

**NEWPORT CITY COUNCIL  
LOCAL DEVELOPMENT PLAN EXAMINATION**

**HEARING SESSION 12: OTHER SITE SPECIFIC H1 ALLOCATED SITES MATTERS**

**Prepared by Boyer Planning on behalf of Newbridge construction Ltd (320)**

**Background to this Statement**

1. This statement is prepared on behalf of our clients Newbridge Construction Ltd who control Housing Allocation H1(12) – Former Tredegar Park Golf Course.
2. Outline planning permission was granted by the Secretary of State in March 2007 under two conjoined appeals. One related to residential development (up to 150 dwellings), public open space and flood alleviation works to the west of the M4 (APP/G6935/A/05/1186037) and the other to flood storage and control facilities (APP/G6935/A/05/1193193) to the east of the M4. A grampian condition is attached to the residential element of the scheme to ensure that no residential development is commenced until the flood alleviation works are carried out in their entirety.
3. Accordingly, our clients have recently completed the flood alleviation works required to the south of the M4 by APP/G6935/A/05/1193193 (Application ref: 11/1301) and are shortly to submit a Reserved Matters planning application (May 2014) for the remainder of the flood defences and the residential element of the scheme (in line with APP/G6935/A/05/1186037). These not only provide suitable flood defences for the residential area of the site but also to a number of existing communities that were previously at risk of flooding. Indeed, when completed the residential area will be entirely outside of the 1 in 1000 year flood event and consistent with TAN 15.
4. Based on the detailed master planning work undertaken during the preparation of the Reserved Matters application, we consider that the site can accommodate 200 dwellings. This would represent an efficient and sustainable use of the site in line with the key objectives of the plan and the Council's aspirations of achieving over 30 dwellings per ha.

**Question 1: Does the Plan correctly identify the site area for allocation H1(12) – on what basis is it calculated as 5.2ha?**

5. The total area of the land controlled by our clients at the former Tredegar Park Golf Course is c. 41 ha (Appendix 1). The area identified on the dLPD proposals plan extends to c. 9.5ha, this includes flood alleviation measures, open space, environmental enhancements as well as residential development and associated infrastructure works.
6. Following detailed assessments the developable area of the site is 6.9ha. We believe that the 5.2ha referred only to residential parcels, excluding road and associated other infrastructure.

**Question 2: Is the basis for the estimated capacity of 150 units sound?**

7. We believe that the allocation in the plan is based on the original outline planning permission for 150 dwellings. However, following detailed master planning (proposed Reserved Matters layout for 150 dwellings Appendix 2) this would equate to just 21 dwellings per ha.

8. Indeed, the masterplan (Appendix 3) confirms that when based on 150 dwellings there would be around 1.6 ha of residual land (shaded pink) that would be developable and free from constraints. This could equate to an additional 50 dwellings (200 in total) at around 30 dph.

9. Therefore of the proposed allocation of 9.5 ha, it is apparent that around 6.9 ha of land is developable for residential purposes. Based on the detailed master planning exercise that has been undertaken, this equates to 200 dwellings at a density around 30 dwellings per ha.

10. This is in line with PPW para 9.3.4 which seeks to encourage increases in density to help conserve land resources but is balanced with ensuring sufficient amenity space and providing high quality design and landscaping standards. In this regard, the development seeks to achieve an appropriate balance and the detailed master planning is based around 30 dwellings per ha. This responds to site specific design matters.

11. To support the provision of an additional 50 dwellings on site the following information is provided:

#### Indicative Layout

12. An indicative layout has been prepared by Powell Dobson (Appendix 3). This shows that an additional 50 dwellings can be provided in the northeastern corner of the site and the eastern area.

#### Vehicular Access

13. Access for the scheme has been constructed on the basis of the approved 150 dwelling scheme. However, as detailed within the supporting Access Technical Note (Appendix 4) prepared by Stuart Atkinson Associates, it is evident that an additional 50 dwellings could be accommodated and served from the new housing access onto Park View.

14. The Technical Note confirms that the access will operate well within its practical capacity inclusive of both the background traffic growth and the trip generation anticipated from the consented 150 dwellings and an additional 50 homes.

15. Therefore, it is concluded that the proposed development can be adequately served by the recently constructed junction on Park View with no access constraint.

#### NRW Update

16. The significant infrastructure works that have been undertaken at the Tredegar Park Sports Ground and those soon to be progressed as part of the Former Golf Course ensure that the developable area of the site is not subject to flood risk and complies with TAN15.

17. As indicated within the Natural Resource Wales letter (Appendix 5) reference is made in the CF Onstream Flood Management Design MK2 reports, which were both submitted and agreed as part of the Tredegar Park Sports Ground Flood Alleviation Bund Works Application Ref: 11/1301 and the Section 73 Application Ref: 12/0254. NRW confirm that they are satisfied with the approach taken and that the residential area of the site (6.9ha) will be flood free during both 1 in 100 and 1 in 1000 year events.

18. For reference attached is a CF Onstream Summary Report (Appendix 6) which shows that the site and the additional residential development land for the further 50

dwelling will be out of the flood zone following the full implementation of the proposed MK2 flood works.

#### Surface Water/Foul Water

19. The Technical Note as prepared by Bay Engineering (Appendix 7) indicates that there would be no surface/foul water constraints to the addition of 50 dwellings to the site.

#### Conclusion

20. It is evident that the site is eminently capable of providing the 150 dwellings as per the original outline and housing allocation. However, given the outcome of Hearing Sessions 2 and 3, and the requirement for additional dwellings, it is suggested that the site is free from constraints in providing up to a further 50 dwellings.

#### **Question 3: Is there a coherent and consistent basis for inclusion of the land within designation SP8(vii) Tredegar Park SLA, given its character as a former golf course and its allocation for housing development?**

21. As submitted to the dLDP consultation it is considered that the former Tredegar Park Golf Course is degraded and lacks any special quality and is heavily influenced by urban and human influences.

22. We note the TACP Report – Designation of Special Landscape Areas (2009), which is appended to the Authorities Background Paper and provides a broad LANDMAP assessment including the site. However, we also highlight the need for the subsequent confirmation of the detailed boundaries by the Authority.

23. Whilst some further work has been undertaken as part of a ‘ground truthing’ exercise by the Authority, which has resulted in the housing allocation site for H1(12) being removed from the SLA, it is unclear what evidence has been used in regard to landscape quality and adjoining influences.

24. Whilst questions are raised in relation to the contribution the former Tredegar Park Golf Course would play in the wider SLA it is worth noting that as part of the original outline application there is a requirement for the remainder (outside of the development area) to be managed to provide parkland, wetland and flood storage areas as part of the landscape reserved matters, which therefore provides a betterment in landscape terms.

#### **Question 4: Is the indicative delineation of a walking and cycling route pursuant to policy T5 materially prejudicial to the development of the site for housing?**

25. The walking and cycling route through the Former Tredegar Park Golf Course has been subject to ongoing negotiation with Newbridge Construction Ltd, Newport City Council and Sustrans. The route has been agreed as part of a Section 106 agreement.

26. As part of the Deposit LDP consultation initial concern was raised in relation to the delineation of the route running through the centre of the housing allocation H1(12). Given that the route of the walking and cycling route has now been agreed the LDP Proposals Maps should be updated accordingly. A copy of the cycle and walking route is provided at Appendix 8.

27. The proposed route has been incorporated in to the proposed layout (Appendix 2) and does not prejudice the movement through the site.

**Boyer Planning  
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