



LAND AT THE GRIFFIN, BASSALEG

Development Framework Document

Prepared by Boyer Planning on behalf of Mrs H E Murray
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1. INTRODUCTION

1.1 Boyer Planning Limited, on behalf of Mrs H E Murray, have prepared a promotional document to support the inclusion of a candidate site for residential dwellings, education and leisure uses at land adjacent to Bassaleg School, located off The Griffin, in the emerging Newport Local Development Plan.

1.2 The promotion site immediately adjoins the boundary of Bassaleg, contiguous with Bassaleg Secondary School to the north, The Griffin to the west and Court Woodland to the east. To the south is a single residential dwelling (Ffynon-Oer). This promotional document concentrates on the specific and principal advantages of development on the land and informs the background to the following objections, which have been 'duly made':

- Policy H1 – Housing Sites
- SP5 – Countryside
- SP8 – Special Landscape Area

2. SITE DESCRIPTION

- 2.1** The broadly rectangular shaped 7.73ha site is situated immediately adjoining the settlement boundary for Bassaleg and Bassaleg Secondary School. The site consists of a small number of fields comprising of pastoral farmland intersected by hedgerows. The site rises in level from the western boundary, The Griffin, to the eastern boundary, Court Wood.

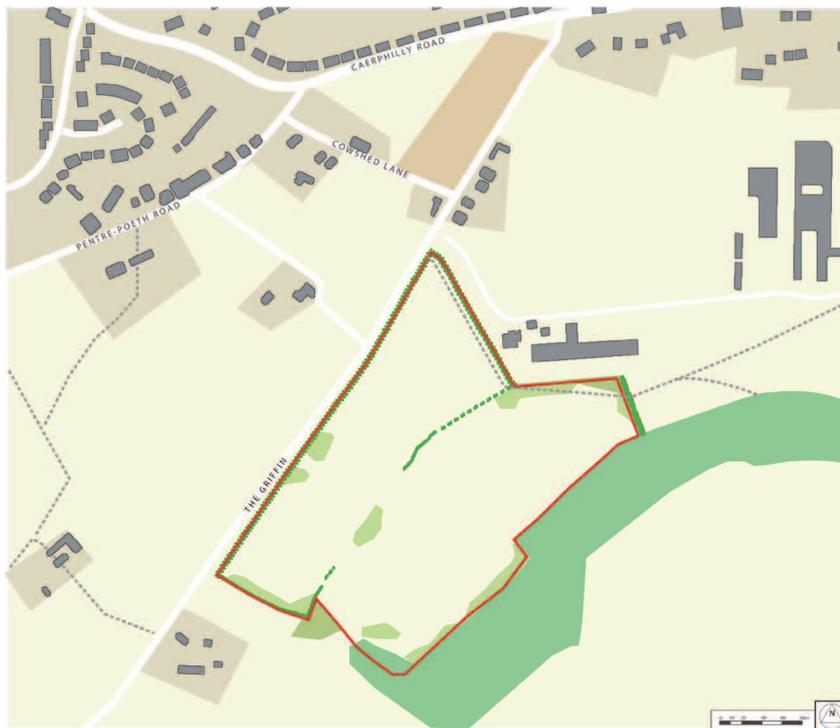


Fig 1: Site Location

3. SITE APPRAISAL

3.1 In order to inform the promotion of the site, assessments relating to ecology, landscape, transport and utilities have been undertaken. Summaries of the findings for each topic are providing as part of the site analysis and which have influenced the masterplan and proposals for the site.

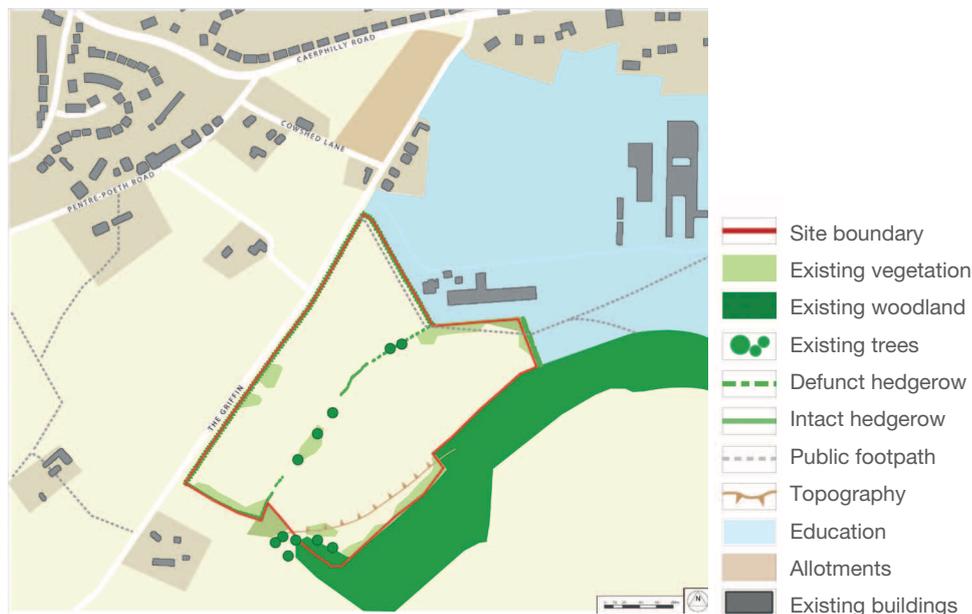


Fig 2: Site Appraisal Plan

Ecology

3.2 A Desk based and Extended Phase 1 Habitat Survey has been undertaken on the site by Soltys Brewster Ecology. The desk based assessment confirmed that the site was not covered by any form of nature conservation designation and that no records of protected or notable flora and fauna were known within the site boundary. The Extended Phase I Habitat survey revealed that the site consisted mainly of improved grassland enclosed by a network of native hedgerows of varying quality, with Court Wood adjacent to the eastern boundary.

3.3 The assessment concludes that the limited nature of the habitats within the candidate site boundary is reflected in a similarly low potential to support protected fauna, although the hedgerows are likely to provide resources to nesting birds and foraging/commuting bats. Furthermore the improved grassland is of little or no ecological interest. Whilst there is limited ecological value it is recommended that as part of any future development, retention/protection of off-site broad-leaf woodland would be required with consideration also given to minimising the impacts on hedgerows as far as practicable.

Vehicular Access Options

- 3.4 Stuart Michael Associates have confirmed that primary vehicular access to the site would be formed directly onto The Griffin. The Griffin is subject to a 20mph zone adjacent to Bassaleg School. As part of the access proposals there is scope to provide additional footways and enhanced traffic calming along The Griffin (Figure 3 Access Drawing).
- 3.5 The Griffin connects with the strategic highway network (A468 Caerphilly Road) to the north of the site. This junction is currently a priority junction. Subject to a detailed traffic assessment this junction could be signalised. This could enhance drivers' ability to egress onto Caerphilly Road during peak times and also provide an additional safe crossing place for pedestrians. Signalisation of this junction, together with an extension of the traffic calming along the Griffin could deter non-access through traffic from using this corridor.
- 3.6 The proposed internal site layout will be designed in accordance with the guidance given in "Manual for Streets" and the advice contained in TAN12 Design.
- 3.7 The proposals for access and the standard of the local highway network are capable of accommodating the potential traffic generation from the site.

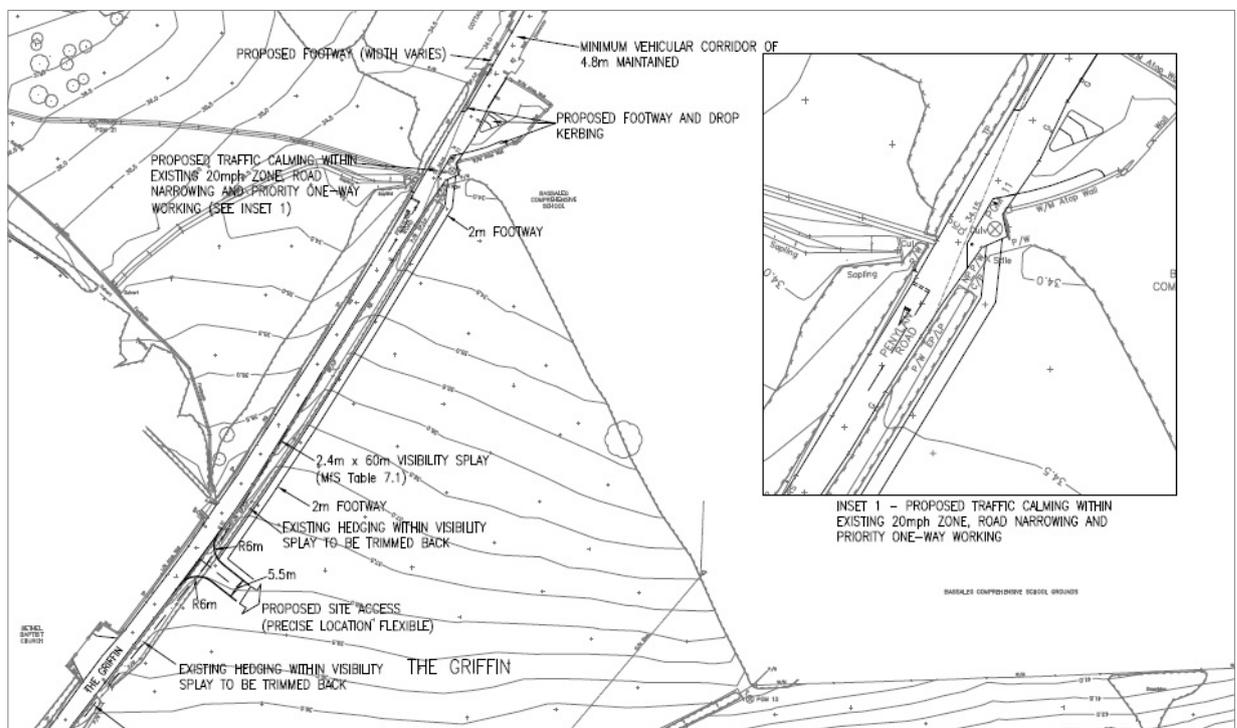


Fig 3: Access Drawing

Pedestrian and Cycle Access Options

- 3.8** Stuart Michael Associates have confirmed that a new section of footway would connect with the good standard continuous footway on the Griffin to the north of the site. There is a signal controlled crossing at the Griffin junction with Caerphilly Road. This, along with the adjacent residential roads and footways being well lit provides a safe convenient link to local facilities.
- 3.9** Cyclists would have the opportunity to use quiet residential roads within Bassaleg and could also link up to the traffic free national cycle network (4) within 1km to the east of the site.

Sustainability

- 3.10** The site is in close proximity to a number of Bus stops with shelters which are located along the A468 Caerphilly Road. These stops are serviced by regular bus services providing links to both local areas as well as an inter urban bus service providing access to Newport, Caerphilly, Ystrad Mynach, Cardiff and Bargoed as confirmed by Stuart Michael Associates
- 3.11** Furthermore, work is currently progressing for a new rail station at Pye Corner to extend services on the Cardiff – Ebbw Vale line.
- 3.12** The site is within a reasonable walking and cycling distance to Pentrepoeth Primary School (circa 1km) and is located adjacent to Bassaleg Secondary School.
- 3.13** Bassaleg has a community centre, a newsagent, post office, dentist, Nisa local store, pharmacy, hairdresser, fish and chip shop and several public houses and restaurants. There are also recreation and employment opportunities (circa 1km) to the north and east of the site.

Drainage Strategy

- 3.14** Stuart Michael Associates have confirmed that the TAN 15 Development Advice Maps indicates that the entire site is located within Zone A – Considered to be at little or no risk of fluvial or coastal flooding and would not constitute a constraint.
- 3.15** Surface water run-off from the proposed housing development can be controlled and discharged at rates not exceeding the existing and currently undeveloped site, whilst foul water and sewage would be discharged to the local mains network.
- 3.16** Dwr Cymru Welsh Water has confirmed that there is adequate capacity in the local water network, local sewer network and waste water treatment to facilitate the development of the site.

Utilities

- 3.17** It has been confirmed by Stuart Michael Associates that the site is well located to the existing mains networks within Bassaleg (water, power, gas and telecommunications). The proposed development is conveniently located to existing utilities and services from which new supplies can be taken.

Landscape

- 3.18** The site adjoins the settlement boundary of Bassaleg and in particular the school and its physical infrastructure. It is therefore evident that the site is subject to urban and human influences and is well contained within a clear defensible boundary to the east and south, comprising of the adjoining Court Wood which is designated as a SINC. Therefore the characteristics of the site and surrounding environment have an impact upon the site and its inclusion within the designated Tredegar Park Special Landscape Area.
- 3.19** The inclusion of the site within the Tredegar Park Special Landscape Area is a result of the desk based assessment provided by LANDMAP and reported in the Authority's supplementary documents. However, while undoubtedly some areas include landscapes worthy of protection, it is unclear whether all landscapes within the proposed designated areas are worthy of equal protection, given that it relates mainly to Tredegar Park. It is also noted that detailed validation and site specific scrutiny should be undertaken to determine boundaries however the justification for the boundary is that it adjoins the settlement, this is considered insufficient.
- 3.20** In considering these factors it is important to note that the designation of a SLA does not preclude development on the site, however any scheme must respect the valued characteristics of the recognised landscape.

4. MASTERPLAN

- 4.1** In taking into consideration the technical assessment and information identified in the preceding section a supporting masterplan has been prepared to illustrate the acceptability of development on the site.
- 4.2** The masterplan highlights the site's ability to provide a combination of leisure/educational development along with the enabling residential development. The masterplan provides 2.92ha of developable land for residential use which is capable of providing approximately 80 - 90 homes at a density of 30dph and approximately 1.10ha of leisure/educational land.
- 4.3** The layout has taken account of the site's characteristics and surroundings by locating the proposed leisure/educational land adjoining the existing Bassaleg Secondary School to allow the potential of shared use, whilst the residential development, which would be required to provide the leisure/educational land, has been located within the field parcels, with the majority of the surrounding and internal vegetation retained. Furthermore, the residential development has been located away from the adjoining Court Wood to minimise any impact, whilst also limiting development on the higher level land.
- 4.4** Given the fact that the site is contiguous with and relates physically to the settlement boundary and is well contained it is evident that it is capable of providing a logical extension to Bassaleg.

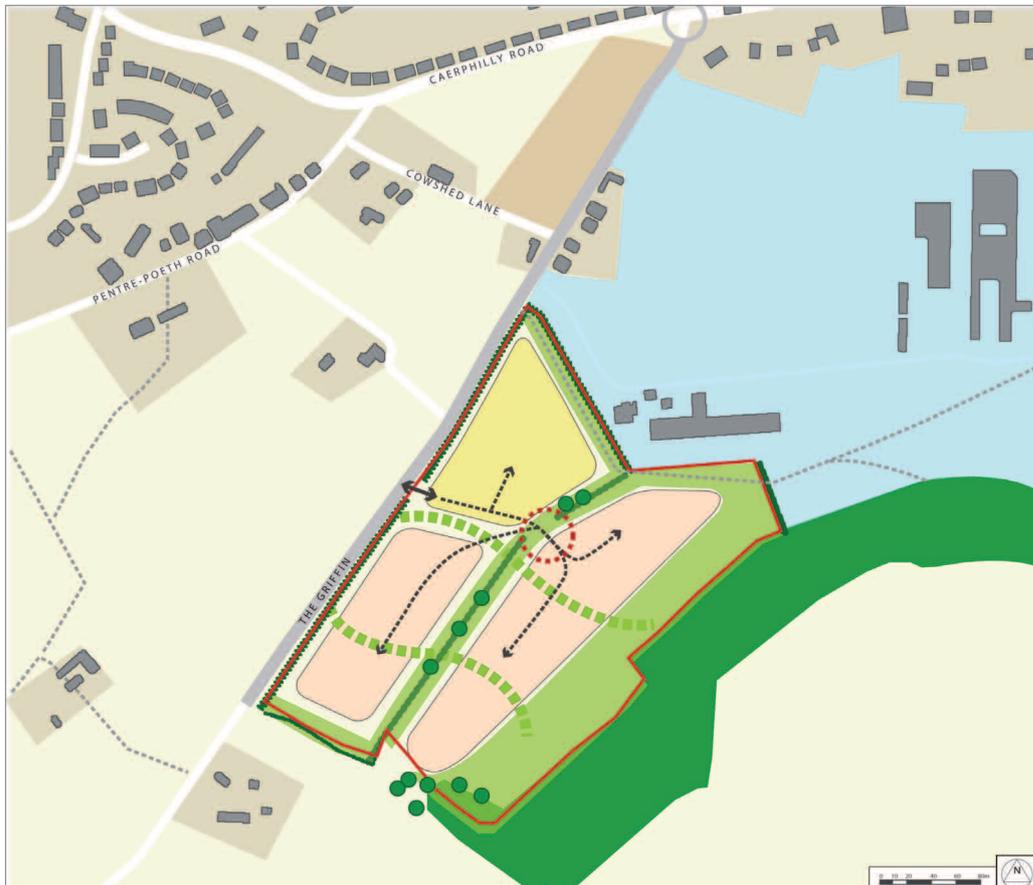


Fig 4: Masterplan

-  Site boundary
-  Residential development
-  Leisure & education development
-  Main access
-  Proposed movement
-  Focal point
-  Public footpath
-  Green infrastructure
-  Open space
-  Existing vegetation
-  Existing trees
-  Highway & junction improvements
-  Allotments
-  Existing buildings

5. CONCLUSION

- 5.1** The promotional document summarises the findings of the technical reports commissioned and supports the allocation as a logical choice for approximately 80 -90 dwellings and 1.10ha of housing and leisure/educational development at The Griffin within Bassaleg.
- 5.2** It is evident from the assessments undertaken that there are no overriding constraints to the development of the site. Furthermore given that the site is without contamination issues and large infrastructure requirements it is immediately available and would assist Newport in providing short term sites to provide for Newport's immediate housing needs. Taking this into consideration an appropriate masterplan has been prepared to illustrate the development opportunities and benefits which can arise.
- 5.3** It has been demonstrated that an allocation at The Griffin is deliverable and is will assist in providing certainty over delivery and housing supply within the plan period together with alternative range and choice.



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