (Appendix B) and candidate site assessments (Appendix C) for the additional sites, alongside a comparison of the sites against constraints maps of Newport County Borough showing the following data:

- Gwent Levels Historic Landscape<sup>4</sup>
- SPA;
- SAC;
- SSSIs;
- SINCs;
- RAMSAR;
- Welsh Index of Multiple Deprivation;
- Air Quality Management Areas;
- TAN15; and
- Listed Buildings.

A.2.2 The assessment of the sites used the same qualitative assessment scale used to undertake the Strategic Sites Assessment (as in Table A2.1) expanded for each SA objective in Table A2.2 in the form of Sustainability Appraisal Framework and Rationale for each SA criterion.

**Table A15.1 – Key to Strategic Sites Assessment**

	In conformity with the criterion		Not relevant to criterion / Neutral effects
	Partially meets the criterion / possibly in conflict with the criterion/ some constraints identified		Insufficient information is available
	In conflict with the criterion		

<sup>4</sup> [http://www.ggat.org.uk/cadw/historic\\_landscape/Gwent%20Levels/English/GL\\_17.htm](http://www.ggat.org.uk/cadw/historic_landscape/Gwent%20Levels/English/GL_17.htm)

Table A15.2- Candidate Sites Sustainability Appraisal Framework and Rationale

No	SA Objective	Decision Aiding Question	Detailed Criteria (brackets: relevant candidate sites form reference)
<b>Environmental</b>			
1	Protect and enhance existing valued landscapes and open spaces and encourage their sustainable use, enjoyment and management	Will it protect or enhance valued landscapes?	<p><b>Will the site enhance the quality of or lead to the increase of local valued landscapes?</b> (3.12)</p> <p><u>In conformity with the criterion (Green)</u></p> <ul style="list-style-type: none"> <li>Area has already demonstrated ability to accommodate change (e.g. existing built up area)</li> <li>Further development on previously developed land could improve landscape</li> <li>Limited landscape effect due to land use in urban location (e.g. sports fields)</li> <li>Limited landscape effect due to scale of proposed development (e.g. 1 dwelling) and mitigation proposed</li> </ul> <p><u>Partially meets the criterion / possibly in conflict with the criterion/ some constraints identified (Orange)</u></p> <ul style="list-style-type: none"> <li>Likely to have an effect although adjacent to built up area and use will be low impact, screened or low density</li> <li>Nature of landscape will screen development to minimise effect</li> </ul> <p><u>In conflict with the criterion (Red)</u></p> <ul style="list-style-type: none"> <li>Large area of undeveloped land to be developed</li> <li>Likely to significantly modify existing character</li> </ul>
		Will it improve access to areas for recreational use?	<p><b>Proximity to or affect on public rights of way<sup>5</sup></b> (4.8)</p> <p><u>In conformity with the criterion (Green)</u></p> <ul style="list-style-type: none"> <li>No PROW is likely to be affected</li> <li>PROW(s) existing on site but unlikely to be affected due to land use proposed</li> <li>Provision will be made for incorporation of PROWs into site design</li> </ul> <p><u>Partially meets the criterion / possibly in conflict with the criterion/ some constraints identified (Orange)</u></p> <ul style="list-style-type: none"> <li>Site includes PROW but effect unknown at this stage</li> </ul>

<sup>5</sup> Public rights of way include: footpaths; bridleways; Byways Open to All Traffic (BOATs) and Restricted Byways (formally designated as Roads Used as Public Paths)

No	SA Objective	Decision Aiding Question	Detailed Criteria (brackets: relevant candidate sites form reference)
			<ul style="list-style-type: none"> <li>• PROW likely to be diverted</li> <li>• PROW adjacent to the site and effect unknown at this stage</li> <li><b><u>In conflict with the criterion (Red)</u></b></li> <li>• PROW likely to be negatively affected.</li> </ul>
			<p><b>Is the nearest area of usable open space within walking or cyclable distance?<sup>6</sup> (4.9)</b></p> <p><b><u>In conformity with the criterion (Green)</u></b></p> <ul style="list-style-type: none"> <li>• Within 300m (6 minute walk)</li> <li>• Development to provide public open space</li> </ul> <p><b><u>Partially meets the criterion / possibly in conflict with the criterion/ some constraints identified (Orange)</u></b></p> <ul style="list-style-type: none"> <li>• Within 10 minute walk</li> </ul> <p><b><u>In conflict with the criterion (Red)</u></b></p> <ul style="list-style-type: none"> <li>• Further</li> </ul> <p><b><u>n/a</u></b></p> <ul style="list-style-type: none"> <li>• not relevant to land use proposed</li> </ul>
2	To protect, manage and enhance biodiversity	Will it protect, maintain or enhance sites designated for their nature conservation interest?	<p><b>Is the site subject any environmental protection designations (e.g. SSSI)? (or within 2km proximity) (3.7)</b></p> <p><b><u>In conformity with the criterion (Green)</u></b></p> <ul style="list-style-type: none"> <li>• No</li> </ul> <p><b><u>Partially meets the criterion / possibly in conflict with the criterion/ some constraints identified (Orange)</u></b></p> <ul style="list-style-type: none"> <li>• On the fringe (within 2km)</li> <li>• Yes, but designation could protect or enhance it</li> </ul> <p><b><u>In conflict with the criterion (Red)</u></b></p> <ul style="list-style-type: none"> <li>• Yes- part or all of the site</li> </ul>

<sup>6</sup> No one should live more than a six-minute walk (300m) from their nearest natural green space (CCW): Promotion and provision of access, recreation and their benefits [www.ccw.gov.uk](http://www.ccw.gov.uk)

No	SA Objective	Decision Aiding Question	Detailed Criteria (brackets: relevant candidate sites form reference)
		Will it protect, maintain or enhance species of acknowledged conservation concern?	<p><b>Is it likely that there are any protected species on or near the site? (3.8)</b>  <u>In conformity with the criterion (Green)</u></p> <ul style="list-style-type: none"> <li>No protected species or detrimental effects predicted</li> </ul> <p><u>Partially meets the criterion / possibly in conflict with the criterion/ some constraints identified (Orange)</u></p> <ul style="list-style-type: none"> <li>Protected species on site likely, effect unknown at this stage, risk may be minimal due to land use proposed</li> <li>Protected species on site likely, site would be subject to investigation/mitigation ahead of development</li> <li>Woodland and Buildings on site may provide habitats for bats although no evidence of roosts</li> </ul> <p><u>In conflict with the criterion (Red)</u></p> <ul style="list-style-type: none"> <li>Negative effects highly likely</li> </ul>
		Will it protect, maintain or enhance features designated for their nature conservation interest or features important for nature conservation?	<p><b>Does the site contain protected or important mature trees? (3.13)</b>  <u>In conformity with the criterion (Green)</u></p> <ul style="list-style-type: none"> <li>No</li> <li>Yes, but will be retained</li> <li>Not protected but will be retained</li> </ul> <p><u>Partially meets the criterion / possibly in conflict with the criterion/ some constraints identified (Orange)</u></p> <ul style="list-style-type: none"> <li>Trees on site, not protected</li> <li>TPOs on site, although land use may enable their retention</li> </ul> <p><u>In conflict with the criterion (Red)</u></p> <ul style="list-style-type: none"> <li>TPOs on site, uncertain as to whether or not they will be retained.</li> </ul>
			<p><b>Does the site contain protected or important hedgerows? (3.13)</b>  <u>In conformity with the criterion (Green)</u></p> <ul style="list-style-type: none"> <li>No</li> <li>Yes, but will be retained</li> <li>Not protected but will be retained</li> </ul> <p><u>Partially meets the criterion / possibly in conflict with the criterion/ some constraints identified (Orange)</u></p>

No	SA Objective	Decision Aiding Question	Detailed Criteria (brackets: relevant candidate sites form reference)
			<ul style="list-style-type: none"> <li>Hedgerows on site, not protected</li> <li>Hedgerows on site, although land use may enable their retention</li> </ul> <p><b><u>In conflict with the criterion (Red)</u></b></p> <ul style="list-style-type: none"> <li>Hedgerows on site, uncertain as to whether or not they will be retained.</li> </ul> <p><b>Will it protect, maintain or enhance green spaces or corridors important for ecological connectivity? (3.15)</b></p> <p><b><u>In conformity with the criterion (Green)</u></b></p> <ul style="list-style-type: none"> <li>Yes</li> <li>Would introduce green space into site</li> </ul> <p><b><u>Partially meets the criterion / possibly in conflict with the criterion/ some constraints identified (Orange)</u></b></p> <ul style="list-style-type: none"> <li>Will lead to the maintenance of greenspace, but may not necessarily be good for biodiversity</li> <li>May lead to an overall loss, but corridors and green space to be maintained throughout the site</li> </ul> <p><b><u>In conflict with the criterion (Red)</u></b></p> <ul style="list-style-type: none"> <li>No- potential negative effect to existing as next to river corridor</li> <li>No-likely to lead to a loss of greenspace overall</li> </ul>
3	To ensure efficient use of land and protect geodiversity, soil quality and mineral resources	Will it minimise the loss of greenfield land lost to development?	<p><b>Is the site previously developed land? (3.1)</b></p> <p><b><u>In conformity with the criterion (Green)</u></b></p> <ul style="list-style-type: none"> <li>Yes</li> </ul> <p><b><u>Partially meets the criterion / possibly in conflict with the criterion/ some constraints identified (Orange)</u></b></p> <ul style="list-style-type: none"> <li>Part of site is PDL</li> <li>Development area is minor</li> </ul> <p><b><u>In conflict with the criterion (Red)</u></b></p> <ul style="list-style-type: none"> <li>No</li> </ul> <p><b><u>n/a</u></b></p> <ul style="list-style-type: none"> <li>Site is for green open space</li> </ul> <p><b>Is the site greenfield? (3.2)</b></p>

No	SA Objective	Decision Aiding Question	Detailed Criteria (brackets: relevant candidate sites form reference)
			<p><u>In conformity with the criterion (Green)</u></p> <ul style="list-style-type: none"> <li>No</li> </ul> <p><u>Partially meets the criterion / possibly in conflict with the criterion/ some constraints identified (Orange)</u></p> <ul style="list-style-type: none"> <li>Yes, but site is for green open space</li> <li>Part of the site is greenfield</li> </ul> <p><u>In conflict with the criterion (Red)</u></p> <ul style="list-style-type: none"> <li>Yes</li> </ul>
		Will it minimise the loss of best and most versatile agricultural land to development?	<p><b>Will it lead to the loss of best and most versatile agricultural land (grades 1, 2 and 3?) (3.11)</b></p> <p><u>In conformity with the criterion (Green)</u></p> <ul style="list-style-type: none"> <li>No</li> </ul> <p><u>Partially meets the criterion / possibly in conflict with the criterion/ some constraints identified (Orange)</u></p> <ul style="list-style-type: none"> <li>Agricultural but low quality</li> <li>Part of site is HQ AL</li> <li>Value of AL is reduced by infrastructural barriers such as roads</li> <li>Site is agricultural land but designated for employment or housing use previously</li> </ul> <p><u>In conflict with the criterion (Red)</u></p> <ul style="list-style-type: none"> <li>Yes</li> </ul>
		Will it protect mineral resources?	<p><b>Is the site in a potential minerals safeguarding zone? (3.10)</b></p> <p><u>In conformity with the criterion (Green)</u></p> <ul style="list-style-type: none"> <li>No</li> </ul> <p><u>In conflict with the criterion (Red)</u></p> <ul style="list-style-type: none"> <li>Yes</li> </ul>
		Will it maintain or enhance soil quality?	<p><b>Will it lead to the remediation of contaminated land? (3.3)</b></p> <p><u>In conformity with the criterion (Green)</u></p> <ul style="list-style-type: none"> <li>Development would lead to appropriate remediation of contaminated site</li> </ul>

No	SA Objective	Decision Aiding Question	Detailed Criteria (brackets: relevant candidate sites form reference)
			<ul style="list-style-type: none"> <li>Land isn't contaminated but is previously developed so would not lead to a loss of quality</li> <li>Retention of greenfield land</li> </ul> <p><u>Partially meets the criterion / possibly in conflict with the criterion/ some constraints identified (Orange)</u></p> <ul style="list-style-type: none"> <li>Large development of greenfield land- contamination possible</li> <li>Soil test pending</li> </ul> <p><u>In conflict with the criterion (Red)</u></p> <ul style="list-style-type: none"> <li>Would most likely lead to an increased contamination of land due to land use proposed</li> </ul>
4	To improve air quality	Will it improve air quality?	<p><b>Will the proposed use increase air pollution (from traffic or industrial processes)? (6.2)</b></p> <p><u>In conformity with the criterion (Green)</u></p> <ul style="list-style-type: none"> <li>No</li> <li>Likely to be an improvement compared to previous use on site</li> </ul> <p><u>Partially meets the criterion / possibly in conflict with the criterion/ some constraints identified (Orange)</u></p> <ul style="list-style-type: none"> <li>May be an increase although sustainable transport provision proposed to minimise growth</li> <li>May be a slight although probably insignificant traffic increase as previous and proposed uses are likely to have similar levels (e.g. hospital and training site to mixed use residential- both have all hours traffic)</li> </ul> <p><u>In conflict with the criterion (Red)</u></p> <ul style="list-style-type: none"> <li>Site likely to lead to an increase in traffic overall through change of use of site for current use</li> </ul> <p><b>Is the site within an AQMA?</b></p> <p><u>In conformity with the criterion (Green)</u></p> <ul style="list-style-type: none"> <li>No</li> </ul> <p><u>In conflict with the criterion (Red)</u></p> <ul style="list-style-type: none"> <li>Yes</li> </ul>
6	To minimise noise pollution	Will it increase noise pollution?	<p><b>Is the site to include a noisy land use next to a sensitive land use? (6.2)</b></p> <p><u>In conformity with the criterion (Green)</u></p> <ul style="list-style-type: none"> <li>No</li> </ul>



No	SA Objective	Decision Aiding Question	Detailed Criteria (brackets: relevant candidate sites form reference)
			<ul style="list-style-type: none"> <li>Proposed use likely to improve/reduce noise pollution</li> <li>No difference from existing use</li> </ul> <p><u>Partially meets the criterion / possibly in conflict with the criterion/ some constraints identified (Orange)</u></p> <ul style="list-style-type: none"> <li>Increase in noise pollution from traffic likely</li> <li>Mix of uses could potentially lead to noise pollution for residents</li> </ul> <p><u>In conflict with the criterion (Red)</u></p> <ul style="list-style-type: none"> <li>Housing next to major road/increased industrial activity</li> </ul>
7	To maintain and, where possible, enhance water quality	Will it increase water pollution?	<p><b>Is the site adjacent to a watercourse? (3.5)</b></p> <p><u>In conformity with the criterion (Green)</u></p> <ul style="list-style-type: none"> <li>No</li> </ul> <p><u>Partially meets the criterion / possibly in conflict with the criterion/ some constraints identified (Orange)</u></p> <ul style="list-style-type: none"> <li>No, but complex mix of drains inside and outside of the site</li> <li>Not adjacent but close</li> <li>Yes, but development will ensure its avoidance/no negative effects</li> </ul> <p><u>In conflict with the criterion (Red)</u></p> <ul style="list-style-type: none"> <li>Yes: watercourses/reens throughout the site</li> </ul>
			<p><b>Does the site have adequate water and sewerage infrastructure? (6.3)</b></p> <p><u>In conformity with the criterion (Green)</u></p> <ul style="list-style-type: none"> <li>Yes</li> </ul> <p><u>Partially meets the criterion / possibly in conflict with the criterion/ some constraints identified (Orange)</u></p> <ul style="list-style-type: none"> <li>Some upgrading required</li> <li>Septic tank proposed</li> </ul> <p><u>In conflict with the criterion (Red)</u></p> <ul style="list-style-type: none"> <li>No</li> </ul>
9	To minimise the	Will it minimise	<b>Does the site lie within the development advice zone (TAN15) and have a non compatible use? (3.4)</b>

No	SA Objective	Decision Aiding Question	Detailed Criteria (brackets: relevant candidate sites form reference)
	risk of and from flooding	the risk of flooding to people and property?	<p><u>In conformity with the criterion (Green)</u></p> <ul style="list-style-type: none"> <li>No</li> </ul> <p><u>Partially meets the criterion / possibly in conflict with the criterion/ some constraints identified (Orange)</u></p> <ul style="list-style-type: none"> <li>Yes but site benefits from flood defences (TAN 15 DAMs will shortly be updated and will clarify the position) (C1)</li> <li>Part of site is within flood zone, although a small area which is to be avoided by development</li> <li>Yes but building design will seek to mitigate and site is currently impermeable</li> <li>No, but scale of development on greenfield land may increase risk from an increase in surface water run off</li> </ul> <p><u>In conflict with the criterion (Red)</u></p> <ul style="list-style-type: none"> <li>C2</li> </ul>
12	Promote the reduction of waste generation and landfill, and increase levels of recycling to achieve more sustainable waste management	Will the site enable a reduction in waste generation?	<p><b>Does the site have adequate waste management facilities? (6.3)</b></p> <p><u>In conformity with the criterion (Green)</u></p> <ul style="list-style-type: none"> <li>Yes</li> </ul> <p><u>Partially meets the criterion / possibly in conflict with the criterion/ some constraints identified (Orange)</u></p> <ul style="list-style-type: none"> <li>Upgrades required</li> </ul> <p><u>In conflict with the criterion (Red)</u></p> <ul style="list-style-type: none"> <li>No</li> </ul>
<b>Social</b>			
14	Improve equality of opportunities amongst all social groups	Will it reduce poverty and social exclusion in those areas most affected?	<p><b>Will the site be located near or within a ward within the 100 most deprived in the country?</b></p> <p><u>In conformity with the criterion (Green)</u></p> <ul style="list-style-type: none"> <li>Yes and development is likely to enable a reduction in inequalities (e.g. provision of employment or community facilities)</li> </ul> <p><u>Partially meets the criterion / possibly in conflict with the criterion/ some constraints identified (Orange)</u></p> <ul style="list-style-type: none"> <li>Moderately area of deprivation</li> </ul>

No	SA Objective	Decision Aiding Question	Detailed Criteria (brackets: relevant candidate sites form reference)
			<ul style="list-style-type: none"> <li>• Adjacent to area of high deprivation and suitable land use to enable a reduction in inequalities</li> </ul> <p><b><u>In conflict with the criterion (Red)</u></b></p> <ul style="list-style-type: none"> <li>• Not in area of deprivation and development may increase inequalities by reducing development in deprived areas and providing increased facilities, services, employment and high quality housing in areas of low deprivation.</li> </ul> <p><b><u>n/a</u></b></p> <ul style="list-style-type: none"> <li>• Site too small to have an effect</li> <li>• Use proposed unlikely to affect</li> </ul>
16	Protect and provide improved local, social, recreational and leisure facilities for all sectors of the community, and improve access to them	Will it improve accessibility to key local services, facilities and employment opportunities?	<p><b>Will the development lead to a loss of community facilities? (5.4)</b></p> <p><b><u>In conformity with the criterion (Green)</u></b></p> <ul style="list-style-type: none"> <li>• No</li> </ul> <p><b><u>Partially meets the criterion / possibly in conflict with the criterion/ some constraints identified (Orange)</u></b></p> <ul style="list-style-type: none"> <li>• Potential loss</li> </ul> <p><b><u>In conflict with the criterion (Red)</u></b></p> <ul style="list-style-type: none"> <li>• Yes</li> </ul>
			<p><b>Is the local convenience shop within walking or cycling distance? (see <i>Table 7.1</i>) (4.5)</b></p> <p><b><u>In conformity with the criterion (Green)</u></b></p> <ul style="list-style-type: none"> <li>• Yes</li> <li>• Will be provided as part of development proposals</li> </ul> <p><b><u>Partially meets the criterion / possibly in conflict with the criterion/ some constraints identified (Orange)</u></b></p> <ul style="list-style-type: none"> <li>• Cycling distance</li> <li>• Slightly more than Table 3.4 requirements</li> </ul> <p><b><u>In conflict with the criterion (Red)</u></b></p> <ul style="list-style-type: none"> <li>• No</li> </ul>
			<p><b>Is the range of shopping facilities available likely to be adequate? (see <i>Table 7.1</i>) (4.5)</b></p>

No	SA Objective	Decision Aiding Question	Detailed Criteria (brackets: relevant candidate sites form reference)
			<p><u>In conformity with the criterion (Green)</u></p> <ul style="list-style-type: none"> <li>• Yes</li> <li>• Will be provided as part of development proposals</li> </ul> <p><u>In conflict with the criterion (Red)</u></p> <ul style="list-style-type: none"> <li>• No</li> </ul>
			<p><b>Are key local services within walking or cycling distance? (see <i>Table 7.1</i>)</b></p> <p><u>In conformity with the criterion (Green)</u></p> <ul style="list-style-type: none"> <li>• Yes</li> <li>• Will be provided as part of development proposals</li> </ul> <p><u>Partially meets the criterion / possibly in conflict with the criterion/ some constraints identified (Orange)</u></p> <ul style="list-style-type: none"> <li>• Cycling distance</li> <li>• Slightly more that Table 3.4 requirements</li> </ul> <p><u>In conflict with the criterion (Red)</u></p> <ul style="list-style-type: none"> <li>• No</li> </ul>
			<p><b>Are employment opportunities within walking or cycling distance? see <i>Table 7.1</i>) or within 30 mins travel by public transport? (4.6)</b></p> <p><u>In conformity with the criterion (Green)</u></p> <ul style="list-style-type: none"> <li>• Employment site close to residential area</li> <li>• Employment provided on-site as part of a mix of uses including residential</li> </ul> <p><u>Partially meets the criterion / possibly in conflict with the criterion/ some constraints identified (Orange)</u></p> <ul style="list-style-type: none"> <li>• Within 1km</li> <li>• Accessible by public transport</li> </ul> <p><u>In conflict with the criterion (Red)</u></p> <ul style="list-style-type: none"> <li>• No</li> </ul>
			<p><b>Are educational opportunities within walking or cycling distance? (see <i>Table 7.1</i>) or within 30 mins travel by</b></p>

No	SA Objective	Decision Aiding Question	Detailed Criteria (brackets: relevant candidate sites form reference)
			<p><b>public transport? (5.1)</b></p> <p><u>In conformity with the criterion (Green)</u></p> <ul style="list-style-type: none"> <li>• Education site close to residential area</li> <li>• Education provided on-site as part of a mix of uses including residential</li> </ul> <p><u>Partially meets the criterion / possibly in conflict with the criterion/ some constraints identified (Orange)</u></p> <ul style="list-style-type: none"> <li>• Within 1km</li> <li>• Accessible by public transport</li> </ul> <p><u>In conflict with the criterion (Red)</u></p> <ul style="list-style-type: none"> <li>• No</li> </ul>
19	To conserve and enhance the historic environment of Newport	Will it conserve or enhance sites, features and areas of historical value?	<p><b>Will the site negatively affect a Conservation Area? (3.9)</b></p> <p><u>In conformity with the criterion (Green)</u></p> <ul style="list-style-type: none"> <li>• No</li> </ul> <p><u>Partially meets the criterion / possibly in conflict with the criterion/ some constraints identified (Orange)</u></p> <ul style="list-style-type: none"> <li>• Adjacent but site to be developed sensitively</li> <li>• May affect setting</li> </ul> <p><u>In conflict with the criterion (Red)</u></p> <ul style="list-style-type: none"> <li>• Yes</li> </ul>
			<p><b>Will the site negatively affect any listed buildings on or adjacent to the site? (3.9)</b></p> <p><u>In conformity with the criterion (Green)</u></p> <ul style="list-style-type: none"> <li>• No</li> </ul> <p><u>Partially meets the criterion / possibly in conflict with the criterion/ some constraints identified (Orange)</u></p> <ul style="list-style-type: none"> <li>• Adjacent but site to be developed sensitively</li> <li>• May affect setting</li> </ul> <p><u>In conflict with the criterion (Red)</u></p> <ul style="list-style-type: none"> <li>• Yes</li> </ul>

No	SA Objective	Decision Aiding Question	Detailed Criteria (brackets: relevant candidate sites form reference)
			<p><b>Will the site negatively affect an Area of Archaeological Importance or potential archaeological site? (proximity: 40m) (3.16)</b></p> <p><u>In conformity with the criterion (Green)</u></p> <ul style="list-style-type: none"> <li>No</li> <li>Will be enhanced as a feature of the development</li> </ul> <p><u>Partially meets the criterion / possibly in conflict with the criterion/ some constraints identified (Orange)</u></p> <ul style="list-style-type: none"> <li>Potential for site to have archaeological importance</li> </ul> <p><u>In conflict with the criterion (Red)</u></p> <ul style="list-style-type: none"> <li>Site is within an archaeologically sensitive area</li> </ul>
			<p><b>Will the site negatively affect the Gwent Levels?</b></p> <p><u>In conformity with the criterion (Green)</u></p> <ul style="list-style-type: none"> <li>No</li> </ul> <p><u>Partially meets the criterion / possibly in conflict with the criterion/ some constraints identified (Orange)</u></p> <ul style="list-style-type: none"> <li>Site within Gwent Levels but small scale so potential negative effect minor</li> <li>Directly adjacent to GL historic landscape</li> </ul> <p><u>In conflict with the criterion (Red)</u></p> <ul style="list-style-type: none"> <li>Within GL historic landscape and likely negative effects</li> </ul>
			<p><b>Will the site negatively affect an area of ancient woodland?</b></p> <p><u>In conformity with the criterion (Green)</u></p> <ul style="list-style-type: none"> <li>No/previously developed site</li> </ul> <p><u>In conflict with the criterion (Red)</u></p> <ul style="list-style-type: none"> <li>Negative effects likely</li> </ul>
			<p><b>Will the site negatively affect a Scheduled Ancient Monument? (proximity: 40m)</b></p> <p><u>In conformity with the criterion (Green)</u></p> <ul style="list-style-type: none"> <li>No- previously developed site</li> </ul>

No	SA Objective	Decision Aiding Question	Detailed Criteria (brackets: relevant candidate sites form reference)
			<ul style="list-style-type: none"> <li>SAM setting will be enhanced through the development of the site</li> </ul> <p><u>Partially meets the criterion / possibly in conflict with the criterion/ some constraints identified (Orange)</u></p> <ul style="list-style-type: none"> <li>SAM within 500m but visually separated from site</li> </ul> <p><u>In conflict with the criterion (Red)</u></p> <ul style="list-style-type: none"> <li>SAM within site- likely negative effects</li> <li>Setting likely to be affected</li> </ul>
			<p><u>Will the site negatively affect a Registered Park or Garden? (proximity: 40m)</u></p> <p><u>In conformity with the criterion (Green)</u></p> <ul style="list-style-type: none"> <li>No- previously developed site</li> </ul> <p><u>In conflict with the criterion (Red)</u></p> <ul style="list-style-type: none"> <li>Yes</li> </ul>
<b>Economic</b>			
21	To enable high and stable levels of local employment in Newport	Will it increase employment overall?	<p><b>Is the site proposed for employment or mixed use with employment included?</b></p> <p><u>In conformity with the criterion (Green)</u></p> <ul style="list-style-type: none"> <li>Yes</li> </ul> <p><u>Partially meets the criterion / possibly in conflict with the criterion/ some constraints identified (Orange)</u></p> <ul style="list-style-type: none"> <li>Mixed use residential led</li> <li>Mixed use tourism led</li> </ul> <p><u>In conflict with the criterion (Red)</u></p> <ul style="list-style-type: none"> <li>Score negative if site will lead to a loss of employment land to another use</li> </ul> <p><u>N/A</u></p> <ul style="list-style-type: none"> <li>Unlikely to have a negative effect but not employment site</li> </ul>
23	To enhance the profile of	Will the development of	<p><b>Is the site designated for tourism use?</b></p> <p><u>In conformity with the criterion (Green)</u></p>



No	SA Objective	Decision Aiding Question	Detailed Criteria (brackets: relevant candidate sites form reference)
	Newport, and strengthen the tourist economy, sensitively capitalising on environmental, heritage, and leisure assets	the site enhance the local tourism offer?	<ul style="list-style-type: none"> <li>• Yes</li> </ul> <p><b><u>Partially meets the criterion / possibly in conflict with the criterion/ some constraints identified (Orange)</u></b></p> <ul style="list-style-type: none"> <li>• Site is next to Roman settlement of Caerleon</li> <li>• Potential of site for enhancement of tourism may not be realised</li> </ul> <p><b><u>In conflict with the criterion (Red)</u></b></p> <ul style="list-style-type: none"> <li>• Score negative if site will lead to a loss of land of tourism importance or potential tourism importance to another use</li> </ul> <p><b><u>N/A</u></b></p> <ul style="list-style-type: none"> <li>• if unlikely to have a negative effect but not tourism site</li> </ul> <p><b><u>Will the site protect or enhance features which may have tourism value?</u></b></p> <p><b><u>In conformity with the criterion (Green)</u></b></p> <ul style="list-style-type: none"> <li>• Development on site could enhance tourist asset (s)</li> </ul> <p><b><u>Partially meets the criterion / possibly in conflict with the criterion/ some constraints identified (Orange)</u></b></p> <ul style="list-style-type: none"> <li>• Potential for negative effects due to proximity</li> </ul> <p><b><u>In conflict with the criterion (Red)</u></b></p> <ul style="list-style-type: none"> <li>• Site adjacent to tourist potential area but for residential use</li> </ul> <p><b><u>N/A</u></b></p> <ul style="list-style-type: none"> <li>• No likely effect /previously developed site</li> </ul>
26	Promote attractive and viable alternatives to car transport to achieve a modal shift to more sustainable modes of	Is the site close to public transport nodes or will it improve connectivity to public transport?	<p><b><u>Is the closest bus route within walking distance (800m)? (4.2)</u></b></p> <p><b><u>In conformity with the criterion (Green)</u></b></p> <ul style="list-style-type: none"> <li>• Yes</li> </ul> <p><b><u>Partially meets the criterion / possibly in conflict with the criterion/ some constraints identified (Orange)</u></b></p> <ul style="list-style-type: none"> <li>• Yes but services not frequent</li> <li>• Buses serving existing sites adjacent although distance unknown</li> </ul> <p><b><u>In conflict with the criterion (Red)</u></b></p>

No	SA Objective	Decision Aiding Question	Detailed Criteria (brackets: relevant candidate sites form reference)
	transport, including walking and cycling		<ul style="list-style-type: none"> <li>No</li> </ul> <p><b>Is the nearest railway station within walking or cyclable distance? (800m or 2-5km) (4.4)</b></p> <p><u>In conformity with the criterion (Green)</u></p> <ul style="list-style-type: none"> <li>Yes - walking</li> </ul> <p><u>Partially meets the criterion / possibly in conflict with the criterion/ some constraints identified (Orange)</u></p> <ul style="list-style-type: none"> <li>Yes- cycling</li> </ul> <p><u>In conflict with the criterion (Red)</u></p> <ul style="list-style-type: none"> <li>No</li> </ul> <p><u>N/A</u></p> <ul style="list-style-type: none"> <li>Site well served by bus routes (other public transport)</li> </ul>
		Is the site close to or will it improve connectivity to walking and cycling routes?	<p><b>Will the site connect to the wider walking and cycling network? (4.7)</b></p> <p><u>In conformity with the criterion (Green)</u></p> <ul style="list-style-type: none"> <li>Yes</li> <li>Site will create an increase in routes</li> </ul> <p><u>Partially meets the criterion / possibly in conflict with the criterion/ some constraints identified (Orange)</u></p> <ul style="list-style-type: none"> <li>To be dealt with as part of planning application process (site close to PROW)</li> <li>Site layout will encourage walking and cycling – within site</li> </ul> <p><u>In conflict with the criterion (Red)</u></p> <ul style="list-style-type: none"> <li>No</li> </ul>
27	To seek to improve the vitality and viability of the City Centre	<b>Will it increase the range of employment opportunities, shops and services available in town centres?</b>	<p><b>Is the site proposed for mixed use development including employment within the City Centre?</b></p> <p><u>In conformity with the criterion (Green)</u></p> <ul style="list-style-type: none"> <li>Yes</li> </ul> <p><u>Partially meets the criterion / possibly in conflict with the criterion/ some constraints identified (Orange)</u></p> <ul style="list-style-type: none"> <li>Site on outskirts of city</li> <li>Site is mixed use, residential and/or education led</li> </ul>

No	SA Objective	Decision Aiding Question	Detailed Criteria (brackets: relevant candidate sites form reference)
			<p><u>In conflict with the criterion (Red)</u></p> <ul style="list-style-type: none"> <li>No- development of site may draw attention away from city centre</li> </ul> <p><u>N/A</u></p> <ul style="list-style-type: none"> <li>Unlikely to have a negative effect but not mixed use city centre</li> </ul>

- A.2.3 Table 2.3 shows the results of the SA interpretation of the information available for each site. Overall, the results predict a number of positive as well as negative (potential conflicts and conflicts) effects on the SA Objectives for all seven sites.
- A.2.4 For the sites where possible conflict or conflict has been identified against SA detailed criteria, recommendations in order to reduce the negative effects are provided in Table 2.4.
- A.2.5 For the Panasonic site, potential conflicts/conflicts have been identified for SA objectives:
- 2. Biodiversity
  - 4. Air quality
  - 9. Flooding
  - 16. Facilities and access to them
  - 26. Alternatives to car transport
- A.2.6 For the Belmont Lodge site, potential conflicts/conflicts have been identified for SA objectives:
- 1. Landscape
  - 2. Biodiversity
  - 3. Efficient use of land
  - 4. Air quality
  - 7. Water quality
  - 9. Flooding
  - 14. Equality of opportunities
  - 16. Facilities and access to them
  - 26. Alternatives to car transport
- A.2.7 For the Parry Drive site, potential conflicts/conflicts have been identified for SA objectives:
- 2. Biodiversity
  - 4. Air quality
  - 14. Equality of opportunities
- A.2.8 For the Treberth Crescent site, potential conflicts/conflicts have been identified for SA objectives:
- 2. Biodiversity
  - 4. Air quality
  - 7. Water quality
  - 9. Flooding
  - 14. Equality of opportunities
- A.2.9 For the Crawford Street site, potential conflicts/conflicts have been identified for SA objectives:
- 2. Biodiversity
  - 7. Water quality
  - 9. Flooding
  - 14. Equality of opportunities
- A.2.10 For the Postal Exchange site, potential conflicts/conflicts have been identified for SA objectives:

2. Biodiversity

19. Historic Environment

A.2.11 For the Queens Hill site, potential conflicts/conflicts have been identified for SA objectives:

2. Biodiversity

19. Historic Environment

A.2.12 For the Telford Depot site, potential conflicts/conflicts have been identified for SA objectives:

2. Biodiversity

9. Flooding

14. Equality of opportunities

21. Local employment in Newport

A.2.13 For the Uskside Paint Mills site, potential conflicts/conflicts have been identified for SA objectives:

2. Biodiversity

3. Efficient use of land

Table A15.3 - Site Assessment Results

SA Objective	Detailed Criteria (below)	Site Name (right)	Panasonic Belmont Lodge	Parry Drive	Treberth Cres	24 Crawford Street	Postal Exchange	Queens Hill School	Telford Depot	Uskside Paint Mills
1. Protect and enhance existing valued landscapes and open spaces and encourage their sustainable use, enjoyment and management	Will the site enhance the quality of or lead to the increase of local valued landscapes? (3.12)									
	Proximity to or affect on public rights of way (4.8)									
	Is the nearest area of usable open space within walking or cyclable distance? (4.9)									
2. To protect, manage and enhance biodiversity	Is the site subject any environmental protection designations (e.g. SSSI)? (or within 2km proximity) (3.7)									
	Is it likely that there are any protected species on or near the site? (3.8)									
	Does the site contain protected or important mature trees? (3.13)									

	Does the site contain protected or important hedgerows? (3.13)								
	Will it protect, maintain or enhance green spaces or corridors important for ecological connectivity? (3.15)								
3. To ensure efficient use of land and protect geodiversity, soil quality and mineral resources	Is the site previously developed land? (3.1)								
	Is the site greenfield? (3.2)								
	Will it lead to the loss of best and most versatile agricultural land (grades 1, 2 and 3?) (3.11)								
	Is the site in a potential minerals safeguarding zone? (3.10)								
	Will it lead to the remediation of contaminated land? (3.3)								
4. To improve air quality	Will the proposed use increase air pollution (from traffic or industrial processes)? (6.2)								
	Is the site within an AQMA?								
6. To minimise noise pollution	Is the site to include a noisy land use next to a sensitive land use? (6.2)								
7. To maintain and, where possible, enhance water quality	Is the site adjacent to a watercourse? (3.5)								
9. To minimise the risk of and from flooding	Does the site have adequate water and sewerage infrastructure? (6.3)								
	Does the site lie within the development advice zone (TAN15) and have a non compatible use? (3.4)								

12. Promote the reduction of waste generation and landfill, and increase levels of recycling to achieve more sustainable waste management	Does the site have adequate waste management facilities? (6.3)									
14. Improve equality of opportunities amongst all social groups	Will the site be located near or within a ward within the 100 most deprived in the country?									
	Will the development lead to a loss of community facilities?(5.4)									
16. Protect and provide improved local, social, recreational and leisure facilities for all sectors of the community, and improve access to them	Is the local convenience shop within walking or cycling distance? (see Table 7.1) (4.5)									
	Is the range of shopping facilities available likely to be adequate? (see Table 7.1) (4.5)									
	Are key local services within walking or cycling distance? (see Table 7.1)									
	Are employment opportunities within walking or cycling distance? (see Table 3.4) or within 30 mins travel by public transport? (4.6)									
	Are educational opportunities within walking or cycling distance? (see Table 3.4) or within 30 mins travel by public transport? (5.1)									
19. To conserve and	Will the site negatively affect a Conservation Area? (3.9)									

enhance the historic environment of Newport	Will the site negatively affect any listed buildings on or adjacent to the site? (3.9)								
	Will the site negatively affect an Area of Archaeological Importance or potential archaeological site? (proximity: 40m) (3.16)								
	Will the site negatively affect the Gwent Levels?								
	Will the site negatively affect an area of ancient woodland?								
	Will the site negatively affect a Scheduled Ancient Monument? (proximity: 40m)								
	Will the site negatively affect a Registered Park or Garden? (proximity: 40m)								
21. To enable high and stable levels of local employment in Newport	Is the site proposed for employment or mixed use with employment included?								
	Is the site designated for tourism use?								
	Will the site protect or enhance features which may have tourism value?								
26. Promote attractive and viable alternatives to car transport to achieve a modal shift to more sustainable modes of transport, including walking and cycling	Is the closest bus route within walking distance (800m)? (4.2)								
	Is the nearest railway station within walking or cyclable distance? (800m or 2-5km) (4.4)								
	Will the site connect to the wider walking and cycling network? (4.7)								





Table A15.4 - Recommendations by Site

Site name	Notes/ Recommendations
<b>Panasonic</b>	<ul style="list-style-type: none"> <li>The site is within 2km of the SSSI (The Gwent Levels -St Brides) designation. May contain protected species- suggest any potential effects are mitigated through measures such as a buffer zone to prevent access and reduce effects. It should be ensured that the biodiversity value of the site is enhanced.</li> <li>The design of the development needs to include measures to protect and enhance existing ecology. Trees and hedges on site should be retained where deemed beneficial for the enhancement or maintenance of biodiversity and green infrastructure.</li> <li>Contamination land risk should be investigated and remediated prior to development on site.</li> <li>It should be ensured that accessibility by public transport, including bus, walking and cycling, is convenient and reliable ahead of occupation of the site.</li> <li>Further investigation of the foul and surface drainage systems required and upgrades introduced in order to ensure that adequate drainage is provided across the site.</li> <li>It should be ensured that the archaeology of the site is investigated and is not negatively affected by any development proposals.</li> <li>Site is sensitive development in a known flood risk area. Subject to the revisions to TAN 15, it should be ensured that development will not increase the risk of flooding to people or property subject to advice from the EA.</li> </ul>
<b>Belmont Lodge</b>	<ul style="list-style-type: none"> <li>The site is within 2km of the SSSI/SAC (River Usk – Lower Usk). May contain protected species- suggest any potential effects are mitigated through measures such as a buffer zone to prevent access and reduce effects. It should be ensured that the biodiversity value of the site is enhanced.</li> <li>It should be ensured that accessibility by public transport, including bus, walking and cycling, is convenient and reliable ahead of occupation of the site.</li> <li>The design of the development needs to include measures to protect and enhance existing ecology. Trees and hedges on site should be retained where deemed beneficial for the enhancement or maintenance of biodiversity and green infrastructure.</li> <li>Any potential contamination of land or effect on watercourses should be minimised.</li> <li>The design of the development needs to include measures to protect and enhance existing ecology. Trees on site should be retained where deemed beneficial for the enhancement or maintenance of biodiversity and green infrastructure.</li> </ul>

Site name	Notes/ Recommendations
<b>Parry Drive</b>	<ul style="list-style-type: none"> <li>• The site is within 2km of the SSSI/SAC (River Usk – Lower Usk). May contain protected species- suggest any potential effects are mitigated through measures such as a buffer zone to prevent access and reduce effects. It should be ensured that the biodiversity value of the site is enhanced. There is significant urban form from the site to the SSSI/SAC and it is unknown how the site can impact on the site from its location.</li> <li>• Although not in a flood risk zone, it is recommended that the development include a surface water regulation system to ensure that there is no net increase in surface water runoff, to ensure adequate drainage at the site. This should be included as a condition in any future planning application.</li> </ul>
<b>Treberth Crescent</b>	<ul style="list-style-type: none"> <li>• The site is within 2km of the SSSI/SAC (River Usk – Lower Usk). May contain protected species- suggest any potential effects are mitigated through measures such as a buffer zone to prevent access and reduce effects. It should be ensured that there is no net impact on the biodiversity value of the site. There is significant urban form from the site to the SSSI/SAC and it is unknown how the site can impact on the site from its location.</li> <li>• Although not in a flood zone, any increase in hard surfacing should ensure that net surface water runoff is unchanged.</li> </ul>
<b>24 Crawford</b>	<ul style="list-style-type: none"> <li>• The site is within 2km of the SSSI/SAC (River Usk – Lower Usk). May contain protected species- suggest any potential effects are mitigated through measures such as a buffer zone to prevent access and reduce effects. It should be ensured that the biodiversity value of the site is enhanced.</li> <li>• Site is sensitive development in a known flood risk area. Subject to the revisions to TAN 15, it should be ensured that development will not increase the risk of flooding to people or property subject to advice from the EA. This should be included as a condition in any future planning application.</li> <li>• Further investigation of the foul and surface drainage systems required and upgrades introduced in order to ensure that adequate drainage is provided across the site.</li> </ul>
<b>Postal Exchange</b>	<ul style="list-style-type: none"> <li>• The site is within 2km of the SSSI/SAC (River Usk – Lower Usk). May contain protected species- suggest any potential effects are mitigated through measures such as a buffer zone to prevent access and reduce effects. It should be ensured that there is no net impact on the biodiversity value of the site. There is significant urban form from the site to the SSSI/SAC and it is unknown how the site can impact on the site from its location.</li> <li>• The site is within an archaeological sensitive area and there should be minimal demolition and construction on site that will impact</li> </ul>

Site name	Notes/ Recommendations
	on archaeology.
<b>Queens Hill School</b>	<ul style="list-style-type: none"> <li>The site is within 2km of the SSSI/SAC (River Usk – Lower Usk). May contain protected species- suggest any potential effects are mitigated through measures such as a buffer zone to prevent access and reduce effects. It should be ensured that there is no net impact on the biodiversity value of the site. There is significant urban form from the site to the SSSI/SAC and it is unknown how the site can impact on the site from its location.</li> <li>The site is also within close proximity to a listed building (Shire Hall).</li> <li>There are no tree preservation orders onsite, but a number of trees are considered to be worthy of retention by the Council's Tree Officer.</li> </ul>
<b>Telford Depot</b>	<ul style="list-style-type: none"> <li>The site is within 2km of the SSSI/SAC (River Usk – Lower Usk). May contain protected species- suggest any potential effects are mitigated through measures such as a buffer zone to prevent access and reduce effects. There is significant urban form from the site to the SSSI/SAC and it is unknown how the site can impact on the site from its location. Site is sensitive development in a known flood risk area. Subject to the revisions to TAN 15, it should be ensured that development will not increase the risk of flooding to people or property subject to advice from the EA.</li> </ul>
<b>Uskside Paint Mills</b>	<ul style="list-style-type: none"> <li>The site is within 2km of the SSSI/SAC (River Usk – Lower Usk). May contain protected species- suggest any potential effects are mitigated through measures such as a buffer zone to prevent access and reduce effects. It should be ensured that there is no net impact on the biodiversity value of the site. There is significant urban form from the site to the SSSI/SAC and it is unknown how the site can impact on the site from its location.</li> <li>Contamination land risk should be investigated and remediated prior to development on site.</li> </ul>

## A.3 References

- Sustainability Appraisal Report, Newport Revised Deposit LDP, December 2013

## Appendix B –Site re-assessments (correct alignment of safeguarded M4 corridor)

## B.1 Introduction

- B.1.1 This Appendix deals with the implications of the alignment of the safeguarded M4 corridor being shown incorrectly in the Revised Deposit LDP. The correct alignment of the safeguarded corridor impacts on the deliverability of the following allocations:
- EM1 (i) Duffryn
  - EM1 (ii) East of Queensway Meadows, South of Glan Llyn
  - EM1 (iv) Solutia
- B.1.2 This Appendix is not a full report and readers should refer to the published SA Report December 2013 (Submission document reference SD34-36) for the Revised Deposit LDP for full information on the SA work undertaken previously.
- B.1.3 Reports and data sources that have been used to inform the assessments are listed in the references in Section B.5 of this Note.
- B.1.4 The SA of the policies and allocations has been undertaken in compliance with the requirements of the Planning and Compulsory Purchase Act 2004 and the European Union Strategic Environmental Assessment (SEA) Directive 2001/42/EC and builds upon earlier SA work undertaken to inform the Revised Deposit LDP.

## B.2 Assessment

- B.2.1 The SA process has considered and assessed the changes to the following allocations:
- EM1 (i) Duffryn;
  - EM1 (ii) East of Queensway Meadows, South of Glan Llyn; and
  - EM1 (iv) Solutia;
- B.2.2 In the Revised Deposit LDP sites EM1 (i), EM1 (ii) and EM1 (iv) are allocated through Policy EM1: Employment Land Allocations. In the December 2013 SA Report the assessment of sites EM1 (i), EM1 (ii) and EM1 (iv) were integrated in the assessment of Policy Component 18 Employment. Assessment results contained in this wider policy component's assessments for the policies which allocate the sites have been considered in this Note.
- B.2.3 In this Note, given that the proposed changes imply area reductions (EM1 (i), EM1 (ii) and EM1 (iv)), the focus of the assessment is on the implications of the proposed changes to the sites themselves. In addition, the implications resulting from the changes made to the sites are considered in terms of the overall sustainability performance of the relevant policies which allocate them.

## B.3 EM1 (i) Duffryn; EM1 (ii) East of Queensway Meadows, South of Glan Llyn; EM1 (iv) Solutia

- B.3.1 Policy EM1: Employment Land Allocations allocates development sites EM1 (i), EM1 (ii) and EM1 (iv) in the Revised Deposit LDP.
- B.3.2 Focussed Changes to the three development site allocations imply changes to the EM1 policy text as well as the Proposals Map for the following area reductions:
- EM1 (i) Duffryn has been reduced in size from 65ha to 37ha;
  - EM1 (ii) East of Queensway Meadows, South of Glan Llyn has been reduced in size from

34ha to 22ha; and

- EM1 (iv) Solutia has been reduced in size from 45ha to 35ha.

B.3.3 As a consequence, the provision of employment land under policy EM1 in the Revised Deposit LDP has been changed to approximately 118 hectares (from 168 hectares) for the period 2011 - 2026. This change has also been reflected in the text of Policy SP17 Employment Land Requirement. The changed allocations are shown in the Proposals Plan February 2014.

## Changes to allocation EM1 (i) Duffryn: Assessment Results

B.3.4 The key sustainability issues with allocation EM1 (i) Duffryn as identified in the December 2013 SA were:

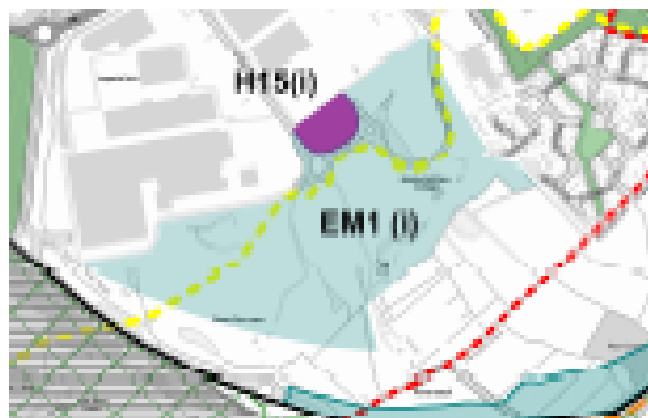
- the Gwent Levels - St Brides SSSI comprised 31% of the site area;
- it comprised development of greenfield land;
- 12% of the allocation was within a SINC designation; and
- it was inside the Levels ASA.

B.3.5 The 2013 SA recommended that the portion of site EM1 (i) which lies inside the Gwent Levels SSSI be removed from the allocation in the LDP, but the recommendation was not taken forward to the Revised Deposit LDP.

B.3.6 The revised allocation removes most of the SSSI area but 0.83ha of SSSI area is still left in the allocation (see Figure 3.3 below). From an SA perspective it continues to be recommended that the outstanding area still inside the SSSI is removed from the allocation as it will still physically impact on the SSSI area.

B.3.7 The reduced size allocation will also reduce the area of greenfield land taken. The allocation continues to be inside the Levels ASA and to comprise part of a SINC designation.

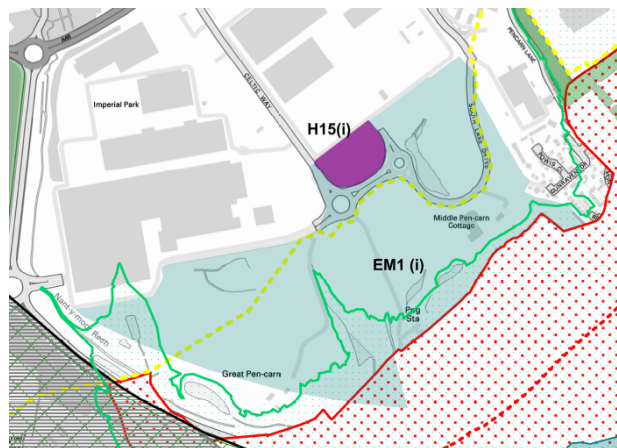
Figure B15.5 – EM1 (i) Duffryn Focussed Change



**Figure B15.6 – EM1 (i) Duffryn Revised Deposit LDP 2013**



**Figure B15.7 – Constraints Map (SSSI shown by red dotted area)**





## Changes to Allocation EM1 (ii) East of Queensway Meadows: Assessment Results

- B.3.8 The key issues with allocation EM1 (ii) as identified in the December 2013 SA were that the development of site EM1 (ii) would lead to the development of a significant area of greenfield land (possibly including pockets of valuable level 3b agricultural land), which is not considered to be an efficient use of land. The allocation is also adjacent to the Nash/Goldcliff coastal zone historic landscape character area of the Gwent Levels.
- B.3.9 The proposed reduction in area would reduce the area of greenfield land (and agricultural land) taken as it can be seen from Figures 4.1-4.3 and this is welcomed from an SA perspective. The allocation continues to be adjacent to the Nash/Goldcliff coastal zone historic landscape character area of the Gwent Levels.

**Figure B15.8 – EM1 (ii) East of Queensway Meadows, South of Glan Llyn Focussed Change**



**Figure B15.9 – EM1 (ii) East of Queensway Meadows, South of Glan Revised Deposit LDP 2013**



**Figure B15.10 – Constraints Map (SSSI shown by red dotted area)**



## Changes to Allocation EM1 (iv) Solutia: Assessment results

- B.3.10 The key sustainability issues that have been identified previously with site EM1 (iv) were:
- substantial part was within the Solutia Site SINIC;
  - contained a listed building (Tatton Farm);
  - within TAN flood risk area (C1);
  - directly adjacent to the Nash/Goldcliff coastal zone historic landscape character area of the Gwent Levels; and
  - loss of greenfield land including some valuable agricultural land.
- B.3.11 Despite the proposed reduction in area and the split of the site into two sub-sites, the two sub-sites continue to exhibit the same sustainability issues as described above.
- B.3.12 The M4 corridor alignment in this location is a junction from the main M4 route. This is considered to offer the potential for investment opportunities in the two sub-sites.

Figure B15.11 – EM1 (iv) Solutia Focussed Change

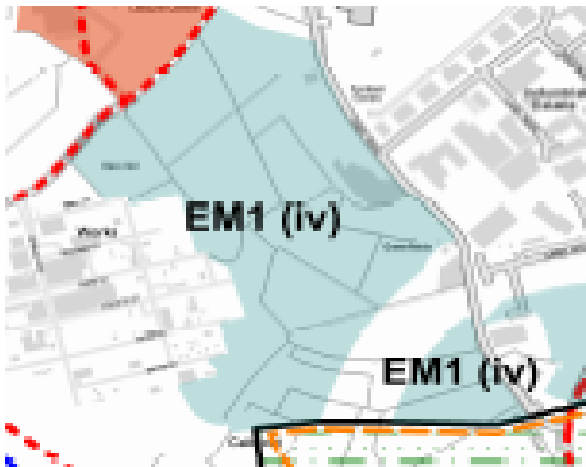


Figure B0.8 – EM1 (iv) Solutia Revised Deposit LDP 2013

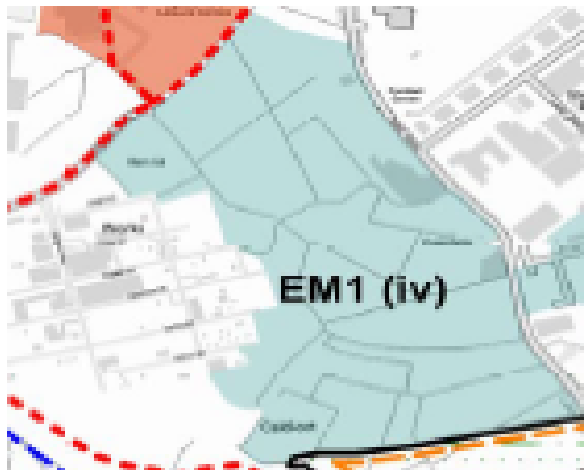


Figure B3.9 – Constraints Map (TAN Zone C1 shown by green dotted area)



## Policy EM1 Employment Land Allocations: Implications of Assessment Results

- B.3.13 In this section, the implications of the assessment results for the proposed Focussed Changes discussed above for sites EM1 (i), EM1 (ii) and EM1 (iv) are considered in terms of the overall sustainability performance of Policy EM1 which allocates the sites.
- B.3.14 Despite the reduction in employment land allocations in the Focussed Changes to sites EM1 (i), EM1 (ii) and EM1 (iv), Policy EM1 continues to provide enough land for economic purposes which should continue to promote the development of employment opportunities, to support diverse and viable business growth and to encourage inward investment, particularly as the sites are well located within the region. These positive effects are likely to be more significant in the medium to long term as sites become established.
- B.3.15 The sites in West Newport are close to major arterial routes, making them well connected locally, regionally and nationally. However, South East Newport is close to a new proposed railway station at Llanwern as well as major housing growth areas, which could encourage sustainable travel patterns. Locations close to major road networks and not to public transport routes could encourage an increase in the use of private cars for travel to work as opposed to the creation of sustainable settlement patterns.
- B.3.16 Employment uses on sites EM1 (ii) and EM1 (iv) would also benefit from proximity to the Southern Distributor Road and either the new M4 or other M4 Corridor Enhancement Measures being considered by the Welsh Government. The Duffryn Link Road will provide accessibility for site EM1 (i).
- B.3.17 The majority of the major employment sites are not within the city centre. Some benefits may occur due to an increase in employment and subsequent disposable income of the local community. Specific transport links to the city centre by public transport may be encouraged as part of requirements under other LDP policies for sustainable transport, which could have benefits for the city centre.
- B.3.18 It is regarded, however, that effects on biodiversity of Policy EM1 overall are still likely to be significant, given the scale of the proposed development (although reduced from 168ha to 118ha with the Focussed Changes) and potential cumulative effects of development. The correct application of LDP's GP5 Natural Environment policies could lead to the reduction of the significance of most of these effects through ensuring that development proposals are designed and managed to protect and encourage biodiversity and demonstrate how they avoid, or compensate and compensate negative impacts. Nevertheless, for site EM1 (i) although the revised allocation removes most of the SSSI area as discussed above, there is still a potential direct loss of SSSI area and as such it is recommended that the outstanding area still inside the SSSI is removed from the allocation.
- B.3.19 The majority of the employment land is to be provided will be within the urban boundary, but development within the EEA and the River Usk Corridor could lead to negative effects on landscape quality. Views from the surrounding area onto large employment development sites could impact landscape quality negatively. The most significant negative effects are likely to be those that include the development of large areas of greenfield land, such as revised site EM1 (ii). The application of LDP's GP5 Natural Environment policies should ensure that any landscape issues are addressed through development proposals and potentially significant effects minimised.
- B.3.20 Site EM1 (i) is within the Levels ASA. Sites EM1 (ii) and (iv) are adjacent to the Nash/Goldcliff coastal zone historic landscape character area of the Gwent Levels. EM1 (ii) may also affect the setting of a listed building (Tatton Farm). Information for EM1 (vi) also indicates that the site is

within an archaeologically sensitive area. This could lead to negative effects against this objective, however, effects should be minimised through the application of other LDP policies.

## B.4 References

- Newport Revised Deposit LDP, December 2013
- Sustainability Appraisal Report, Newport Revised Deposit LDP, December 2013
- Table of Proposed Focussed Changes February 2014
- Tracked Changes Version of the LDP – Written Statement February 2014
- Proposals Plan February 2014

