

**NEWPORT LOCAL DEVELOPMENT PLAN 2011 - 2026**

# **Revised Deposit Local Development Plan**

# **Consultation Report**

**December 2013**





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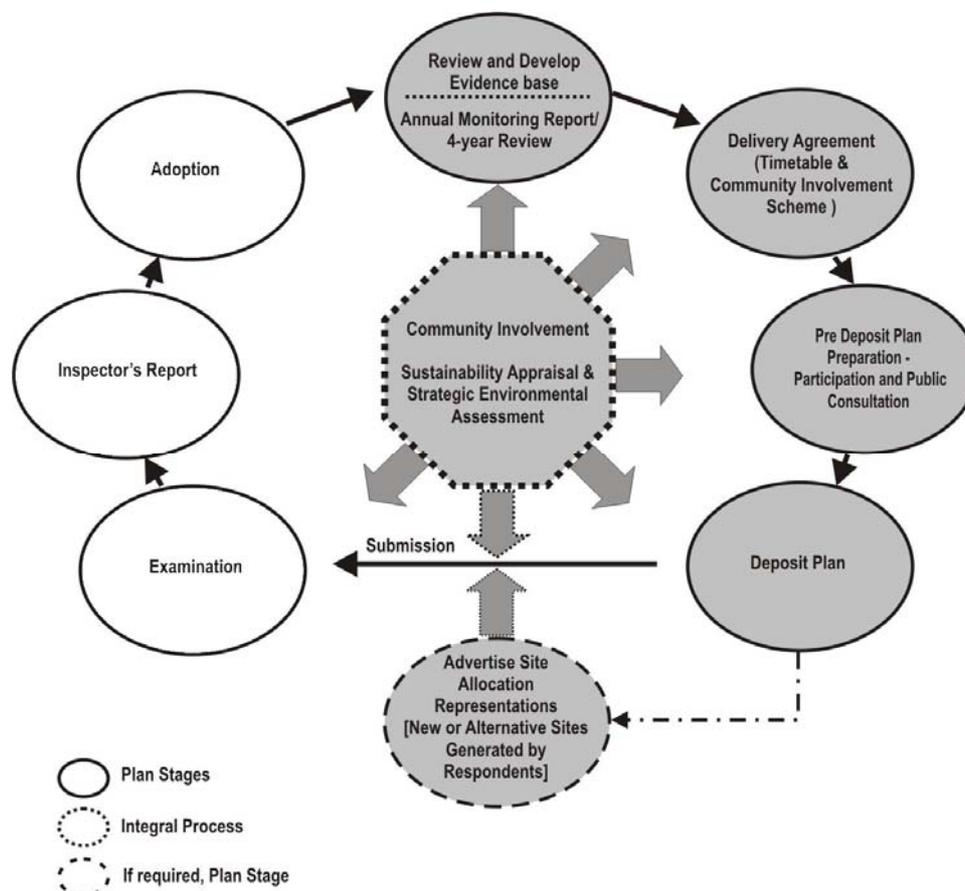
## 1. INTRODUCTION

- 1.1 The Planning and Compulsory Purchase Act 2004 requires Newport City Council to prepare a Local Development Plan (LDP) for its area.
- 1.2 This Consultation Report outlines how the Plan has been prepared. In summary, it identifies:
- The individuals and groups who were consulted and engaged with during the plan-making process;
  - Steps taken to publicise the Plan preparation;
  - The main issues raised throughout consultation and how they have been addressed or how they have helped to shape the Plan.
- 1.3 The Report is set out in chronological order, from the initial stages of setting the Delivery Agreement, through to the Revised Deposit Local Development Plan Stage. It has been prepared in accordance with the requirements of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 and the guidance contained in section B8 of the Local Development Plan Manual (June 2006).
- 1.4 Once adopted, the LDP will provide the Development Strategy and policy framework for the City up to 2026. The Council's Unitary Development Plan lapsed in 2011, but will remain in force until superseded by the LDP.
- 1.5 The Plan will provide a policy framework that integrates and balances the social, economic and environmental issues in order to meet the needs of those people living, working and visiting Newport. The fundamental principles of achieving sustainable development will therefore, underpin all local land use decisions.
- 1.6 The Single Integrated Plan (SIP) for Newport has been considered and the Planning Authority has collaborated with 'One Newport' colleagues to aid the integration of the two plans. A SIP is the defining statement of strategic planning intent for local authority areas in Wales. It was published 1 April 2013 after a 12 week period of consultation. Planning Policy Officers provided an LDP perspective to the SIP consultation.
- 1.7 The purpose of this Consultation Report is to provide a record of the consultation undertaken to date in the preparation of the LDP. The structure of the report is as follows:
- **Section 2** of the report provides a brief overview of the plan-making process from the production of the Delivery Agreement to the Revised Deposit Plan.
  - **Section 3** outlines compliance with the Delivery Agreement.
  - **Section 4 and 5** include information on the consultation undertaken on the Deposit Plan (April 2012). It notes the number of representations received and provides a summary of the main issues raised by representors.
  - **Section 6** explains the Alternative Sites consultation and the implications for the LDP.
  - **Section 7** provides details of the Gypsy and Traveller Scrutiny Review Exercise carried out between June 2012 and May 2013.
  - **Section 8** includes details of the Revised Deposit Plan; the new evidence and the key changes proposed.
  - **Section 9** includes information on the Revised Deposit Plan consultation.
  - **Section 10** explains the Alternative Sites consultation at the Revised Deposit Stage.

- **Section 11** notes the changes the Council has made to the Plan following consultation on the Revised Deposit Plan and Alternative Sites.
- **Section 12** details the main issues for examination.
- **Section 13** provides a self-assessment of the Plan to date.

## 2. OVERVIEW OF THE PLAN PROCESS

- 2.1 The LDP is a cyclical process which places at its core the need for community involvement and the preparation of a combined Sustainability Appraisal and Strategic Environmental Assessment (SA).
- 2.2 The below diagram (from the Welsh Government LDP Manual) provides an illustration of individual stages in the LDP process and their interrelationships.



- 2.3 The Council has undertaken the processes shaded in grey. These are:

- (A) Review and develop evidence base;
- (B) Delivery Agreement;
- (C) Pre Deposit preparation including the Visions and Objectives document and Preferred Strategy;
- (D) Deposit Plan (April 2012)
- (E) Alternative Sites
- (F) Revised Deposit Plan (June 2013)
- (G) Alternative Sites – Revised Deposit Stage

- 2.4 Outlined below is an overview of the process and the key stages in Plan preparation:

### **(A) REVIEW AND DEVELOP EVIDENCE BASE**

- 2.5 The development of a robust and credible LDP evidence base is an essential element of the Plan making process. The formulation of this evidence base is an on-going process. Since the commencement of work on the LDP in 2008 the Council has developed and compiled an evidence base. In response to consultation replies at the

Deposit Plan stage (April 2012), aspects of the evidence base were reviewed and updated to ensure the Plan is robust. Details of the LDP evidence base are attached as Appendix 1.

### **(B) DELIVERY AGREEMENT**

- 2.6 The purpose of the [Delivery Agreement](#) (DA) is to establish the Local Planning Authority's (LPA) early, full and continuous approach to community consultation and involvement in the preparation of the LDP. This has been a front loaded process with a large part of consultation and engagement in the first couple of years of the Plan making process.
- 2.7 A summary list of LDP consultees is attached as Appendix 2. This is continually updated as more people and organisations request to be informed of the on-going process.
- 2.8 The DA contains a detailed plan production timetable and the Community Involvement Scheme (CIS). The agreed DA was compiled and revised with the approval of the Welsh Assembly Government in May 2008, April 2011 and most recently in March 2013.

### **(C) PRE DEPOSIT PLAN**

- 2.9 Evidence Base/Background Papers  
Evidence was developed in respect of a number of important areas including housing land requirements, employment land requirements, retail, strategic transportation, renewable energy and urban capacity. This work has been on-going to inform the Revised Deposit Stage. The latest details of the LDP evidence base are attached as Appendix 1.
- 2.10 Call for major candidate sites (October 2008)  
The Council invited submission of major sites that could deliver key elements of what could be a potential strategy for the Plan. Many of the sites were for major greenfield development and did not accord with the visions and objections.
- 2.11 Scoping Report of Sustainability Appraisal (October 2008)  
The Council, working with consultant Atkins, produced a Scoping Report for the Sustainability Appraisal of the LDP. The [Scoping Report](#) and [appendices](#) are available via this link.
- 2.12 Vision and Objectives (December 2008)  
As part of the process of preparing the Newport LDP 2011 – 2026 (the LDP), the Council had to decide on an initial vision and objectives that would help shape the preferred strategy and subsequent policies for Newport from 2011. The proposed [Draft Vision & Objectives for the LDP](#) set out what the Council wanted the LDP to achieve and its vision for Newport by the end of the Plan Period.
- 2.13 Candidate Site Criteria (December 2008)  
The Council needed to decide how it would handle the invitation it must make for candidate sites. These are defined as those sites that any interested party would like to see allocated for a particular use in the Plan. The call for sites came in 2009. The purpose of this stage was to consult on the criteria that would be used to assess the sites. Comments were invited as to the suitability and appropriateness of the criteria.

- 2.14 Strategic Options (March - May 2009)  
The Council identified a number of [Strategic Options](#) for the Plan, covering various aspects of housing, employment, the Celtic Manor and a possible airport in the Severn Estuary (however the airport proposal never materialised). [Responses](#) were invited on the options, and these helped the Council to develop a Preferred Strategy for the Plan.
- 2.15 Call for Candidate Sites (March – May 2009)  
Submissions were invited for proposals of sites to be considered for allocation in the Plan for a particular use. Such sites, referred to as Candidate Sites, may be proposed for development, such as for housing, or for other uses such as for the protection of open space. All 124 candidate sites put forward in March 2008 were advertised on a Register of Candidate Sites in 2009. The Council assessed all the sites and the comments received were considered. The sites were grouped and assessed in terms of their sustainability. Many of the sites were for major greenfield development and did not accord with the visions and objections.
- 2.16 Preferred Strategy (January – March 2010)  
The [Preferred Strategy](#) sets out an overall direction for the Plan, providing broad indications of what the Plan will do, and giving all interested parties the opportunity to contribute to the shaping of the Strategy.
- 2.17 Initial Sustainability Appraisal Report (January – March 2010)  
[The Initial Sustainability Appraisal Report](#) was produced and made available for comment. The purpose of Sustainability Appraisal is to promote sustainable development through better integration of sustainability (economic, social and environmental) considerations in the preparation and adoption of Plans.
- 2.18 The Initial Sustainability Appraisal Report was updated in the light of consultation response. The [Sustainability Appraisal Report \(SAR\) \(2012\)](#) was produced to accompany the Deposit Plan (April 2012) and the [SAR \(June 2013\)](#) was then updated for the Revised Deposit Plan (June 2013).
- 2.19 Screening Report for Habitats Regulations Assessment (Jan – March 2010)  
As part of the process of preparing the Plan, and as required under the European Habitats Directive, an [Initial Habitat Regulations Assessment Screening Report](#) was produced. This report is a record of the Habitats Regulations Assessment (HRA) screening stage which makes informed decisions on whether there are likely to be significant effects on European sites as a result of the Newport LDP 2011 – 2026.

#### ***(D) DEPOSIT PLAN (APRIL 2012)***

- 2.20 [The Deposit Plan](#) (April 2012) provided a detailed policy framework for the County Borough. It contained the Preferred Strategy with strategic policies, general development policies and more detailed area wide policies.
- 2.21 This consultation included Sustainability Appraisal, Strategic Environmental Assessment and Habitats Regulation Assessments of the Plan. The representations received and the Council responses can be viewed at Appendix 8.

#### ***(E) SITE ALLOCATION REPRESENTATIONS (ALTERNATIVE SITES - AUGUST 2012)***

- 2.22 At the Deposit Plan stage (April 2012) landowners and developers were provided with another opportunity to promote their land for inclusion in the final version of the Plan and for other representors to comment on land allocations within the Plan and

suggest additions, amendments and deletions. These sites are known as Alternative Sites. At Site Allocation Representations stage people have an opportunity to comment on the Alternative Sites that have been submitted. The Council then responded to those comments. The Alternative Site Assessment Report is available to view at Appendix 9.

***(F) REVISED DEPOSIT PLAN (JUNE 2013)***

2.23 The LDP was originally drafted between June 2010 and January 2012. At this stage the Plan was considered to be sound. The Council began to move forward to Focussed Changes for publication in March 2013, however, a decision was made to progress to a [Revised Deposit Plan](#) for consideration by Full Council in June 2013. This was to ensure the full extent of desired changes could be made following consultation. The main change was the replacement of Gypsy and Traveller sites from the Deposit Plan with new sites.

2.24 The representations received and the Council responses can be viewed in Appendix 15

***(G) SITE ALLOCATION REPRESENTATIONS (ALTERNATIVE SITES – SEPTEMBER 2013)***

2.25 When the Revised Plan was placed on Deposit, there was another opportunity for landowners, developers and other interested persons to promote land for inclusion in the Plan. All such sites were put into a register of alternative sites and consulted upon. The comments received on these sites, plus suggested amendments to existing sites and deletions, along with the Council's response can be viewed in Appendix 19.

***(H) SUBMISSION TO WELSH GOVERNMENT***

2.26 Having fully considered all of the consultation responses received, the Council does not intend to make any Focussed Changes to the Revised Deposit Plan. The Plan will now be submitted to the Welsh Government and an Independent Planning Inspector will be appointed to assess the soundness of the Plan, culminating in an Independent Examination.

### 3. COMPLIANCE WITH THE DELIVERY AGREEMENT

- 3.1 Compliance with the approved Delivery Agreement is a key element in ensuring the soundness of an LDP. The most recent amendment to the Delivery Agreement for the Newport Local Development Plan 2011–2026 was agreed with Welsh Government in April 2013.
- 3.2 The latest version of the summary timetable is below. Key stages that are shaded grey have been completed and therefore it is considered that the Council is compliant with the Delivery Agreement.
- 3.3 The Community Involvement Scheme tasks have been completed and are detailed at Appendix 3.

#### Summary Timetable (as amended in March 2013)

Key Stage	Description	Overall Time Period	Consultation Period	Input From
<b>Programmed by City Council</b>				
1	Delivery Agreement	Dec 07 – May 08	Feb 08 – Mar 08	Policy Team
2	Evidence gathering for LDP, Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA) and Habitats Regulations Assessment (HRA)	Feb 08 – Apr 10		Policy Team Development Management Countryside Housing and Community Regeneration Economic Development <i>Newport Unlimited</i> Transportation Education Leisure <i>Environment Agency and Countryside Council for Wales (now NRW)</i> <i>Community Cadw</i>
3	Issues, Vision and Objectives setting	May 08 – Dec 08	Nov 08 – Dec 08	<i>All</i>
4	Setting scope of SA integrating HRA	Apr 08 – Oct 08	Sep 08 – Oct 08	<i>All</i>
5	Major Candidate Sites	Aug 08 – Oct 08	Sept 08 – Oct 08	<i>Landowners Developers</i>
6	Candidate Sites criteria	Nov 08 – Dec 08	Nov 08 – Dec 08	<i>All</i>
7	Strategic Options and	Dec 08 –	Mar 09 – May	Policy Team

	assessment of effects and call for Candidate Sites	Jun 09	09	<i>Others as appropriate</i>
8	Prepare Initial SA Report including HRA	Sep 09 – Apr 10	Jan 10 – Mar 10	Policy Team <i>Others as appropriate</i>
9	Preferred Strategy	Jun 09 – May 10	Jan 10 – Mar 10	<i>All</i>
10	Deposit Plan, including SA and HRA reports	Jun 10 – Jun 12	Apr 12 – Jun 12	<i>All</i>
11	Update SA and HRA Report following Initial Deposit consultation	Jun 12 – May 13		<i>All</i>

Key Stage	Description	Overall Time Period	Consultation Period	Input From
12	Site Allocation Representations	Jun 12 – May 13	Aug 12 – Nov 12	<i>All</i>
13	Revised Deposit Plan, including SA and HRA reports	May 13 – Nov 13	Jun 13 – Jul 13	<i>All</i>
14	Update SA and HRA reports, Post Revised Deposit consultation.	Jul 13 – Nov 13		<i>All</i>
15	Site Allocation Representations	Jul 13 – Nov 13	Sep 13 – Oct 13	<i>All</i>
16	Council submits Plan to Welsh Government	Dec 13		Policy Team
<b>Estimated Programme</b>				
17	Independent examination	Jan 14 – Jun 14		<i>Planning Inspectorate Policy Team Barrister for Council Consultants for Council Consultation bodies Representors</i>
18	Inspector's Report	Nov 14		<i>Inspectorate</i>
19	Adoption	Dec 14		Policy Team
20	Publication	Dec 14		Policy Team
21	Annual Monitoring Report	Jan 15 – Oct 15		Policy Team

*Italics indicate potential input from non-Council interests.*

*All signifies that all representors could make an input.*

## 4. PRE DEPOSIT CONSULTATION UP TO APRIL 2012

4.1 This includes the following stages:

- Visions and Objectives
- Strategic Options
- Preferred Strategy

### 4.2 Visions and Objectives

4.3 The Council carried out 3 targeted consultation events as follows:

16 June 2008 – Community  
29 July 2008 – Professional Stakeholders  
2 September 2008 – Elected Members

4.4 During these events the Council was able to ascertain issues and priorities for the plan period.

4.5 Some of the **key findings** were to:

- look to achieve sustainable economic growth;
- protect and make better use of our built and natural heritage;
- encourage better use of existing building stock;
- build housing where it is needed in the right locations;
- consider that other parts of Newport need to be better connected.

4.6 This work enabled the Council to draft up a proposed Vision for the LDP and some objectives to help it achieve that vision.

4.7 The Vision for the LDP is as follows:

**As a gateway to Wales, Newport will be a centre of regeneration that celebrates its culture and heritage, while being a focus for varied economic growth that will strengthen its contribution to the region. It will be a place that people recognise as a lively, dynamic, growing City, with communities living in harmony in a unique natural environment.**

### 4.8 Strategic Options

4.9 Further to the work carried out on Vision and Objective setting it was considered important to identify the main strategic issues likely to be facing Newport over the plan period.

4.10 During consultation we asked various questions to stimulate discussion. For example;

- How many houses do we want to provide?
- Do we want to expand villages or keep growth to more sustainable locations?
- How can we address the need for forthcoming student accommodation?

4.11 The following events took place over an extensive period of consultation.

- Public event 24 March 2009.
- Planning Professionals' event on 7 April 2009.
- Members' event on 15 April 2009.
- Planning Users Forum 2009.
- Local event in Underwood Hall 28 April 2009.
- Citizens' Panel Questionnaire to 1153 panel members. 460 people responded.
- Citizens' Panel Event 5 May 2009.
- Database letters - continually expanding.
- Questionnaire filled out by people at events.
- Young persons' consultation throughout 2008.
- Newport Matters questionnaire 2009. 130 responses.
- Senior Citizens' questionnaire in Community First Areas 12 and 18 May 2009.

4.12 A Strategic Options report was compiled that showed some options available to the Council on various topics. This was used to see what preferences people had. On 15 April 2009 the Overview and Scrutiny Forum for Development and Transport were presented with the Strategic Options together with feedback received from the recent public consultation. The Forum noted the contents of the report and their comments were forwarded to the Cabinet Member for Economic Development and Regeneration.

#### **4.13 Preferred Strategy**

4.14 On 12 January 2010 Cabinet approved the Preferred Strategy for consultation purposes. The Strategy was issued for public consultation for six weeks.

4.15 The Overview and Scrutiny Forum for Economic Development and Transport and Planning Committee were given the opportunity of inputting to the Preferred Strategy in February 2010. This section of the Consultation Report provides a record of the consultation undertaken and a summary of the main representations received to the Preferred Strategy.

4.16 The consultation carried out on the Preferred Strategy and accompanying documents followed the requirements of the Council's approved Delivery Agreement. Also available were the Initial Sustainability Appraisal Report on the Plan and the Initial Habitats Regulation Assessment, carried out independently for the Council. The consultation period ran for six weeks from 25 January to 5 March 2010.

4.17 Copies of the [Preferred Strategy](#) were sent to Welsh Government before 25 January 2010. The Preferred Strategy consultation had 572 responses from 133 respondents [sic].

4.18 Detailed information in respect of the Preferred Strategy consultation, representations and the Council's responses is contained in the [Preferred Strategy: Consultation Report: Representations and Council Responses, January 2012](#).

#### **4.19 Publicity and Participation**

4.20 The Preferred Strategy was published on the Council's website on 25 January 2010. This contained advice on where and when paper copies of the documents could be inspected.

4.21 All consultees on the Council's LDP database were informed in writing. Public notices were placed in the South Wales Argus on 22 January 2010. A copy of the public notice and other relevant notices are contained in Appendix 4.

#### **4.22 Dates of Key Public Events**

4.23 Consensus building consultation events took place, including members of the public and the commercial sector as follows:

4.24 Tuesday 2 February 2010 at Malpas Court – Daytime - 10 00am – 12.30pm.  
 Thursday 4 February 2010 at the Assembly Hall, Civic Centre – Evening - 5.00pm – 7.30pm.  
 Overview and Scrutiny Forum for Economic Development and Transport 17 February 2010.

#### **4.25 Availability**

4.26 Preferred Strategy documents were placed for inspection in Council libraries across the City. The Preferred Strategy documents were placed on the Council's website for inspection/downloading and were available throughout the consultation process. The website contained full details of the Preferred Strategy consultation, including links to related LDP documents and advice on how to make representations.

#### **4.27 Summary of key Issues to Preferred Strategy**

4.28 Of particular significance are the comments of the Welsh Government whose observations are summarised below:

- A need for a robust, transparent and analytical evidence base and need for background papers and evidence showing that key areas can be delivered.
- Ensure the level of housing provision is justifiable and deliverable.
- Show examination of the implications of relying on a high number of existing commitments.
- Need for a numerical affordable housing target with evidence.
- Make provision for sites for Gypsy and Traveller accommodation.
- The Plan needs to be suitably flexible to respond to changing circumstances in particular the implications of the M4 not proceeding.
- Clarity on employment land requirements.
- Need to provide adequate waste management facilities.
- Clearer alignment of strategy with objectives.

#### **4.29 Feedback Received during Public Consultation on Preferred Strategy:**

#### **4.30 House Building**

The commercial sector highlighted the need for a sufficient range and choice of housing sites to be provided in the Local Development Plan. The Council has been asked to show that its housing approach has a clear link between its UDP and its LDP and to show the Strategy is moving forward. As might be expected, those promoting brownfield sites are a lot more supportive of the brownfield approach. The need to cater for family type accommodation has been highlighted. The Council will need to gain firm commitments from landowners and developers as to the deliverability of housing sites before allocations in the LDP are made, in order to provide soundness for the Plan. Evidence will be needed to show the feasibility of brownfield sites coming forward.

#### 4.31 Employment/Transport

##### Employment

The urban regeneration strategy was generally supported due to its sustainability. It was felt by the commercial sector that the brownfield development capacity should be discussed not just for housing but for employment also. It was requested therefore that employment growth meets the level of housing growth. Key strategic regeneration sites should be listed.

Many people at the events shared the view that the lack of certainty of the new M4 is detrimental to the deliverability of employment sites especially in south east Newport. Some participants felt that it was possible that some of the employment allocations in UDP have been too reliant on the new M4 being delivered.

##### Transport

The text in the Preferred Strategy was generally accepted although it was agreed at the consultation events that the topography and flood risk issues in Newport make deliverability more difficult. It was felt that improving the resilience of the local transport network and providing some major road schemes would be vital for economic development and integrated transport (linking to non car modes). Although the new M4 is not in the National Transport Plan consultation draft there is a Direction still in place to safeguard the route from development. It was agreed certainty on this issue is needed.

#### 4.32 Countryside and Green Belt

Some members of the public felt that the diagrammatic plan at the back of the Preferred Strategy lacked clarity on issues such as Special Landscape Areas and other boundaries. Clarity on the added benefits of allocating land as a Special Landscape Area was sought.

Members of the public at the consultation events asked for justification on affordable housing in villages as to why the threshold is for 3 houses or more. Generally feedback has been to continue to protect the countryside around villages and to continue to draw village boundaries tightly. The commercial sector questioned the justification for increased sustainability standards in non urban areas.

#### 4.33 Community facilities and requirements

Members of the public fed back that there has been too much housing with not enough services and facilities provided on the back of such schemes. More facilities and services were requested for young people especially in Ringland. The need for a Welsh Medium Secondary School was raised. Firmer protection of green and Environmental Space was sought as areas allocated for Environmental Space in the UDP have been built on.

#### 4.34 Representation Responses

- 4.35 In accordance with the requirements of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 and the guidance contained in section B6 of the Local Development Plan Manual (June 2006) the Council did not respond to individual representations. Such responses were provided in March 2012 at Deposit Plan stage.

**4.36 Response Implications for the LDP**

- 4.37 The representations received during the consultation period have identified a number of important issues that the Council has had to consider as the LDP develops.
- 4.38 The Council has seen progress from developers and land owners on key development sites in Newport, and house building has begun at Glan Llyn (the Llanwern Regeneration Site) which has further increased Council confidence in deliverability. Range and choice of housing is also a positive aspect of the housing sites being brought forward over the life of the Plan.
- 4.39 The urban regeneration approach has been supported generally. The employment context paper prepared by Aecom in March 2011 and the Employment Land Review prepared by Roger Tym Consultants in March 2013 provided relevant background information on the amount of employment land required. The comments made on transport matters have been noted and robust policy has been provided that looks to integrate transport more successfully than in the past.
- 4.40 A background paper has been provided to support the proposed allocation of Special Landscape Areas. The general thrust of representations to protect the countryside around villages has been taken forward into the LDP with settlement boundaries being drawn tightly in such locations.
- 4.41 In addition, the Welsh Government made it clear that Gypsy/Traveller sites need to be identified within the Plan in order to meet Newport's identified need.
- 4.42 None of the representations received draw significantly into question the approach to sustainable growth of the City outlined in the Preferred Strategy, and the urban regeneration strategy was generally supported. At the time the house building requirement had reduced slightly to 8,750 units since the Preferred Strategy stage, over the Plan Period to reflect the 2008 Welsh Government housing projections but no significantly persuasive alternative strategies were presented for consideration. In view of this the Preferred Strategy option was taken forward as the basis for formulating the draft LDP.

## 5. CONSULTATION ON THE DEPOSIT PLAN (APRIL 2012)

- 5.1 The Council considered the [Deposit Local Development Plan](#) and approved it for consultation purposes on 27 March 2012 (in accordance with the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005).
- 5.2 The consultation ran from 13 April to 28 May 2012. As part of the process, letters and emails were sent to individuals and organisations on the LDP contact list. A Press Notice also appeared in the South Wales Argus on Friday 13 April 2012 (see Appendix 4). A copy of the Deposit Plan was made available on the Council's website and copies of the documents were held in local libraries and the Information Station. This included the Sustainability Appraisal Report, HRA and an Initial Consultation Report. Inspection of the documents was made available for comment up to 5pm on Monday 28 May 2012. The letters are provided at Appendix 5.
- 5.3 In terms of public consultation and in addition to the above:
- On 24 April 2012 the Planning Policy Liaison Officer visited a group of Rhiwderin Residents to explain the implications of the LDP for their local area.
  - On 14 May 2012 the Council provided a presentation for the residents of Marshfield and Wentlloge. Display Boards were provided for a 2 day period for people to view.
  - On 15 May 2012 the Council provided a presentation for the residents of Llanvaches.
  - On 21 May 2012 the Council provided a presentation to the residents of Ringland.
  - On 22 May 2012 the Council provided a presentation to the residents of Caerleon.
  - On 23 May 2012 the Council provided a presentation to the residents of Nash.
  - On 24 May 2012 the Council provided a presentation to the residents of Rogerstone.
  - On 7 June 2012 the Council provided a presentation to the residents of Llanwern and Bishton.
- 5.4 189 representors responded at the Deposit Plan stage and 907 representations were logged.
- 5.5 **Deposit Plan (April 2012) consultation summary of responses.**
- 5.6 Following consultation on the Deposit LDP, from April to June 2012, a number of issues were raised. The key issues from this consultation period are set out below. A table summarising representations received and the numbers received can be viewed in Appendix 6. Full representations and the Council response (approved by Council in June 2013) can be viewed in Appendix 7.

## **1. Housing**

- The housing requirement did not reflect the Welsh Government 2008 projections and did not provide evidence to justify the proposed methodology behind the requirement figure.
- The level of housing supply was noted to be greatly over the required need (i.e. over 12,000 units compared to the WG projection for 7,500 units for the Plan period).
- The deliverability of the identified housing supply and a perceived over reliance on sites identified in the previous development plan, the UDP.
- Lack of an affordable housing target.
- The viability of the proposed affordable housing target.

## **2. Employment**

- Employment land requirement.
- Employment land supply considerably exceeds the identified requirement.
- Environmental impact of proposed employment sites on the Gwent Levels.

## **3. Waste**

- Objection to the allocation of a regionally sized waste facility to the south of Llanwern Steelworks.

## **4. Newport Retail Park**

- Objection to the policy constraints on Newport Retail Park.
- Objection to boundary of Newport Retail Park.

## **5. Gypsy and Traveller**

- Objection to allocation of sites within the deposit LDP (2012).
  - Pound Hill Coedkernew (transit).
  - Queensway Meadow (transit).
  - Former Army Barracks, Pye Corner (residential).
  - Former Army Camp, Pye Corner (residential).
  - Yew Tree Cottage (residential).

## 6. ALTERNATIVE SITES – DEPOSIT STAGE

- 6.1 During consultation on the [Deposit Plan \(April 2012\)](#) representations were received in which consultees recommended the addition of new sites in the LDP, or the deletion or amendment of existing sites allocated in the LDP. These proposed changes were compiled into an [Alternative Sites Register \(August 2012\)](#) and [Alternative Sites Addendum Register \(October 2012\)](#) which were put out to consultation in accordance with the Regulations. The Register included 183 sites, split into three sections:
- 6.2 PART A: New Sites proposed by Representors to be included in the LDP – 53 sites.  
PART B: Proposed amendments by Representors to existing LDP allocations – 81 sites.  
PART C: Sites proposed by Representors for deletion from the LDP – 49 sites.
- 6.3 Following further analysis and as a result of some representations received a further 10 sites were provided in an Addendum to the Alternative Sites Register in October 2012. Four factual corrections were also provided under the Addendum document.
- 6.4 **Consultation Process**  
As part of the consultation process, letters and emails were sent to individuals and organisations on the LDP contacts database. A copy of the Register and Addendum was made available on the Council's website and copies of the documents were held in local libraries, the Council's Civic Centre and Information Station. A Press Notice also appeared in the South Wales Argus for the Register and the subsequent Addendum.
- 6.5 **Consultation Period**  
Consultation on the Alternative Sites Register began on the 7 of August 2012 and was undertaken for 6 weeks to 19 September 2012.
- 6.6 Consultation on the Addendum began 8 October 2012 and was undertaken for 6 weeks until 19 November 2012.
- 6.7 **Public Presentations**  
A public meeting was held in the Graig ward on 13 September 2012, at the request of Graig Community Council. This was carried out in order to provide information on the Alternative Sites that were submitted in this area. A presentation was provided by Planning Policy Officers to around 200 local residents. A similar presentation was provided to residents of Caerleon by the Manager of Development Services.
- 6.8 **Outcome of Consultation**  
There were 5,763 representations received from 566 representors as a result of the consultation process on the Alternative Sites Register and subsequent Addendum. The reason for the variation in the amount of representations received in comparison to the number of representors is due to representors commenting on multiple sites. The Graig ward accounted for the majority of the representations submitted in the form of standard pro formas and petitions covering all sites in the ward. New sites in the Graig ward accounted for 1956 representations and Amendments in Graig accounted for 3216 representations (5172 in total).

### 6.9 Alternative Site Assessment Report – June 2013

All the sites included in the Register and Addendum have been assessed, the results of which are set out in Appendix 9 - Alternative Site Assessment Report at Deposit Stage. Detailed site information, consultation responses as a result of the public consultation exercise and targeted consultation with statutory consultees and internal Council Departments are set out in the Report. An overall conclusion on each site is also provided.

6.10 The following table summarises where a change to the Plan has been incorporated into the Revised Deposit Plan following consideration of the comments received on the Alternative Sites Register. Sites not listed in the table have not resulted in a change to the Plan.

#### Summary Table

Site Ref	Site Name	Proposed Change/Use Requested	Council's Response
AS(N)008	East Usk Yard	Residential	Site included in the Revised Deposit as a residential allocation.
AS(N)033	AS(N) Former South Wales Argus Site, Bideford Road	Residential	Site included in the Revised Deposit as a residential allocation.
AS(N)029 AS(A)048 AS(A)049 AS(A)050	Land at 64 Marshfield Road	Residential	Site now has planning permission for a residential development, reflecting the policy designation in the Adopted Unitary Development Plan. The Settlement Boundary of the Revised Deposit Plan has been amended to reflect the recent planning permission. The Countryside, Special Landscape Area and Green Wedge allocations have also been removed from the site.
AS(N)038	Friars Walk	Retail/Leisure Commitment	Inset Plan 26 will be amended to show a boundary for the Friars Walk Retail/Leisure Commitment.
AS(N)056	Old Town Dock, Penmaen Wharf	Regeneration	The site has been included in the Revised Deposit Plan as a regeneration site included within EM2(v) allocation, suitable for B1, commercial, leisure and residential uses.
AS(N)002 AS(D)054	Bethesda Close	Delete the Environmental Spaces designation and allocate as for residential use.	The site was granted planning permission on appeal for residential use. The Revised Deposit Plan reflects this decision. The Environmental Space designation has been deleted and replaced with a Housing Commitment allocation.
AS(A) 007	Newport Docks	Amend boundary of Developed Coastal Zone.	The Developed Coastal Zone has been amended to more accurately reflect the coastline around Newport Docks.
AS(A)019	Former Tredegar Park Golf	Amend Housing Commitment Boundary to	The Housing Commitment boundary has been amended in the Revised Deposit Plan to correspond with the extent of the planning

Site Ref	Site Name	Proposed Change/Use Requested	Council's Response
	Course	reflect the planning permission boundary.	permission granted on the site.
AS(D)001	Pound Hill, Coedkerne w.	Delete G & T site.	<p>The sites included in the Deposit LDP (April 2012) will not be included for Gypsy and Traveller accommodation purposes in the Revised Deposit Plan. In Summer 2012 a Scrutiny Review (Scrutiny Committee for Community Planning &amp; Development) exercise revisited the site selection process at the request of the Council's Cabinet. It transparently determined which sites most complied with Welsh Government criteria for where such sites should be located and then recommended which sites should feature in the LDP. Over 7,100 responses were received when the Council consulted on this review exercise.</p> <p>The Scrutiny Committee for Community Planning and Development has recommended that a site at Celtic Way, Marshfield should be allocated in the LDP for Gypsy and Traveller transit accommodation purposes. 7 pitches would be provided at this site to cover the Plan period to 2026. The Former Ringland Allotments are to be included as a contingency site.</p>
AS(D)002	Queensway Meadows	Delete G & T site.	<p>The sites included in the Deposit LDP (April 2012) will not be included for Gypsy and Traveller accommodation purposes in the Revised Deposit Plan. In Summer 2012 a Scrutiny Review (Scrutiny Committee for Community planning &amp; Development) exercise revisited the site selection process at the request of the Council's Cabinet. It transparently determined which sites most complied with Welsh Government criteria for where such sites should be located and then recommended which sites should feature in the LDP. Over 7,100 responses were received when the Council consulted on this review exercise.</p> <p>The Scrutiny Committee for Community Planning and Development has recommended that a site at Celtic Way, Marshfield should be allocated in the LDP for Gypsy and Traveller transit accommodation purposes. 7 pitches would be provided at this site to cover the Plan period to 2026. The Former Ringland Allotments are to be included within the Plan as a contingency site.</p>

Site Ref	Site Name	Proposed Change/Use Requested	Council's Response
AS(D)003	Yew Tree Cottage	Delete G & T site.	<p>The sites included in the Deposit LDP (April 2012) will not be included for Gypsy and Traveller accommodation purposes in the Revised Deposit Plan. In Summer 2012 a Scrutiny Review (Scrutiny Committee for Community planning &amp; Development) exercise revisited the site selection process at the request of the Council's Cabinet. It transparently determined which sites most complied with Welsh Government criteria for where such sites should be located and then recommended which sites should feature in the LDP. Over 7,100 responses were received when the Council consulted on this review exercise.</p> <p>The Scrutiny Committee for Community Planning and Development has recommended that a site at Hartridge Farm Road should be allocated in the LDP for Gypsy and Traveller residential accommodation purposes with a site at the Former Ringland Allotments acting as a contingency site for the Plan period. 23 pitches would be provided by 2016, with a further 20 pitches being phased over the plan period to 2026.</p>
AS(D)004	Former Army Barracks, Pye Corner	Delete G & T site.	<p>The sites included in the Deposit LDP (April 2012) will not be included for Gypsy and Traveller accommodation purposes in the Revised Deposit Plan. In Summer 2012 a Scrutiny Review (Scrutiny Committee for Community planning &amp; Development) exercise revisited the site selection process at the request of the Council's Cabinet. It transparently determined which sites most complied with Welsh Government criteria for where such sites should be located and then recommended which sites should feature in the LDP. Over 7,100 responses were received when the Council consulted on this review exercise.</p> <p>The Scrutiny Committee for Community Planning and Development has recommended that a site at Hartridge Farm Road should be allocated in the LDP for Gypsy and Traveller residential accommodation purposes with a site at the Former Ringland Allotments acting as a contingency site for the Plan period. 23 pitches would be provided by 2016, with a further 20 pitches being phased over the plan period to 2026.</p>
AS(D)005	Former	Delete G & T	The sites included in the Deposit LDP (April

Site Ref	Site Name	Proposed Change/Use Requested	Council's Response
	Army Camp Site, Pye Corner, Nash	site.	<p>2012) will not be included for Gypsy and Traveller accommodation purposes in the Revised Deposit Plan. In Summer 2012 a Scrutiny Review (Scrutiny Committee for Community planning &amp; Development) exercise revisited the site selection process at the request of the Council's Cabinet. It transparently determined which sites most complied with Welsh Government criteria for where such sites should be located and then recommended which sites should feature in the LDP. Over 7,100 responses were received when the Council consulted on this review exercise.</p> <p>The Scrutiny Committee for Community Planning and Development has recommended that a site at Hartridge Farm Road should be allocated in the LDP for Gypsy and Traveller residential accommodation purposes with a site at the Former Ringland Allotments acting as a contingency site for the Plan period. 23 pitches would be provided by 2016, with a further 20 pitches being phased over the plan period to 2026.</p>
AS(D)011	Hartridge Farm Road	Delete housing proposal	<p>The site is located within the settlement boundary and was allocated as a housing proposal within the deposit Local Development Plan. Following a detailed scrutiny review exercise on the search for Gypsy and Traveller accommodation sites, the Scrutiny Committee recommended that the site at Hartridge Farm Road should be allocated in the LDP for Gypsy and Traveller residential accommodation purposes with a site at the Former Ringland Allotments acting as a contingency site for the Plan period. As a consequence the housing allocation is deleted.</p>
AS(A)028 AS(D)012	Duffryn Employment Site EM1(i)	Amend the Employment Allocation to exclude the SINC/SSSI designations. Delete the Employment Land Allocation	<p>Following the consideration of representations, a large area of SSSI south of the Percoed Reen has been removed from the Plan. However, an area of approximately 20 hectares of SSSI north of the Percoed Reen remains allocated for employment uses. This area is part of a Welsh Government draft masterplan that has been prepared and includes an ecological report that indicates the revised employment site boundary will not adversely impact on the SSSI. A significant proportion of the remaining SSSI is already occupied by a</p>

Site Ref	Site Name	Proposed Change/Use Requested	Council's Response
			waste water treatment works and a National Grid substation.
AS(A)080 AS(D)009	Land to North of Moorbarn Farm (Part of EM1(ii) allocation)	Amend the Employment Allocation to a Regeneration Allocation.	Following the consideration of representations, the Employment Allocation has been reduced in size by removing the area of land which falls within the SSSI.
AS(D)006	South of Llanwern Steelworks	Delete the waste allocation.	The Waste Allocation has been deleted from the Revised Deposit Plan to reflect the Prosiect Gwyrdd decision to award the municipal waste contract to Viridor at a site in Cardiff. The allocation is no longer needed for municipal waste purposes. This site now forms part of the EM2 regeneration allocation in the Plan.
AS(D)020	North of Villa, Somerton Road	Delete the Housing Commitment.	Planning permission for the site has lapsed and therefore this site has been removed from the Revised Deposit Plan.
AS(D)034	Crindau	Delete the Housing Allocation.	The Housing Allocation has been removed from the Revised Deposit Plan due to uncertainty regarding its deliverability during the Plan Period. The site remains a Regeneration Allocation under Policy EM2(vii) to reflect the desire to regenerate this priority site.
AS(D)040	Glan Llyn – EM2(ii)	Delete the Regeneration Allocation.	In order to clarify the agreed position on the site, in line with the implemented and agreed planning permission, the Regeneration Allocation has been removed from the site. The site remains a Housing Commitment.

## 7. GYPSY AND TRAVELLER SITES SCRUTINY REVIEW PROCESS

### 7.1 Introduction

7.2 The challenging process of defining the need for and finding Gypsy and Traveller sites to allocate in the LDP began upon submission of the initial Delivery Agreement in April 2008.

7.3 Fordham Consultants were commissioned by the Council to carry out a Gypsy and Traveller Accommodation Needs Assessment in 2009. The Fordham study concluded that the Council had a 10 year need for 29 permanent residential pitches for families living in Newport. In addition, it identified a need for seven pitches for transit provision for families passing through Newport.

### 7.4 Socially Rented Accommodation Need, Summer 2012

7.5 Since the Fordham Report was published in 2010, the Council has significantly increased its interaction with the Gypsy and Traveller population in Newport as to their accommodation needs and preferences. This has resulted in a far better analysis of accommodation needs and a robust consideration of need that might arise during the Plan period with regard to the Council's housing duty. In addition, further analysis of unauthorised transit encampments has been undertaken based on information on frequency, size and location of encampments. This assessment has confirmed that the transit need remains at seven pitches.

### 7.6 Immediate need

7.7 To accommodate families that the Council has a duty to accommodate, 23 permanent pitches are required. To accommodate families travelling through Newport, 7 transit pitches are required.

7.8 Due to close liaison with existing families the Council has been able to project the highest potential need over the Plan Period. 23 Pitches would be provided initially with a further 20 pitches being phased over the Plan Period to 2026.

7.9 The Council has identified its Gypsy and Traveller housing need via the Fordham Report in 2009 and through subsequent research, liaison and assessment of Gypsy and Traveller families in Newport by Housing Officers. This work has identified the following need:

- **Family A** currently resides on an unauthorised but temporarily tolerated site in Lliswerry. This site is not suitable as a permanent solution being within an industrial estate and on land at risk of flooding, and the Local Authority has established that it has a duty to accommodate the family. The immediate housing need is 13 pitches, predicted to increase to **23 pitches by 2026**;

- **Family B** currently resides on an unauthorised but longstanding site in Llanwern. This site is not suitable as a permanent solution being very remote and having no utilities (water, power, sewer connection) and the family is seeking alternative accommodation. The immediate housing need is 3 pitches, predicted to increase to **7 pitches by 2026**;

- **Family C** currently resides on an unauthorised but temporarily tolerated site in Lliswerry. This site is not suitable as a permanent solution being within an industrial area and on land at significant risk of flooding, and the Local Authority has established that it has a duty to accommodate the family. The

immediate housing need is 7 pitches, predicted to increase to **13 pitches by 2026**;

- The Fordham Assessment identifies a need for **7 pitches on a transit site**. A transit site provides a temporary place for Gypsy and Traveller families who reside elsewhere to stay whilst passing through Newport on their way to or from work, cultural shows or other travel. An available, managed site will enable the Police and Council to move on unauthorised roadside encampments. The primary transit route through Newport runs along the A48 from the west and up the A449;

- In addition, there are a number of privately owned sites on the Gwent Levels which have temporary planning permissions allowed at appeal. Although Inspectors have recognised the planning objections relating to issues such as countryside/rural location, green belt, flood risk and/or highway safety, temporary permissions have been given to allow the potential to identify suitable alternative sites through the LDP process, in the knowledge that dismissing the appeals would make the occupiers homeless. The temporary permissions mean that none of these families have yet presented themselves as homeless to the Council or been through the associated formal assessment of housing need. Planning Officers and Housing Officers have, however, sought as far as is possible at this time to assess the likely housing need arising from these sites. This work has identified one family that the Council does have a duty to house, and a second small family where a duty to house is possible but now appears unlikely. The site occupied by the first family was visited by the Scrutiny Review Working Group, which concluded that this family might best be left at its present location subject to access improvements being made. Public consultation on this proposal would take place via the planning application process. The Working Group identified the Brickyard Lane site as the preferred potential option for the second family.

## 7.10 Newport Local Development Plan Gypsy and Traveller Site Allocations

7.11 The Council has been made fully aware that without allocation of sites to meet the identified need, the LDP cannot be found sound and will not achieve adoption. The Authority has been working consistently to achieve a sound Plan by allocating sites to meet the accommodation need.

7.12 The Deposit Plan (April 2012) included five proposed Gypsy and Traveller sites (3 permanent and 2 transit). This was the culmination of a long site search exercise under the previous (2008-2012) Administration. Not all sites would be needed but the allocations showed intent and direction for where to accommodate the Gypsy and Traveller population. The Deposit Plan (April 2012) consultation closed on 14 May 2012.

7.13 Following the Local Government elections in May 2012, the new Administration pledged to review the Gypsy and Traveller sites contained in the Deposit LDP to ensure the sites were identified in a transparent way and subject to public consultation. On 27 June 2012 the Scrutiny Committee for Community Planning and Development appointed a Policy Review Group to undertake a public and transparent review of potential sites. This work was then reported back to the full Committee and Cabinet and Full Council as part of the Revised Deposit LDP process.

7.14 At the time, it was understood that should any Alternative Sites be identified through the scrutiny process, and supported by the Cabinet, this would result in a proposal for a “Focussed Change” to the LDP being considered by the Full Council in March 2013.

- 7.15 The Group aimed to be transparent and to have very clear methodology for selecting and dismissing sites from consideration using Welsh Government Circular 30/2007 on Gypsy and Traveller Caravan Sites; Good Practice Guide in Designing Gypsy Traveller Sites in Wales, July 2009; Newport Council New Ideas Consultation February 2011
- 7.16 **New Ideas Consultation with local Gypsy and Traveller Families, February 2011**
- 7.17 In planning the requirements for Gypsy and Traveller sites in Newport, a consultation exercise was undertaken in February 2011 with the Gypsy and Traveller families currently in need of permanent residential sites. The families were asked to identify their essential and desirable criteria for site selection:
- 7.18 Essential factors:
- Small site
  - Permanent
  - Walking distance to school
  - Close to a doctor
  - Space to park vehicles
- 7.19 Other desirable factors:
- Somewhere private
  - Walking distance to a shop
  - Not on a busy road
  - Near a bus stop
  - Room for a playground
  - Not too close to local objectors
- 7.20 With the support of a multi-disciplinary team of officers, the Working Group carried out a desktop assessment of over 240 sites. This assessment exercise included 33 site suggestion responses that were provided when the Council provided a 'call for sites' consultation.
- 7.21 The Group shortlisted 45 sites for site visit. Site visits were undertaken and subsequently additional information on the sites was populated in a spreadsheet. Following a 28 day consultation on 11 sites that mostly complied with the selection criteria and in applying further criteria and debate (second round) some sites were discounted.
- 7.22 Views were sought on these sites:
- [Land at Brickyard Lane](#) (pdf) (residential only)
  - Land Adjacent to [Former Allt-yr-yn Brickworks](#) (pdf) (residential only)
  - [Yard adjacent to the A449](#) (pdf) (transit only)
  - [Land to the west of Llanmartin Primary School](#) (pdf) (residential only)
  - [Former Langstone Nursery, Magor Road](#) (pdf) (residential only)
  - [Land to the south of Langstone Cottage, Old Chepstow Road](#) (pdf) (residential only)
  - [Former Ringland Allotments](#) (pdf) (residential or transit)
  - [Road Safety Centre and adjacent land, Hartridge Farm Road](#) (pdf) (residential only)
  - [Former Speedway site, Plover Close, Llanwern](#) (pdf) (transit only)
  - [Former Chicken Processing Plant, Castleton](#) (pdf) (residential only)
  - [Land at Celtic Way, Marshfield](#) (pdf) (transit only)

- 7.23 The consultation on the 11 sites was publicised in the South Wales Argus on 08/09/12 and information was also placed on Newport City Council's website. All City Councilors and Community Councils were also notified. The consultation period closed on 12 October 2012 and all the comments were taken into account. More than 7,000 individual responses were received. These raised over 40,000 issues in total covering 26 themes/categories. Four petitions were also received regarding certain sites together with responses from interested outside bodies and Gypsy and Traveller families. Each individual representation was read and tallied into a summary chart of what points were raised.
- 7.24 The recommendations of the working group and the summaries of all the comments received on each of the sites are laid out in a report to the Scrutiny Committee for Community Planning & Development and this report was then presented to the Council's Cabinet on 12 November 2012. This report is provided at Appendix 11.
- 7.25 The recommendations were as follows;

**1. To include the following sites in the Local Development Plan as potential sites for residential sites for Gypsy and Traveller families for the reasons set out in this report:**

I. The former Road Safety Centre and adjacent land at Hartridge Farm Road is recommended to be allocated in the LDP as the preferred site for residential accommodation. We consider this location offers potential and would be the preferred site to accommodate all 3 families, achieved by creating three independent sites within the curtilage of the whole site, provided that this can be accommodated, given the guidance about single sites and size.

II. The former Ringland Allotments site is recommended to be allocated in the LDP as a back-up site that could potentially accommodate a family requiring no more than two pitches to the north of the site if required and as a contingency if it becomes necessary.

III. The site at Brickyard Lane is recommended for allocation in the LDP as a further contingency site in the longer term if considered necessary arising from the expiring of temporary consents.

**2. To include the following sites in the Local Development Plan as potential sites for transit sites for Gypsy and Traveller families for the reasons set out in this report:-**

The yard adjacent to the A449, is recommended for allocation in the LDP as the preferred transit site; assuming access issues can be resolved. Land at Celtic Way, Marshfield is recommended to be allocated in the LDP as a contingency transit site in the longer term if any issues prevented the development of the preferred site.

- 7.26 During and since the public consultation process, comments have been made regarding the provision of land for grazing and regarding Welsh Government guidance on the option of providing mixed residential and business sites. To clarify, the housing need relates to three known families. The Council's duty relates to meeting the housing need. There is no obligation on the Council to provide land for grazing or keeping horses, or for running businesses. The same would apply to any other Newport resident on the Council's housing waiting list: living accommodation would be provided but not land for their horses or business. Moreover, none of the three families keep horses, and those that run businesses already have suitable business units within the area.
- 7.27 Following Welsh Government advice and with the culmination of other proposed changes, it was decided that the resultant gypsy/traveller site changes will go into a Revised Deposit Plan instead of a focussed changes document, with associated

public consultation in the summer of 2013, before the Plan is submitted to the Welsh Government for examination.

- 7.28 The Council's Cabinet (12 November 2012) endorsed the recommendations of the Scrutiny Committee but asked for full site assessments to be carried out on all 11 sites that most complied with the selection criteria to ensure site deliverability.
- 7.29 Full site assessments were carried out on all 11 sites between November 2012 and May 2013. Information was collected on:
- Site Ownership
  - Current Use
  - Allocation/Status in planning terms
  - Access and Highways Issues
  - Ecology
  - Flood risk
  - Utilities
  - Police Advice
  - Noise
  - Topography
  - Economic Implications
  - LDP Sustainability appraisal (all 11 sites were subject an SA)
  - Site Layout and Capacity
  - Site valuation
- 7.30 The results were reported back to the Community Planning and Development Scrutiny Committee on 24 April 2013 (see Appendix 11 for the Scrutiny Committee Report).
- 7.31 The following options were considered by the Scrutiny Committee:
- 7.32 **Option 1:** To note the site appraisal information on deliverability in the context of the previously identified five preferred sites, but make no change and therefore to include the originally identified five preferred sites in the Local Development Plan;
- 7.33 **Option 2:** To note the site appraisal information on deliverability in the context of the previously identified five preferred sites, and to amend the sites to be identified in the Local Development Plan to delete reference to the A449 depot (which the Welsh Government has ruled out due to it precluding use of the A449 slip roads) and to delete reference to the Brickyard Lane site (which raises a highway safety objection and does not appear to be required to meet the identified housing need). The Hartridge Farm Road site would be included in the LDP as a residential site, land at Celtic Way would be included in the LDP as a transit site, and the former Ringland Allotments site would be included in the LDP as a contingency residential or transit site;
- 7.34 **Option 3:** To rule out the Hartridge Farm Road site due to the financial implications and/or concerns regarding the size of the site, and to split up Family A and split up Family C and accommodate the three families on the remaining short-listed residential sites. This will require allocation of six residential sites due to the limited capacity of the sites;
- 7.35 **Option 4:** To rule out the Hartridge Farm Road site due to the financial implications and/or concerns regarding the size of the site, and to locate Family B on the former Ringland Allotments site, split up Family C and accommodate this family on two of the

remaining short-listed residential sites, and to locate Family A on the former Speedway site.

- 7.36 **Option 5:** To note the site appraisal information and to amend the sites to be included in the Local Development Plan in some other way to those options identified above.

The Scrutiny Committee for Community Planning and Development heard and read all information and evidence compiled on the 11 potential sites at a Review meeting on 24 April 2013 as well as considering the earlier consultation replies. Following deliberation a shorter list of sites was recommended;

1. A site at **Celtic Way, Marshfield** should be allocated in the LDP for Gypsy and Traveller transit accommodation purposes. 7 pitches would be provided at this site to cover the Plan period to 2026.
2. A site at **Hartridge Farm Road** should be allocated in the LDP for Gypsy and Traveller residential accommodation purposes.
3. A site at the **Former Rignland Allotments** acting as a contingency site for residential or transit use if needed.

- 7.37 The proposed site at the A449 Depot was not taken forward as Welsh Government ruled out the site due to it precluding use of the A449 slip roads.

- 7.38 The Scrutiny Committee and Cabinet were very mindful that the size of the proposed site at Hartridge Farm Road exceeded Welsh Government Guidance. Indicative plans produced as part of the appraisal process helped to satisfy Scrutiny Committee that the site can accommodate the 3 families on individual family plots separated by screen landscaping.

- 7.39 In addition, transport assessments have been conducted on the three proposed sites to establish whether there are any underlying transport/highway issues. Conclusions for the transport assessments revealed no major obstacles.

- 7.40 On 4 June 2013, Full Council agreed that Celtic Way, Hartridge Farm Road and the Former Rignland Allotments should be included in the Revised Local Development Plan and subjected to a public consultation.

#### **7.41 Consultation with the Gypsy/Traveller Community**

- 7.42 Housing Officers met with the gypsy/traveller families to make them aware of the Scrutiny Committee Review, identify their site criteria preferences, and explain how they could be involved in future public consultation, including the call for suggested sites. The community was then made aware of the public consultation when it commenced. In particular, the three families for whom a housing need has been identified have been formally consulted on the Scrutiny Committee's conclusion, as requested by Cabinet on 13 May 2013. All adults (over 18) of each of the three families have been asked to indicate whether or not they would prefer to live on the Hartridge Farm Road site alongside the other two families, or if they would prefer one of the other options. The 24 adult family members were shown the draft indicative site layout plans to assist their understanding of the proposals. The Hartridge Farm Road site was unanimously identified as the preferred option by 21 adult family members present on one of the two occasions to vote. Three adult family members were unable to attend the vote due in one case to a work commitment and in two cases due to a recent family bereavement.

## 7 REVISED DEPOSIT PLAN (JUNE 2013)

### 8.1 Need for a Revised Deposit Plan

8.2 Following the consultation of the Deposit LDP (April 2012) and the Alternative Sites consultation, it became evident from representations received that a number of key issues needed further investigation and consequently changing.

8.3 The Council initially planned to address these issues through the Focussed Changes process. However, following discussions with Welsh Government, and considering the number of changes required, the Council changed its approach and a decision was made to publish a Revised Deposit Plan instead. It is considered that the publication of a [Revised Deposit Plan](#) and a further full public consultation is a robust and more comprehensive approach to informing the public of changes. The Council therefore decided to issue a revised version of the Deposit Plan. The Plan has been referred to throughout as the Revised Deposit LDP to make it clear to interested parties that it is different to the Plan they were consulted on in April 2012.

8.4 Continuing along the Focussed Changes approach was also considered less favourable as some changes the Council is proposing could potentially be considered as more significant alterations to the Plan. The LDP will be robust and more responsive to representations received through the production of a Revised Deposit Plan. In addition to changes to gypsy/traveller sites, supplementary evidence on housing need, population growth and employment land has resulted in further refinement.

8.5 The following text highlights the key issues which were raised during the consultation of the Deposit LDP (April 2012). The italic text summaries how the Plan has been revised to address these issues:

### 8.6 Main issues from the Deposit Plan (April 2012) and how they have been addressed to form the Revised Deposit Plan (June 2013)

#### 8.7 Housing

Issue	Revised Deposit Plan
<p data-bbox="357 1406 480 1440"><b>Housing</b></p> <p data-bbox="188 1473 651 1675">The housing requirement did not reflect the Welsh Government 2008 projections and did not provide evidence to justify the proposed methodology behind the requirement figure.</p>	<p data-bbox="679 1406 1388 1641">An ‘Assessment of Housing Requirements’ has been undertaken to qualify the housing requirement figure for the Plan Period. It has started with the Welsh Government projections and deviated from them providing a demographic and economic justification as to the proposed increased level of need in-line with the growth agenda of the Plan.</p> <p data-bbox="679 1675 1388 1776">The level of housing supply was noted to be greatly over the required need (ie over 12,000 units for the WG projection of 7,500 units).</p> <p data-bbox="679 1809 1388 2045">A thorough assessment and update of the housing supply within the Plan has been undertaken. This has calculated housing need based on population growth and economic factors, such as estimated job creation. The need is 10,350 units. The Plan has a supply of 11,622 units which will cover the requirement and provide a 12% flexibility provision.</p>

<b>Issue</b>	<b>Revised Deposit Plan</b>
The deliverability of the identified housing supply has been criticised due to a perceived over-reliance on sites identified in the previous Development Plan, the UDP.	The proposed delivery rates are based on correspondence with the landowners/agents or the Joint Housing Land Availability Study. There are a number of sites that were allocated in the former Development Plan that are proposed in the Revised Deposit. Many of these sites have progressed since the UDP eg Former Llanwern Steelworks work has begun on the 4,000 units proposed on the site. Two sites have been deleted, one due to flood risk (Crindau) and one due to reallocation of an alternative use (Hartridge Farm Road).
The lack of an affordable housing target was noted.	<p>An affordable housing target has been set out in Policy SP10 of the Revised Deposit Plan based on an updated Local Housing Market Assessment (2013). The affordable housing target is 2,451, although the requirement is 8,901 affordable units (but economic viability prevents the Council from meeting its total requirement).</p> <p>An assessment of affordable housing viability has been undertaken and the proposed threshold has been set to reflect a high need (86% of housing need per annum is for affordable units) but the policy has been amended to reflect viability assessment on a site by site basis. The policy approach is considered to provide the greatest amount of affordable supply over the plan period.</p>
<p style="text-align: center;"><b>Employment</b></p> <p>The justification for the level of employment land within the Deposit LDP was not as robust as it should have been. The way the information was presented also resulted in a significant oversupply of land, which painted an inaccurate picture.</p>	<p>An Employment Land Review was commissioned to reassess the employment land requirements and provide sound justification.</p> <p>Objections were received from environmental bodies due to employment allocations encroaching on SSSIs.</p> <p>Employment land allocations have been examined further and refined. Significant areas of SSSIs which were allocated as employment land at deposit stage have now been removed from the Plan. This refinement will help to protect the SSSIs.</p> <p>Confusion with regard to the amount of employment land allocated and the suggestion that the Plan contained too much employment land has now been addressed and the amount of employment land is clearly set out.</p> <p>The EM1 (new employment land) allocation is now 168ha compared to 510ha in the Deposit LDP. The EM2 (regeneration land) is now 270ha compared to 456ha in the Deposit LDP.</p>
<b>Waste</b>	The waste allocation was made in response to a need to provide for a regionally sized facility to serve

<b>Issue</b>	<b>Revised Deposit Plan</b>
Objection to the allocation of a Regionally Sized Waste Facility on land to the South of Llanwern Steelworks.	Newport and the South East Wales region. Whilst the allocation was technology neutral it was made as part of the ongoing Prosiect Gwyrdd procurement process which Newport forms part of together with 4 other local authorities. The procurement exercise is now reaching its final stages and following a period of detailed tender evaluation, the Viridor proposal at Trident Park, Cardiff has been chosen as the preferred facility to provide a waste management solution for the 5 local authorities making up Prosiect Gwyrdd partnership. The allocation on land South of Llanwern has been deleted from the plan to reflect this change in position.
<p style="text-align: center;"><b>Newport Retail Park</b></p> Objection to the policy constraints on Newport Retail Park District Centre.	A separate policy approach to Newport Retail Park District Centre is considered appropriate given the scale of retailing in and around the Retail Park and its clear capacity to perform a much wider role resulting in an adverse impact on the City Centre. Policies R6 and R7 have been reviewed in light of representations received on the Deposit Local Development Plan (April 2012) and further advice has been sought from Colliers International, on an appropriate policy response to the objections received on Newport Retail Park District Centre. Colliers reply is set out in the document titled Newport Retail Park Representations – Feb 2013, and forms the basis for the revised policy approach. Policies R6 and R7 of the Deposit LDP are to be deleted and replaced with a one policy that seeks to allow development appropriate to a District Centre, and in accordance with Planning Policy Wales, while protecting the vitality and viability of the City Centre.
Objection to the proposed district centre boundary of Newport Retail Park.	As noted in Planning Policy Wales (Ed 5, Para 10.2.1), the preparation of the Local Development Plan is an appropriate time to review boundaries defined in the Plan. Accordingly a review of all the district centre boundaries has been undertaken for the preparation of the LDP. The boundary defined for Newport Retail Park District Centre seeks to accurately place it in the retail hierarchy as a district centre for the application of the sequential test and reflect its role of providing local shopping facilities for the Eastern Expansion Area. No change is proposed to be made to the Newport Retail Park District Centre boundary.
<p style="text-align: center;"><b>Gypsy and Traveller Sites</b></p> Objection to allocation of sites within deposit LDP (2012)	Following the local elections in May 2012, the Council's Cabinet requested that an Overview and Scrutiny Working Group reassess the process for selecting the location of Gypsy and Traveller sites in the Local Development Plan. Further detail on the selection process and the allocated sites can be viewed within Section 7. New sites are allocated in the Revised Deposit Plan.

<b>Issue</b>	<b>Revised Deposit Plan</b>
<p><b>Overarching Changes</b></p> <p>Many of the representations received make suggestions for ways in which the Deposit Plan's policy wording and supporting text could be improved or clarified. Where these are considered to help make the Plan clearer and easier to understand, textual amendments have been made.</p>	<p>A summary of all representations received on the Deposit Plan (April 2012), including the number of representations received against each policy, can be viewed in Appendix 6.</p>

## 9. CONSULTATION ON THE REVISED DEPOSIT PLAN (JUNE 2013)

9.1 Full Council approved the [Revised Deposit Plan](#) for public consultation on June 4 2013. The consultation of the Plan ran from June 13 to 28 July 2013.

9.2 As part of the consultation process, letters and emails were sent to individuals and organisations on the LDP contact list. For completeness, everybody who submitted representations in relation to the gypsy/traveller scrutiny process also received a letter or email informing them of the consultation and inviting them to comment. It was made clear that comments submitted as part of the previous Deposit Plan (April 2012) consultation would not automatically be considered at examination and therefore recipients will need to ensure they respond to this consultation if they wanted their views to be considered at examination. The standard consultation letter can be viewed in Appendix 12.

9.3 A copy of the Revised Deposit Plan and supporting background papers was made available on the Council's website along with a press release. Hard copies of the Plan were also placed within Newport's public libraries, the Civic Centre and the Information Station. A Press Notice also appeared in the South Wales Argus on 13 June 2013 (see Appendix 13). A separate article appeared in the South Wales Argus on 22 June 2013 and in 'Newport Matters' June 2013 edition, which is delivered to every home in the city.

9.4 In terms of public consultation, the Council held a number of events in which officers presented the Revised Deposit Plan and the main changes from the April 2012 version. The following public events were held:

- 5 June 2013 - Penhow Ward, Penhow Village Hall
- 6 June 2013 - Stow Hill Ward, Belle Vue Pavillion
- 6 June 2013 - Allt yr Yn Ward, Council Civic Centre
- 10 June 2013 - Caerleon Ward, Caerleon Town Hall
- 11 June 2013 - Graig Ward, Graig Community Hall, Bassaleg
- 12 June 2013 - Shaftsbury Ward, Pantycelyn, Blaen Y Pant
- 18 June 2013 - Langstone Ward, Council Civic Centre
- 24 June 2013 - Bishton Ward, Underwood Community Centre
- 26 June 2013 - Llanwern Ward, Llanwern Village Hall
- 1 July 2013 - Malpas Ward, Malpas Court
- 3 July 2013 - Rogerstone Ward, Ty du Community Hall
- 4 July 2013 - Nash & Goldcliff Wards, Nash Community Hall
- 8 July 2013 - Ringland Ward, Ringland Community Centre
- 9 July 2013 - Coedkernew Ward, Duffryn Community Centre
- 16 July 2013 - Llanvaches, Llanvaches Church Hall
- 17 July 2013 - Coedkernew/Duffryn Wards – Council Civic Centre

9.5 On the conclusion of the consultation, a total of 990 representations were logged. In addition, 3 petitions were received by the Council objecting to the proposed gypsy/traveller sites at Hartridge Farm Road, Former Ringland Allotments and the Celtic Way Site. These 3 petitions had a total of 14,442 signatories:

- Hartridge Farm Road - 5,852 signatures
- Former Ringland Allotments - 5,510 signatures
- Land at Celtic Way - 3,080 signatures

TOTAL = 14,442

9.6 Out of the 990 representations logged, 377 related to gypsy/traveller matters.

### 9.7 **Summary Revised Deposit Plan (June 2013) Consultation Responses**

9.8 As noted above, representations on the gypsy/traveller sites was by far the biggest issue raised. Most representations received objected to the sites, however, 122 representations were received supporting the location of the proposed sites. In addition to this matter, other matters raised included:

#### **1. Housing and Brownfield Strategy**

- Representations received question whether the Council's level of housing provision is sufficient.
- The Plan is too reliant on a Brownfield Strategy and therefore does not allow for range and choice.
- Questions with regard to the delivery of various housing commitments/proposals.

#### **2. Affordable Housing**

- Concerns with regard to the viability methodology.
- Questions in relation to thresholds.
- The target and policy is not based on credible evidence.

#### **3. Employment Land**

- Over supply of employment land.
- Questions with regard to the deliverability of employment sites.
- Employment land allocated on Sites of Special Scientific Interest (SSSI).

#### **4. Newport Retail Park**

- Objection to the policy constraints on Newport Retail Park.
- Objection to boundary of Newport Retail Park.

#### **5. Minerals**

- The Plan does not meet the requirements set out in national and regional policy.

#### **6. Alternative sites**

- 120 suggestions were put forward for consultation.

9.9 These matters will be discussed in more detail in Section 11 of the report 'Main Issues for Examination.' A summary version of all representations received and the Council response can be viewed in Appendix 14. The full set of representations and Council responses can be viewed in Appendix 15.

## 10. ALTERNATIVE SITES – REVISED DEPOSIT STAGE

- 10.1 Following the consultation of the Revised Deposit Plan, 120 suggestions for alternative sites were received, which included:
- 59 proposed new sites;
  - 34 suggestions to amend existing allocations in the Plan;
  - 27 proposed deletions of existing allocations.
- 10.2 The Alternative Sites (Revised Deposit Stage) Consultation ran from 6 September 2013 to 18 October 2013. The Council consulted all individuals and organisations on its LDP database, plus everybody who signed a petition against the proposed gypsy/traveller sites also received a letter (providing a legible address was provided). The standard letter which was sent out can be viewed in Appendix 17.
- 10.3 As with all other consultations, copies of the [Alternative Sites Register](#) were made available for inspection in Newport's public libraries, the Civic Centre and Information Station. An electronic copy was available to download on the Council's website, and a press notice was also placed in the South Wales Argus on 6 September 2013 (See Appendix 18). An article also appeared in the South Wales Argus on the same date, plus details were published in 'Newport Matter' September 2013 edition, which is delivered to every home within the city.
- 10.4 Presentations to Community Groups on the Alternative Sites consultation were held at the following venues:
- 9 September - Marshfield Community Council Meeting
  - 19 September - Community Council Liaison Meeting at Civic Centre
  - 3 October - Caerleon Ward Meeting
- 10.5 **Outcome of the consultation and Alternative Sites Assessment**
- 10.6 965 representations were received during the Alternative Sites Consultation from a total of 352 representors. Again, a large proportion related to the gypsy/traveller sites.
- 10.7 All Alternative Sites have been assessed. The Alternative Sites Assessment – Revised Deposit Stage can be viewed in Appendix 19.
- 10.8 The Council only considered it necessary to make two changes to the Plan as a result of the Alternative Sites Consultation and Assessment. The first was the inclusion of Penhow Woodlands as a SSSI on the Constraints Plan. As the area is allocated as SSSI by Natural Resources Wales, this was simply a factual change to the Constraints Plan. The second change amends the boundary of Newport Wetlands National Nature Reserve, again, this was a factual change.

## **11. CHANGES TO THE REVISED DEPOSIT PLAN**

- 11.1 Following consultation on the Revised Deposit Plan and Alternative Sites, the table below identifies the changes the Council is making to the Plan. The changes are all considered to be minor or factual changes.

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

		SCHEMES.	
244.L25 Welsh Government	Page 19. SP3 – Flood Risk.	<p>Add full stop after “National Guidance” so that Policy SP3 reads:</p> <p>NEWPORT’S COASTAL AND RIVERSIDE LOCATION NECESSITATES THAT DEVELOPMENT BE DIRECTED AWAY FROM AREAS WHERE FLOOD RISK IS IDENTIFIED AS A CONSTRAINT AND ENSURE THAT THE RISK OF FLOODING IS NOT INCREASED ELSEWHERE. DEVELOPMENT WILL ONLY BE PERMITTED IN FLOOD RISK AREAS IN ACCORDANCE WITH NATIONAL GUIDANCE, WHERE APPROPRIATE A DETAILED TECHNICAL ASSESSMENT WILL BE REQUIRED TO ENSURE THAT THE DEVELOPMENT IS DESIGNED TO COPE WITH THE THREAT AND CONSEQUENCES OF FLOODING OVER ITS LIFETIME. SUSTAINABLE SOLUTIONS TO MANAGE FLOOD RISK SHOULD BE PRIORITISED.</p>	Typographical correction.
3683.L24 Natural Resources Wales	Page 20. SP3 Flood Risk. Para. 2.18.	<p>Amend paragraph 2.18 to read:</p> <p>There is a clear requirement to address the issue of flood risk and flood resilience and resistance measures in developments. The plan sets out its approach to flood risk in Policy GP1: Climate Change.</p>	To ensure total range of flood mitigation approaches are noted in the supporting text.
1401.L9 Gallagher Estates 3683.L32 Natural Resources Wales	Page 26. SP11 – Eastern Expansion Area. Para. 2.37.	<p>Amend paragraph 2.37 to read:</p> <p>In addition to the former steelworks site there is also the area to the West of Llanwern Village which has planning permission for 1,100 units. This greenfield development proposes a residential development with associated community facilities such as a school forming part of the</p>	To ensure that the Eastern Expansion Area includes reference to the development around Llanwern Village to reflect the true extent of the expansion area.

		overall Eastern Expansion Area. Further detail of the overall area can be found in Supplementary Planning Guidance.	
244.L10 Welsh Government	Page 28. SP13 – Planning Obligations.	Amend Policy SP13 to read:  DEVELOPMENT WILL BE REQUIRED TO HELP DELIVER MORE SUSTAINABLE COMMUNITIES BY MAKING CONTRIBUTIONS TO LOCAL AND REGIONAL INFRASTRUCTURE IN PROPORTION TO ITS SCALE AND THE SUSTAINABILITY OF ITS LOCATION THROUGH THE COMMUNITY INFRASTRUCTURE LEVY (ONCE IN PLACE) AND SECTION 106 AGREEMENTS.	To add clarity to the policy.
244.L11 Welsh Government	Page 28. SP13 – Planning Obligations. Para 2.44.	Add the following sentence to paragraph 2.44 after the 3 <sup>rd</sup> sentence: If development sites are proven to be unviable the Council will need to decide what the priorities are on a site by site basis.	To provide clarity.
3683.L38 Natural Resources Wales 126.L15 Gwent Wildlife Trust	Page 31. SP16 – Major Road Schemes. Para 2.56.	Change reference from ‘para 2.15’ in Para 2.56 to ‘para 2.16’.	Factual change.
3683.L116 3683.L42 3682.L108 Natural Resources Wales	Page 34. SP18 – Employment Sites. Para 2.69.	Change reference from ‘para 2.55’ in Para 2.69 to ‘para 2.56’.	Factual change.
Habitat Regulations	Page 34 SP18 – Employment	Amend Paragraph 2.69 to read:	To correct typographical error (protection rather than

<p>Assessment</p> <p>3683.L41 Natural Resources Wales</p>	<p>Sites. Para 2.69.</p>	<p>In addition to the potential impact on the River Usk Special Area of Conservation (SAC), <del>development developers</del> must consider their potential impact on the Severn Estuary <del>Natura 2000 designated</del> sites. The extent of <del>bird activity of the birds</del> that are features of the Severn Estuary Special <del>Protecting</del> Protection Area (SPA) and Ramsar site, is unknown. Therefore developers will be responsible for carrying out a suitable bird survey to determine likely significant effects, if any. A sensitive working programme must be compiled to minimise disturbance to this species. The developer will be expected to provide sufficient information to enable a Habitat Regulation Assessment of these works to be carried out as part of the planning process, Employment Sites may also result in the loss of habitat (and disturbance of adjacent habitats) in particular it may impact upon <del>reens</del> and therefore SSSI designations. Paragraph 2.56 sets out how this will need to be addressed. More information can be found in Policy GP5. <del>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.</del></p>	<p>protecting) and to ensure reference to legislative requirements are clear.</p>
<p>244.L27 Welsh Government</p>	<p>Page 39. GP1 - Climate Change.</p>	<p>Amend Policy GP1 to read: <b>DEVELOPMENT PROPOSALS SHOULD: BE DESIGNED TO WITHSTAND THE PREDICTED CHANGES IN THE LOCAL CLIMATE AND TO REDUCE THE RISK OF FLOODING ON SITE AND ELSEWHERE BY DEMONSTRATING WHERE APPROPRIATE THAT UNLESS THE RISKS AND CONSEQUENCES OF FLOODING ARE DEMONSTRATED AS BEING CAN BE ACCEPTABLY MANAGED, INCLUDING AVOIDING THE</b></p>	<p>To provide wording that does not cause confusion.</p>

		<b>AVOIDANCE USE OF NON-PERMEABLE HARD SURFACES;</b>	
126.L17 Gwent Wildlife Trust	Page 45. GP5 – Natural Environment. Para 3.27.	Amend paragraph 3.27 to read:  This Plan aims to achieve the protection and enhancement of habitats and species, especially those identified as being of national or local importance (identified in the UK Biodiversity Action Plan and the Newport Local Biodiversity Action Plan) and to provide a net benefit to biodiversity, as well as avoiding any net loss of biodiversity. Newport City Council has a duty under the Natural Environment and Rural Communities Act (2006), or as amended, to have regard to the purpose of conserving biodiversity.	To clarify the Council's position on the loss of biodiversity.
244.L4 Welsh Government	Page 62. CE11 – Renewable Energy. Para 4.50.	Amend the 4th sentence of Policy CE11 with the following:  The Council <del>is undertaking</del> has undertaken a Renewable Energy Assessment. This will 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.	Factual change.
244.L28 Welsh Government	Page 63. CE11 – Renewable Energy. Para 4.55.	Add the following line to the end of para 4.55:  The installation of solar panels (up to 50 MW) on non-domestic buildings are permitted development under Part 43 (installation of non-domestic micro generation equipment) of Schedule 2 of the General Permitted Development Order.	Factual change.
244.L16 Welsh Government	Page 64. H1 Tables Affordable Housing Background Paper.	Agree to amend and update housing tables as requested.  For Affordable Housing:	To ensure figures are accurate and that there is a clear record of the level of affordable housing yet to be

	<p>Page 24 SP10 – House Building Requirement.</p>	<ul style="list-style-type: none"> <li>• SP10 has been amended to show the correct affordable housing target for the Plan period of 2,527 (not 2541 units).</li> <li>• The introductory table in Policy H1 has been updated. The affordable housing units total from those under construction now totals 932 units (not 946 units). The overall affordable total is now 2527 (page 64).</li> <li>• To avoid confusion the title in the under construction table has been amended so that it now states: Affordable Housing Units Remaining (as at 1/10/12) (page 67).</li> <li>• The affordable housing total in Table H1 has been amended so that Turner Street (H1(44)) has 12 affordable units awaiting construction as at 1/10/12 (not 16) and Gerddi Rhiwderin (H1(48)) has 0 (not 10). This has meant the total is now 932 units (page 67). These completions had already been correctly counted in the 147 total affordable housing units completed cell on page 64, so that figure does not need correcting.</li> </ul> <p>Housing Completion Figures:</p> <ul style="list-style-type: none"> <li>• The introductory table in Policy H1 has been updated to reflect the way in which the completion figure has been calculated (page 64). The table now states: Completions to date (1/4/11 – 30/9/12) Small sites = 45</li> </ul>	<p>provided.</p>
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		<p>Large Sites under construction = 330  Whole large site completed = 188  Total completions = 563</p>	
1401.L4 Gallagher Estates	Page 65. H1 Table Housing Site H3).	Amend the title of Eastern Expansion Area H1(3) to Llanwern Village	To ensure the planning permission and wider regeneration area are not confused.
244.L2 Welsh Government	Page 70. H4 – Affordable Housing. Para 5.14.	<p>Amend paragraph 5.14 to read:</p> <p>The Local Housing Market Assessment indicates an ongoing requirement for affordable housing in excess of 30%. Many people are not able either to access and/or to afford open market housing. Therefore in accordance with Planning Policy Wales<sup>90</sup> and Technical Advice Note 2: Planning And Affordable Housing (2006)<sup>91</sup>, new development will be required to include affordable housing. Further information will be provided in Affordable Housing Supplementary Planning Guidance. The viability of development is undertaken on a site-by-site basis. As such, the percentage of affordable housing provision is set at a rate that reflects individual site viability. It is recognised that 30% is a realistic figure of what schemes are likely to be able to sustain, and the guidance clarifies the factors that will be taken into account in negotiating the appropriate percentage for each scheme, necessary safeguards, and how the requirement should be delivered.</p>	To ensure clarification that the target is not viewed as a maximum.
Planning Policy Team	Page 75 H15 – Gypsy and Traveller Transit Accommodation.  Page 76.	<p>Amend Policies to note size areas of Gypsy and traveller sites as follows:</p> <p>H15(i) Celtic Way 1.5ha  H15 (ii) and H16(ii) Former Ringland Allotments 1.22ha  H16(i) Hartridge Farm Road 8.64ha</p>	To provide clear information on the site.

	H16 – Gypsy and Traveller Residential Accommodation.		
Planning Policy Team	Page 76. H16 Gypsy and Traveller Residential Accommodation. Para 5.32.	Amend last sentence to replace words “update to date evidence” with “up to date evidence”.	Grammatical correction.
244.L24 Welsh Government	Page 76. H16 Gypsy and Traveller Residential Accommodation. Para 5.32.	Amend para 5.32, 2 <sup>nd</sup> sentence to read:  Permanent residential accommodation will be provided to those families and individuals that demonstrate they have a genuine connection to Newport and have no alternative place to live (this assessment is carried out by Housing Services).	Consistency with National Guidance and Housing legislation.
Planning Policy Team	Page 76. H16 Gypsy and Traveller Residential Accommodation. Para 5.33.	Amend paragraph 5.33 by the deleting the sentence:  The Former Ringland Allotment site will be retained for contingency purposes and used if the site at Hartridge Farm Road cannot accommodate all the identified families in residential accommodation need.	To avoid repetition.
3683.L106 Natural Resources Wales	Page 79. EM1 – Employment Land Allocations. Para 6.7.	Amend paragraph 6.7 to read:  The allocation at Duffryn may result in the loss of habitat (and disturbance of adjacent habitats) in particular it may impact upon the Percoed Reen, paragraph 2.55 sets out how this will need to be addressed. Therefore, <i>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</i>	Adds further clarification

		<i>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.</i> The developer will also ensure there is no adverse impact on the Imperial Park substation operated by National Grid.	
3520.L8 Walters Land (Rogerstone) Ltd	Page 83. EM2 Regeneration Sites. Para 6.25.	Agree to amend the first sentence of paragraph 6.25 to read:  The closure of this 40 hectare aluminium milling plant in April 2009 has presented an opportunity for a sustainable residential led mixed use regeneration scheme in this location.	Adds further clarification
Planning Policy Team	Page 83. EM3 – Newport Docks.	Amend policy EM3 to read:  EMPLOYMENT LAND ALLOCATION IS MADE FOR THE EXISTING EMPLOYMENT SITE OF NEWPORT DOCKS – 204 206 HECTARES FOR B1, B2 AND B8 USES.	Provide the correct land area minus the water.
Planning Policy Team	Page 83. EM3 – Newport Docks. Para 6.26.	Correct spelling of <u>complementary</u>	Typographical correction.
Gwent Wildlife Trust	Page 86. T1 –Railways. Para 7.9.	Typing error – refers to para 2.55 - should read “Guidance on this issue is provided at paragraph <b>2.56.</b> ”	Factual correction to provide clarity.
2063.L1, L2, L3. Friends Life Company Ltd 3157.L1, L2, L3 Johnsey Estates 3160.L1, L2 Stadium Newport Ltd	Page 96. R7 – Retail proposals in Newport Retail Park District Centre.	<ul style="list-style-type: none"> <li>Amend the Policy title to read: <u>Retail Proposals in Newport Retail Park District Centre.</u></li> <li>Definition of Retail Sales Floorspace to be moved from the Policy itself to the supporting text.</li> </ul>	For consistency purposes.

2063.L1, L2, L3. Friends Life Company Ltd 3157.L1, L2, L3 Johnsey Estates 3160.L1, L2 Stadium Newport Ltd	Page 97. R7 – Retail proposals in Newport Retail Park District Centre. Para. 8.21	Amend paragraph 8.21 to read:  Newport Retail Park District Centre has successfully developed into a centre which provides shops, jobs and helps retain retail expenditure within Newport. However, Newport Retail Park has now developed to such an extent that it has more than sufficient floorspace and types of traders present to fulfil a role as District Centre, even allowing for the significant development planned to occur in the Eastern Expansion Area of the City (see Newport Retail Study and Capacity Assessment, Colliers International, July 2010 <sup>1</sup> and Newport Retail Park supplement, January 2013).	To provide clarity.
2063.L1, L2, L3. Friends Life Company Ltd 3157.L1, L2, L3 Johnsey Estates 3160.L1, L2 Stadium Newport Ltd	Page 97. R7 – Retail proposals in Newport Retail Park District Centre. Para 8.22.	Amend paragraph 8.22 to read:  A boundary for Newport Retail Park District Centre is defined in Inset Plan 25. The defined area reflects the purpose of the policy designation, i.e. to provide local shopping facilities for the Eastern Expansion Area and surrounding settlements, and to limit the potential for competition with the higher tier ‘town’ centre.	To provide clarity.
3683.L131//CF07 Natural Resources Wales	Page 108. CF7 Horse Related Development.	Amend criterion iii) of Policy CF7 to read:  iii) The proposed development does not require the provision of a new dwelling unless classified as a rural enterprise dwelling	Correct typographical error. (“enter” instead of “enterprise”)
244.L26 Welsh Government	Page 118 W3 Waste Management Proposals. Para 11.5	Add reference to “Towards Zero Waste One Wales: One Planet (June 2010)” and the “Collections, Infrastructure and Markets Sector Plans (CIMs Plan) July 2012”.	To add clarity on which national guidance and strategies the policy flows from.

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

244.L15 Welsh Government	Page 125. Monitoring Objective 3. Monitoring Target 1.	Amend monitoring target to read:  Addition of word minimum to Monitoring Target. To read: Annual take up of a minimum of 1.4ha of net additional employment land.	To clarify that the amount of land is a minimum amount of land for the Council to provide.
244.L14 Welsh Government	Page 128. Monitoring Objective 4. Monitoring Target 6.	Amend monitoring target to read:  30 dwellings per hectare target.	Correct the figure that has been incorrectly calculated.
Habitat Regulations Assessment	Page 143 Sustainability Appraisal, Strategic Environmental Assessment and Habitat Regulations Assessment. Para. 14.4	Amend paragraph 14.4 to read:  The European Habitats Directive (92/43/EEC) requires a Habitats Regulation Assessment (HRA) to be undertaken where plans are screened in order to determine whether the Plan, 'in combination' with other plans and projects, is likely to have a significant adverse impact on a European Natura 2000 site. Natura 2000 European designated sites are defined as Ramsar sites (wetlands of international importance) Special Protection Areas (SPAs) and Special Areas of Conservation (SACs). Ramsar sites (wetlands of international importance) are afforded the same level of protection. Newport has a range of such designated sites within and adjoining its Authority area which have been considered in the assessment of the Plan.	To provide clarity so that the European level of ecological protection is correctly referenced.
Planning Policy Team	Page 144. Glossary	Add further definition to explain the Community Infrastructure Levy.  The following wording will be added to the glossary: This is a new planning charge, introduced by the Planning Act 2008. The CIL will be levied in pounds per square metre on floor space arising from any chargeable development.	To provide clarity.

244.L10 Welsh Government	Page 146. Glossary.	Add reference to the Welsh Office Circular 13/97 to the Glossary.  The following wording will be added to the glossary: Welsh Office Circular 13/97: The Circular sets out the statutory framework and policy guidance to local planning authorities and developers on the use of Planning Obligations.	To provide clarity.
<b>PROPOSAL, CONSTRAINTS AND INSET PLANS</b>			
Planning Policy Team	Inset 2	64 Marshfield Road incorrect on inset plan	Updated to reflect the planning approval granted on the site.
Planning Policy Team	Inset 25	Change Inset 25 on the list to read Newport Retail Park District Centre	To provide the correct title for the plan.
Planning Policy Team	Inset 26	City centre inset map - employment EM2vii should be EM2v and delete regeneration polygon adjacent to university.	To reflect the allocation in the Plan within EM2.
3683.L55 Natural Resources Wales	Inset 26	Amend Inset Plan to remove former EM2 polygon	To reflect the allocation in the Plan within EM2.
3683.L89 Natural Resources Wales	Inset 27	Agree to revise inset plan 27 to reflect that housing allocation H49 – Mill Street, no longer includes the section within Flood Risk C2 and ASA.	Correction to reflect position as outlined in Revised Deposit LDP.
Planning Policy Team	Inset 27	Update policy numbers in key.	To provide the correct information in the legend.
3683.L54 Natural Resources Wales	Constraints Plan	Make changes to constraints plan as per the representation.  Amend the boundary of Newport Wetlands National Nature	Factual changes.

		Reserve (NNR) to be correctly mapped. Show the area of Penhow Woodlands SSSI on the constraints plan, in addition to the Penhow Woodlands NNR.	
Planning Policy Team	Constraints Plan	Add coal authority development risk layer to constraints.	A new layer recently provided by the Coal Authority has been added as a factual change. NB this has no impact on any proposed allocations and affects only a very small area in the very northern boundary of Newport with Risca, in the Graig ward.
Planning Policy Team	Proposals Plan	Hartridge Farm Road Gypsy and Traveller site needs amendment to boundary, to provide one clear boundary rather than one with cut out sections that are not within the Council's ownership. This does not have any impact on site deliverability or the indicative site layout.	To provide a clear boundary.
244.L9 Welsh Government	Proposals Plan	Remove water allocation from Newport Docks.	To provide an accurate boundary of the developed and developable area.
1401.L1 Gallagher Estates	Settlement Boundary Background Paper	The Settlement Boundary Background paper will be updated to reflect the correct approval date of the planning permission of 2009 (not 2008).	To correct the approval date.
Planning Policy Team	Settlement Boundary Background Paper	The Settlement Boundary Background paper denotes the incorrect summary for the assessment of Llandevaud, as it outlines the summary for Langstone. The assessment has not changed for Llandevaud but the summary has been correctly set out.	To reflect the correct assessment.
Planning Policy	Gypsy and Traveller	Amend the text colour on the table at paragraph 3.8 from	A small number of

Team	Background Paper	red and green to black.	representations imply that the red and green text was misinterpreted to mean 'bad' and 'good' respectively, which is incorrect.
3683.L70 Natural Resources Wales	List of Background Papers and Technical Papers.	Add Wind Turbine Capacity Study be added to list of Background Papers and Technical Papers.	Factual change.

## 12. MAIN ISSUES FOR EXAMINATION

12.1 Having considered all the representations in detail, it is the Council's view that the main matters for consideration at the Local Development Plan Examination relate to:

- Housing and Brownfield Strategy – Requirement; Site Deliverability; Supply; and Brownfield Strategy.
- Affordable Housing and Viability (including Community Infrastructure Levy & Planning Obligations).
- Gypsy and Traveller Allocations – Hartridge Farm Road, Celtic Way and Former Ringland Allotment Site.
- Employment Land Supply.
- Allocations in SSSIs.
- Newport Retail Park District Centre.
- Minerals.
- Alternative Sites

12.2 A detailed list of the range of issues raised in relation to each matter is listed below. The Council recommends to the Planning Inspector that because of the significance of the issues raised that the matter may need to be considered further at a round table session at the Examination into the LDP.

### 12.3 HOUSING AND BROWNFIELD STRATEGY

12.4 Policy SP10 – House Building Requirement sets out a housing requirement of 10,350 units for the Plan Period and H01 – Housing Sites notes how the Council intends to meet it. Objections received question this figure and raise concerns on the ability of the housing allocations to deliver a sufficient amount of housing land, particularly given the reliance on brownfield sites. The main objections raised were:

#### 12.5 Housing Requirement

- The level of provision should be increased.
- The LDP and its supporting evidence do not demonstrate that sufficient work or consideration has been given to satisfy cross-boundary matters.
- The housing requirement figures should be increased to take account of the under supply of the Unitary Development Plan.
- Overprovision of housing, deviating from the Welsh Government projections.

#### 12.6 Housing Site Deliverability

- The deliverability of various housing commitments/proposals are questioned due to a number of different site constraints including flood risk, contamination/reclamation, abnormal costs etc.

#### 12.7 Housing Supply

- Caution should be exercised in the contribution windfall sites make to the housing supply.
- The flexibility allowance is not sufficient, particularly given the number of constraints associated with the LDP allocations.
- Concerns are raised with the LDP's ability to generate and maintain a 5-year land supply.

## 12.8 Brownfield Strategy

- High level of support for the brownfield strategy.
- Plan should go further and make clear a proper sequence of land release i.e. greenfield sites should be held in reserve until key brownfield sites have been developed.
- The strategy is too restrictive and does not allow for range and choice.
- The LDP has an over reliance on brownfield sites, which have more constraints associated with their development, higher abnormal costs and therefore raise questions of deliverability.

## 12.9 AFFORDABLE HOUSING AND VIABILITY (including Community Infrastructure Levy & Planning Obligations)

12.10 Policy H4 – Affordable Housing, requires residential sites of above a certain size, differing for urban to rural areas, to include 30% affordable housing. Policy SP13 – Planning Obligations requires developers to make appropriate contributions to infrastructure to offset the impact of the development. Clarification is sought from objectors on the type and priorities of contributions sought and greater recognition of viability of sites. Objections submitted include:

- Policy H4 is not based on credible evidence.
- The 30% target does not reflect the evidence in the Updated Affordable Housing Background Paper and Viability Report. The Viability Report recommends a differential affordable housing percentage to be adopted in different areas of Newport. The LDP is seeking a uniform affordable housing percentage. This is at odds with the evidence base.
- A lower threshold should be set to maximise delivery of affordable housing.
- The Plan should consider the use of commuted sums, particularly to address the issue of part delivery. They should not be considered exceptional.
- Concerns regarding the Viability Methodology are raised.
- Greater recognition of development viability is required within the LDP.
- The reduced costs associated with the changes to Building Regulations Part L should be reflected in the Council's viability work and affordable housing policy.
- The Plan does not set out the types or priorities of planning obligations that may be sought from development through S106 Agreements.

## 12.11 GYPSY AND TRAVELLERS SITES

12.12 Policies H15 and H16 – Gypsy and Traveller Transit and Residential Accommodation, allocate 3 sites to accommodate Newport's gypsy and traveller need. The allocations have raised a significant number of representations and petitions objecting to the sites. The issues raised are summarised below for each of the 3 sites:

### 12.13 Hartridge Farm Road Gypsy and Traveller Residential Allocation

- The size of the site is contrary to Welsh Government Guidance.
- The location of the sites, adjacent to two schools has potential to cause conflict.
- The relocation of the current use, as a Road Safety Centre would be a loss to the local area.
- Access into the site is not sufficient.

- Potential bad neighbour to the RSPCA site.
- Financial implications to the Council of implementing the site and its on-going maintenance.
- Amenity issues due to noise from the nearby main road and railway.
- Flood risk.
- Concerns regarding the site selection process are raised.
- House prices will depreciate in the area.
- Concerns with regard to loose animals on the site
- Concerns that crime will increase

#### **12.14 Former Ringland Allotments Contingency Gypsy and Travellers Allocation**

- Concerns regarding the pylons on the site.
- The topography of the site is not suitable for a gypsy and traveller site.
- Access arrangements are not sufficient.
- Amenity issues caused by the proximity to the Southern Distributor Road.
- The site is a greenfield site.
- Loss of the allotments.
- Flood risk.
- Financial implications to the Council of implementing the site and its on-going maintenance.
- Potential damage caused by horses on nearby land.
- Concerns regarding the site selection process are raised.
- House prices will depreciate in the area.
- Impact on gateway to Newport and adjacent Llanwern Village development.
- Concerns that crime will increase.

#### **12.15 Celtic Way Transit Gypsy and Travellers Allocation**

- A gypsy and traveller site on a key employment site will have a negative impact on businesses in the area.
- The use should not be located in an employment area.
- Various amenity issues, including the site's proximity to Celtic Lakes, electricity substation, dual carriageway and railway.
- Concerns regarding the site selection process are raised.
- House prices will depreciate in the area.
- Concerns that crime will increase

#### **12.16 EMPLOYMENT LAND SUPPLY**

12.17 Policy EM01 – Employment Land Allocations allocates land for employment purposes. Policy EM02 – Regeneration Sites allocates mixed use sites with an element for employment use. Concerns raised include:

- There remains a large disparity between the employment land requirement and the allocation of land within policies EM01 – Employment Land Allocations and EM02 – Regeneration Sites.

- Question the deliverability of the employment sites that are safeguarded for single large user projects of ‘national significance’ of least 10 hectares.
- The deliverability of various employment sites is questioned.

## **12.18 LDP ALLOCATIONS ON SSSIs**

12.19 A number of sites allocated in the Plan include land that is designated as a Site of Special Scientific Interest. Their allocation for development has been objected to, primarily by the environmental organisations. The following sites are objected to and their removal requested:

- EM01 (i) – Duffryn – allocates 65 hectares for B1 and B2 uses (20ha of the allocation lies within the SSSI)
- EM01 (v) - Gwent Europark - allocates 16 hectares for B8 distribution uses.
- T1 i)c) – Coedkernew - allocates a sites for a Railway Station.
- CF13 vii) – South of Percoed Lane, Duffryn School Site - allocates land for a new school.
- SP16 (iii) – Duffryn Link Road

## **12.20 NEWPORT RETAIL PARK DISTRICT CENTRE**

12.21 Policy R7 – Newport Retail Park District Centre sets out the Council’s approach to development proposed in Newport Retail Park. Objections have been received suggesting the boundary should be extended and that the same District Centre policy approach should be taken for Newport Retail Park as Newport’s other District Centres. More detailed objections include:

- The defined district centre boundary in the Revised Deposit Plan should be extended.
- The UDP Inspector’s Report concludes that caveats are not appropriate for a defined district centre.
- Newport Retail Park District Centre should not have a separate approach to the other defined district centres.
- The Policy is contrary to national guidance as it sets restrictions on retail development within a defined retail centre.
- Newport Retail Park should be defined as an out-of-centre retail park.

## **12.22 MINERALS**

12.23 Chapter 10 - Minerals sets out the Council’s approach to mineral developments in Newport. Concerns have been raised relating to its consistency with Mineral Technical Advice Note 1: Aggregates and the Regional Technical Statement. Specific objections include:

- The Plan does not meet the mineral land bank requirements set out in the Mineral Technical Advice Note 1: Aggregates.
- Areas of search or a preferred area for mineral resources should be identified in the Plan.
- The Plan does not meet the Regional Statement requirement for providing non-energy minerals.

(It should be noted that a revised Regional Statement is being prepared that properly reflects the lack of mineral resources within Newport. Against this emerging revised evidence, the objections raised may be resolved).

## **12.24 ALTERNATIVE SITES**

12.25 As a result of the Revised Deposit LDP consultation, 120 alternative sites were put forward. The suggestions put forward include:

- The allocation of different sites for housing use.
- Amendments to the settlement boundary.
- The deletion of allocations.
- Expansion of the Special Landscape Area on land north of Langstone; and
- Suggested changes to the uses proposed in the LDP.
- The deletion of LDP housing commitments due to flood risk.
- Amendments to the Green Belt and Green Wedges.

### 13. SELF ASSESSMENT

- 13.1 Planning guidance advises Local Planning Authorities to submit LDPs for examination that they consider to meet all the tests of soundness. In order to demonstrate the soundness of the LDP the Council has conducted its own assessment of soundness. The table below sets out the results of the Council's Self-Assessment.

#### TESTS OF SOUNDNESS – SELF ASSESSMENT

Test of Soundness		Self Assessment
<b>Procedural Tests</b>		
P1	The Plan has been prepared in accordance with the Delivery Agreement including the Community Involvement Scheme.	<p>The detailed schedule of when consultation took place for each stage of the LDP preparation is set out in the Newport Delivery Agreement (April 2008) as amended March 2011 and <b>April 2013</b>. Revised Delivery Agreements were formally agreed by the Welsh Government during March 2011 and <b>April 2013</b>. The revisions were required to amend the Deposit LDP in response to a number of representations received at consultation stages, in response to additional background evidence prepared as a result of issues raised during consultation stages, and to amend indicative dates to more definite dates during the latter stages of the plan preparation. In particular, following the May 2012 elections, the new Administration sought to review the Gypsy and Traveller sites included in the LDP following a transparent process with public consultation.</p> <p>The Consultation Report demonstrates how the Council has consulted and engaged throughout the Local Development Plan process and how this relates to the Community Involvement Scheme.</p>
P2	The Plan and its policies have been subjected to sustainability appraisal including strategic environmental assessment.	<p>A Sustainability Appraisal Report (SAR) has been prepared to fulfil the requirements for Sustainability Appraisal (SA) arising from the Planning and Compulsory Purchase Act 2004 and the requirements for Strategic Environmental Assessment (SEA) arising from the SEA Directive.</p> <p>The SAR that accompanies the Revised Deposit LDP has been updated from the feedback from the Revised Deposit Plan consultation (September 2013) and builds on the earlier SA work undertaken on behalf of the Council for the Sustainability Appraisal Report (February 2012) to accompany the LDP Deposit Plan for consultation; the Initial Sustainability Appraisal Report (January 2010) and SA Scoping Report (October 2008)</p>
<b>Consistency Tests</b>		
C1	It is a land use plan which has regard to other relevant plans, policies and strategies relating to the area or to adjoining areas.	The Revised Deposit LDP has been prepared with due consideration of relevant European, national, regional and local policy guidance. In order to satisfy the requirements of the SEA directive, a full review of relevant plans and programmes from EU level to the local level has been undertaken to identify implications and issues to consider as part of the preparation of the SA and the LDP. The review identifies sustainability implications for the wider

<b>Test of Soundness</b>		<b>Self Assessment</b>
<b>Procedural Tests</b>		
		<p>region and the LDP.</p> <p>This Consultation Report provides details of all the consultation carried out with relevant statutory and non statutory consultees throughout the plan preparation process. The Report also includes the Council's responses to relevant representations received in relation to other plans, policies and strategies. The Revised Deposit LDP contains a number of changes made to the original Deposit LDP as a result of representations received and in response to an improved evidence base.</p> <p>Chapter 1 – Introduction and Overview of the Revised Deposit LDP outlines the national, regional and local context of Newport and their connection to the LDP.</p> <p>The Plan also takes into account regional work for example, on waste, minerals and transport. The housing requirement provided in the Revised Deposit LDP has considered cross-boundary issues including the informal regional apportionment by the South East Wales Strategic Planning Group (SEWSPG), the 2008 Welsh Government population projections, and subsequent up-to-date evidence contained in the NLP Assessment of Housing Requirements report February 2013.</p> <p>The key implications at the strategic level have been taken into account in the preparation of the Revised Deposit LDP.</p>
C2	It has regard to national policy.	<p>The Plan has regard to National Planning Policy. Effort has been taken to avoid repeating national guidance, with reference made throughout the Plan to relevant sections of Planning Policy Wales and Technical Advice Notes where considered relevant and necessary.</p> <p>To ensure consistency with national guidance, amendments were made to the Revised Deposit Plan to avoid potential conflicts with national guidance raised at the Deposit LDP consultation stage. Details of changes made in response to representations received are set out in the Consultation Report.</p>
C3	It has regard to the Wales Spatial Plan.	<p>The Revised Deposit LDP provides a policy framework which accords with and seeks to provide the requirements of the Wales Spatial Plan. The context of the Wales Spatial Plan and its implications for Newport is set out in paragraph 1.39 of the Revised Deposit LDP. The Plan's growth strategy focusses on the Eastern Expansion Area, providing for a range of employment opportunities and the regeneration of key brownfield sites. This is considered to strengthen and complement Newport's role as the economic gateway to Wales as identified in the Wales Spatial Plan.</p>

<b>Test of Soundness</b>		<b>Self Assessment</b>
<b>Procedural Tests</b>		
C4	It has regard to the relevant community strategy / strategies.	<p>The Council's Community Strategy has been replaced by the Single Integrated Plan, approved by Council in February 2013 following consultation. The Revised Deposit Plan expresses, in appropriate land use planning terms, those elements of the Single Integrated Plan that relate to the development and use of land.</p> <p>The relationship between the Single Integrated Plan and the LDP is outlined in Chapter 1 – An Introduction and Overview of the Revised Deposit LDP and in the Initial the Consultation Report.</p>
<b>Coherence and Effectiveness Tests</b>		
CE1	The plan sets out a coherent strategy from which its policies and allocations logically flow and where cross boundary issues are relevant, it is compatible with development plans prepared by neighbouring authorities.	<p>The Council considers its Revised Deposit LDP to be coherent and to flow from the identified national, regional and local policy framework including the Wales Spatial Plan. The overall vision of the LDP is to be achieved through a set of 10 objectives. Each Strategic Policy is cross referenced to the relevant objective, illustrating the connection from the vision to land use planning policies.</p> <p>In order to ensure cross-boundary consistency the Council has been an active member of regional groups such SEWSPG, SEWTA (South East Wales Transport Alliance), SEWDERB (South East Wales Directors of Environment and Regeneration Board), Regional Waste Group and South Wales Regional Aggregates Working Party. The Council has been involved in a number of areas of collaborative working, for example, waste management, mineral apportionment and the Regional Transport Plan.</p>
CE2	The strategy, policies and allocations are realistic and appropriate having considered the relevant alternatives and are founded on a robust and credible evidence base.	<p>The Plan's Strategy, policies and allocations are considered realistic and appropriate having considered reasonable alternatives. Following the call for major candidate sites, the Council published the Strategic Options report in March 2009. Having considered the representations, the Preferred Strategy was published in January 2010 along with the call for candidate sites. These stages highlighted the alternative options available for the Strategy and land use allocations. Further alternatives for consideration emerged as a result of the Deposit Plan consultation which was then taken forward through the Revised Deposit Plan. The Council's consideration of representations at Revised Deposit Plan and the alternative sites received are set out in the Council's Consultation Report.</p> <p>The evidence base has been continually reviewed, updated and extended throughout the LDP preparation process to ensure the LDP is well supported. The Revised Deposit LDP is based on additional background evidence prepared in response to issues that were raised at the Deposit LDP consultation stage. Reference to the relevant evidence base is referred to throughout the Plan.</p>

Test of Soundness		Self Assessment
<b>Procedural Tests</b>		
CE3	There are clear mechanisms for implementation and monitoring.	<p>Implementation and monitoring proposals are included within the Revised Deposit LDP; these include targets, thresholds and trigger points for review of the Plan. The Council is required to produce an Annual Monitoring Report (AMR) of the adopted LDP to review its progress and assess the extent to which the policy objectives are being achieved. The SA Report also sets out monitoring targets and indicators. A timetable for the production Supplementary Planning Guidance (SPG) is included in the Plan. Combined, these are considered to provide a robust mechanism for monitoring the effectiveness of the Plan and providing an appropriate response if targets are not met.</p> <p>It is essential to ensure sufficient staff resources exist to produce SPG and carry out the monitoring, and revise the Plan as necessary.</p>
CE4	It is reasonably flexible to enable it to deal with changing circumstances.	<p>The Council considers that the LDP will provide a land use framework that is both flexible and responsive to change while still providing the certainty necessary to determine planning applications.</p> <p>The flexibility of the plan to adapt to changing circumstances is demonstrated by:</p> <ul style="list-style-type: none"> <li>- The Spatial Strategy which promotes a local need and regeneration growth strategy;</li> <li>- The allocation of a range of sites both in terms of size, use and location;</li> <li>- A contingency of a flexibility allowance for both the housing and employment supply calculations to increase flexibility in the range of sites that can come forward in response to economic changes;</li> <li>- A policy framework which includes criteria based policies which allows for a balance of material considerations.</li> </ul> <p>Certainty is demonstrated by a policy framework which:</p> <ul style="list-style-type: none"> <li>- Establishes a strategy which clearly sets out the Council's prioritisation of the regeneration of brownfield sites;</li> <li>- Provides a clear definition of Newport's needs and makes appropriate provision to address those needs;</li> <li>- Provides a clear indication of where development is or is not acceptable and the protection of countryside from further encroachment.</li> </ul> <p>The annual monitoring and the 4 year review will allow changes to be made if the need arises.</p>

## 14. APPENDICES

- Appendix 1 - [Evidence base for the Revised Deposit Plan](#)
- Appendix 2 - [Summary list of LDP Consultees](#)
- Appendix 3 - [Community Involvement Scheme Task List](#)
- Appendix 4 - [Pre Deposit Plan – Public Notices](#)
- Appendix 5 - [Letters informing of public consultation periods](#)
- Appendix 6 – [Summary Report of Representations received on the Deposit Plan](#)
- Appendix 7 - [Report of Representations on Deposit LDP](#)
- Appendix 8 - [Responses to the SA/SEA and HRA on the Deposit Plan](#)
- Appendix 9 - [Alternative Sites Assessment Report at Deposit Stage](#)
- Appendix 10 – [Cabinet Report, Gypsy and Traveller Sites : Scrutiny Report](#)
- Appendix 11 - [Report to Scrutiny Committee for Community Planning & Development](#)
- Appendix 12 – [Consultation Letter – Revised Deposit Plan](#)
- Appendix 13 – [Revised Deposit Plan – Public Notice](#)
- Appendix 14 – [Summary Report of Representations received on the Revised Deposit Plan](#)
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- Appendix 16 – [Responses to the SA/SEA and HRA on the Revised Deposit Plan](#)
- Appendix 17 – [Alternative Sites Revised Deposit – Consultation Letter](#)
- Appendix 18 – [Alternative Sites Revised Deposit – Public Notice](#)
- Appendix 19 – [Alternative Sites Assessment Report – Revised Deposit Stage](#)
- Appendix 20 – [Alternative Sites \(Revised Deposit\) Full Representations](#)
- Appendix 21 – [Member Involvement in the LDP 2007 to 2013](#)