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NEWPORT LOCAL DEVELOPMENT PLAN EXAMINATION

Hearing Session 6: Transport; Other Infrastructure; Community Facilities

10.00am Wednesday 9 April 2014

Council Chamber, Civic Centre, Newport, South Wales NP20 4UR

Main discussion matters

1. Infrastructure funding and delivery; SP13 Planning Obligations.

- Does policy SP13 and its supporting text provide sufficient clarity and certainty as regards where development proposals will be subject to S106 obligations relating to infrastructure provision and where subject to Community Infrastructure Levy (CIL) (including timescale for adoption of a CIL charging schedule)? By what other means (if any) does SP13 intend that contributions will be sought?
- Does policy SP13 make sufficiently clear the range of matters that s106 obligations may be expected to cover; how development viability considerations will be taken into account; and how the LPA will prioritise between competing infrastructure considerations?
- Is the operation of policies CF2 and CF13 sufficiently clear? Are these policies intended to apply to all housing developments, including single dwelling applications? In the absence of CIL, how will this be operate in relation to s106 obligations, in the light of CIL Regulation 123?
- What evidence demonstrates that the key elements of infrastructure needed to successfully deliver the Plan can realistically be delivered through known public funding programmes together with infrastructure contributions through the development process?

2. SP16 Major road schemes - timing/delivery and safeguarding.

- What evidence demonstrates that the major road schemes listed in policy SP16 will all be delivered within the lifetime of the Plan? Is funding assured for all of the schemes identified?
- Is there a sound rationale for the proposed north-south link within the Eastern Expansion Area (SP16(v))? Would the suggested alternative of a pedestrian/cycle link more appropriately meet the needs of the area? How would the north-south link be funded and delivered (and within what timescale)?

3. T1 Rail proposals – deliverability and funding.

- What evidence demonstrates that the rail proposals listed in policy T1 will all be delivered within the lifetime of the Plan? Is funding assured for all of the schemes identified?

4. Other matters.

- Does policy SP12 Community Facilities need to explicitly state that in appropriate circumstances community facilities could be accommodated outside the settlement boundary?
- What certainty exists that all of the measures listed in SP15 Integrated Transport will be implemented within the Plan period? Should the policy say that integrated transport will be “pursued”, rather than “implemented”, given the extent of control over these matters?
- Is the wording of policy T4 Parking sufficiently detailed to stand as a land use policy? Does it provide an adequate level of clarity and certainty to prospective developers?
- In the light of policy T8, should the All Wales Coast Path be identified on the LDP Proposals Map?
- Is proviso ii) of policy CF1 (protection of recreational facilities) sufficiently clear? Whose long term requirements does this refer to and how is this determined?

Attendees

Newport City Council
Welsh Government (244)
Dwr Cymru Welsh Water (357)
RE Phillips & Partners (1232)
Gallagher Estates (1401)
St Modwen Developments Ltd (1466)
Persimmon (East Wales)