

Newport City Council
Local Development Plan

COUNCIL RESPONSE TO WELSH GOVERNMENT'S
EXAMINATION DOCUMENT ED003.4c & UPDATE
TO COUNCIL RESPONSE MATTERS ARISING
SESSION 1



1. Introduction

- 1.1 As part of the Council's response to Matters Arising Session 1, the Council reviewed its settlement boundaries and proposed the removal of most of the smaller settlements. Welsh Government subsequently commented on this work. Their comments are below. This update note explains how the process has been re-evaluated, and which settlement boundaries are proposed to be retained within the Plan.

2. Matters arising from session one: Newport City Council's response to Welsh Government's note

2.1 WG comment:

"The Council's review of village boundaries sought to identify settlements by adopting a points system based on their proximity to public transport networks and local services/amenities. The Council's assessment identifies the deletion of ten of the sixteen village boundaries; however, it is unclear why some of the larger villages, for example Redwick, Bishton, Llandevaud and Llanvaches have not maintained their boundaries. The Council should consider assessing the scale and urban form of the villages in their points system."

2.2 NCC response:

- 2.3 In accordance with Welsh Government recommendations, the Council has incorporated an assessment of scale into its points system. Under the new terms, two points are awarded to those villages that contain fifty or more dwellings. In addition, the criteria for environmental space has been removed as this is not considered to be a significant barrier to development, and therefore points are no longer deducted for villages which contain environmental space or are adjacent to it. In view of the updated results, which are presented in tabular form below, it is proposed to retain the following village boundaries:

Underwood; Castleton; Christchurch; Parc Seymour; Marshfield; Llanwern; Bishton; Llanvaches; and St Brides.

- 2.4 None of the last three villages is considered particularly sustainable, but each contains at least fifty dwellings, and it is felt that development in a relatively large village would cause less harm to the character and appearance of the countryside (and other sensitive areas) than development in a small one. (Llandevaud, which also contains more than 50 dwellings, has been excluded because its complete lack of community facilities renders it unsuitable for development.)

Rank	Village	Number of dwellings	Total score	Keep village boundary?
1	Underwood	>50	16.00	Yes
2	Castleton	>50	7.00	Yes
3	Christchurch	>50	7.00	Yes
4	Parc Seymour	>50	7.00	Yes
5	Marshfield	>50	6.00	Yes
6	Llanwern	>50	5.00	Yes
7	Penhow	27	4.00	No
8	Bishton	>50	4.00	Yes
9	Lower Machen	20	3.00	No
10	Llanvaches	>50	3.00	Yes
11	Nash	29	2.00	No
12	Llandeud	>50	2.00	No
13	St Brides	>50	2.00	Yes
14	Goldcliff	35	1.00	No
15	Peterstone	47	0.00	No
16	Redwick	41	-1.00	No

2.5 WG comment:

“The results table on page 4 of the Council submission fails to make reference to the village of Langstone, as identified in the Settlement Boundary Background Paper, June 2013.”

2.6 NCC response:

2.7 Langstone is situated in the main urban area and therefore need not be considered as a village.

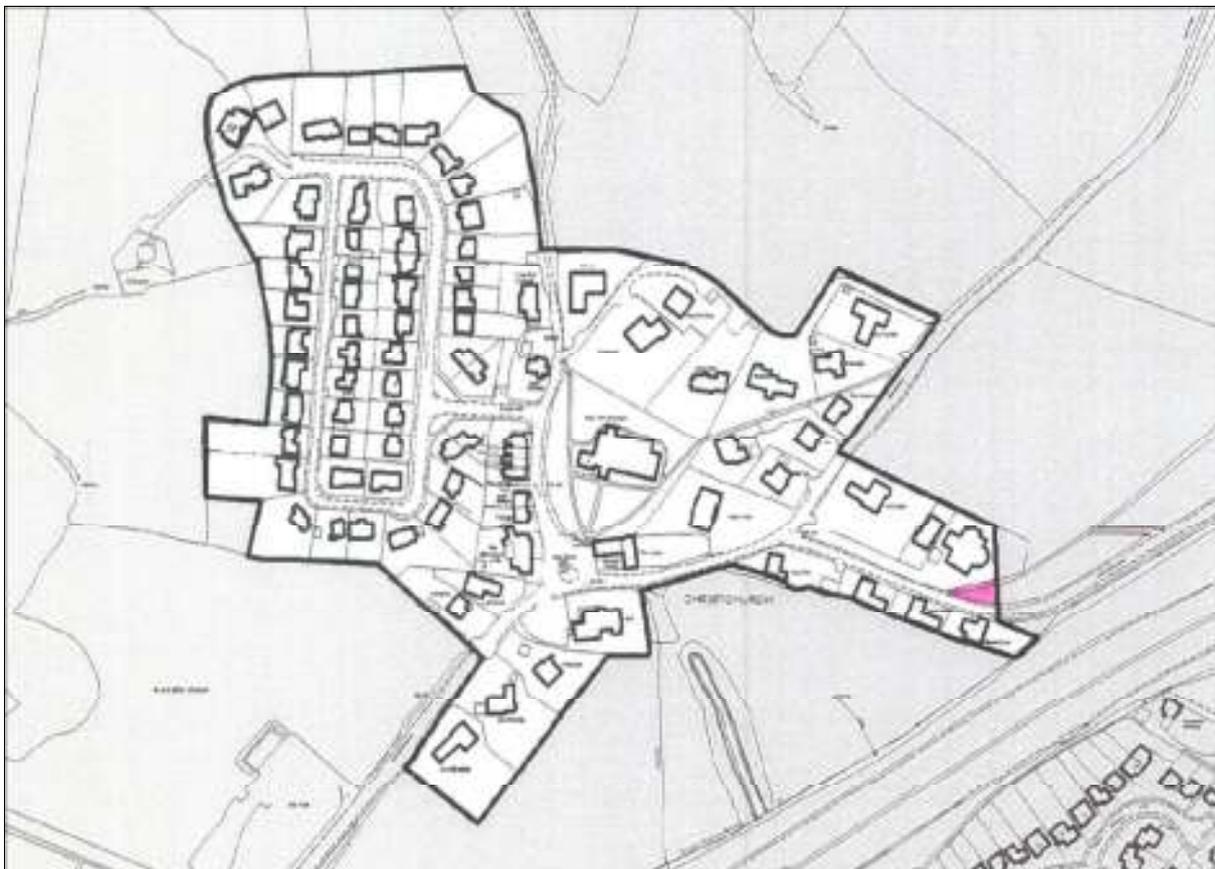
2.8 WG comment:

“Village boundaries should follow defensible features, such as property curtilages, and should not dissect gardens. Whilst the Council has proposed the deletion of land from within the settlement boundary at Christchurch, there remain irregularities with arbitrary boundaries in the east and west of the village. The Council should amend the boundary accordingly and ensure a consistent approach is adopted throughout the remaining villages.”

2.9 NCC response:

Christchurch

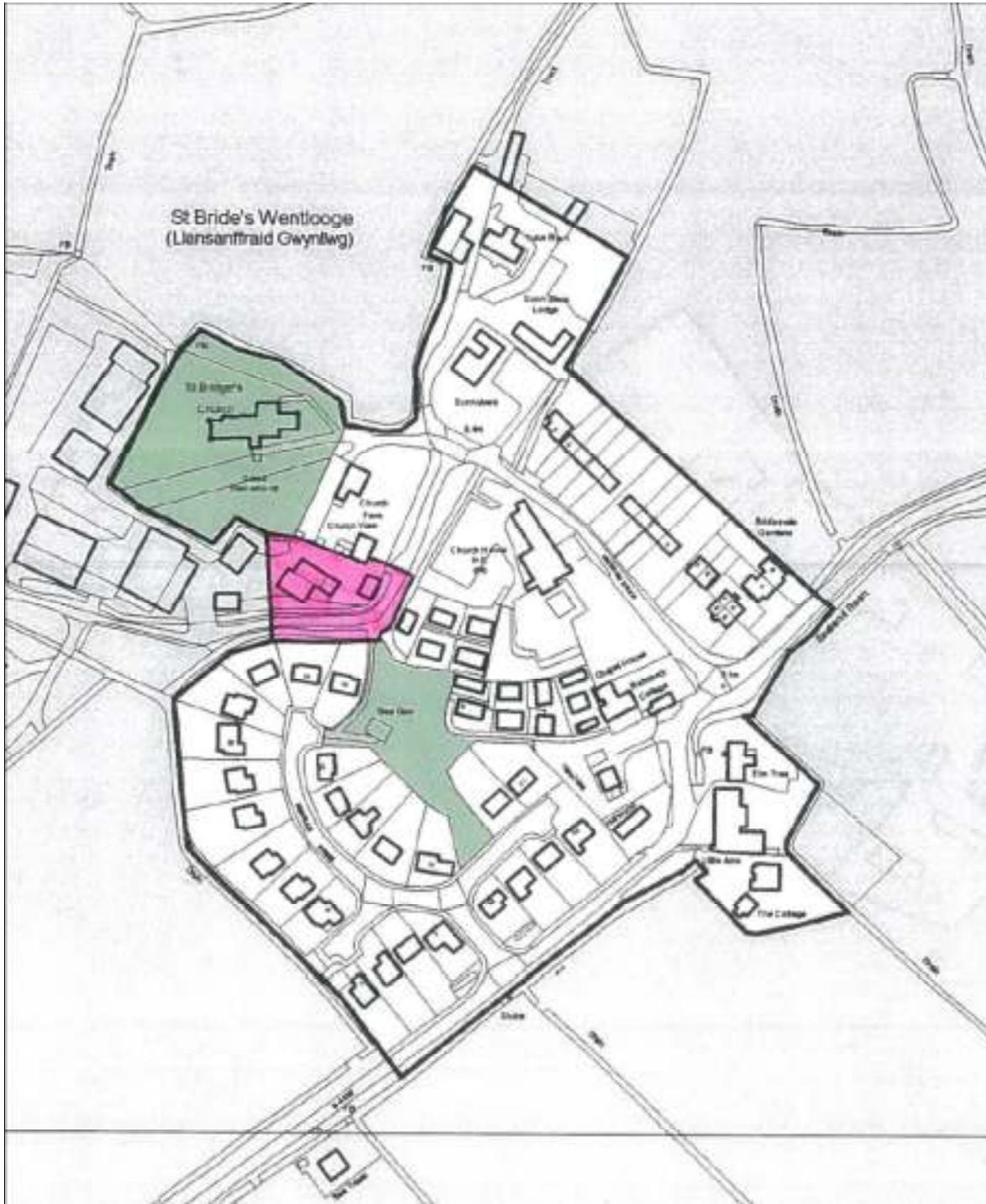
2.10 In 1999, the Council conceded that a parcel of land to the rear of 19 Old Hill Crescent formed part of that property’s domestic curtilage. In view of this, it is proposed to revise the western section of the village boundary in the manner shown in the following map extract. (The revision to the eastern boundary, shaded pink on the map, was discussed in a previous submission.)



Proposed amendment to the Christchurch village boundary (pink area to be deleted)

St Brides Wentlooge

- 2.11 It is proposed to amend the boundary of St Brides Wentlooge in order to ensure that three agricultural buildings to the south of Church Farm remain in the countryside. The suggested revision is indicated in the following map extract.



Proposed amendment to the St Brides Wentlooge village boundary (pink area to be deleted)

2.12 WG comment:

“The Council may also wish to cross-reference their proposed new policy on Dwellings in the Countryside.”

2.13 NCC response:

2.14 Newport City Council will cover this point in its response to Session 18.