

Settlement Boundary Methodology

Background Paper

REVISED DEPOSIT PLAN June 2013

NEWPORT
LOCAL DEVELOPMENT PLAN
2011-26



NEWPORT LOCAL DEVELOPMENT PLAN 2011 – 2026

SETTLEMENT BOUNDARY METHODOLOGY PAPER

June 2013



EXECUTIVE SUMMARY

This background paper sets out the proposed methodology for the assessment of development boundaries for the Newport Local Development Plan 2011-2026. It shows how the settlement boundaries as shown in the Revised Deposit Plan were arrived at. Desk top research, village appraisal questionnaire results and site visits formed the basis for the work in identifying where settlement boundaries should be drawn. The exact methodology (guiding principles) used is also explained.

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1. BACKGROUND

- 1.1 Development boundaries are recognised and generally accepted as an essential tool for the control of development, principally to prevent the unregulated encroachment of development into the countryside. It is important therefore that the concepts upon which they are based are; clear, consistently applied, and capable of being easily understood by users.
- 1.2 Existing boundaries in Newport are drawn quite tightly especially around villages but there may be a case for drawing boundaries even tighter in unsustainable locations to prevent applications for infill plots in such areas.
- 1.3 Widespread consultation on villages at the Preferred Strategy stage suggested that the villages of Newport have distinct characteristics with varying levels of constraints, such as flooding and highway infrastructure.
- 1.4 It should be noted that the Plan contains many other policies, and these may all be relevant in assessing specific development proposals.
- 1.5 A village has been defined for the purposes of this Policy as a settlement usually consisting of at least 20 dwellings and having a compact built form. Most have at least one community facility such as a shop, post office, community hall or a pub¹.

¹ This definition is suggested in the North Cornwall Supplementary Planning Guidance on Minor Development Boundaries 2001

2. GUIDING PRINCIPLES

- 2.1 This section outlines the guiding principles for development boundaries which have been implemented when assessing and finalising the appropriate village boundaries for the LDP.

GUIDING PRINCIPLES FOR DEVELOPMENT BOUNDARIES

- i. The Preferred Strategy of the LDP adopts a brownfield approach, focusing development on previously developed land², and in areas well connected by public transport. This should therefore be borne in mind with regard to development boundaries. The potential to meet this in village areas is unlikely to be the same as in the urban area.
- ii. There should be evidence of need for the development, especially with regard to affordable housing.
- iii. Account will be taken of the level of facilities and services available locally.
- iv. Availability of public transport links and relation to the road network and infrastructure should be assessed. The Atkins Sustainability Appraisal for the LDP notes accessibility standards for local facilities and this will be used in the development boundary assessment.
- v. Development boundaries should include peripheral sites where planning permission for residential development has already been given. This would not mean that any intervening space should also be allocated for development.
- vi. Development boundaries need not be continuous. It may be appropriate given the form of a settlement to define two or more separate areas.
- vii. Development boundaries should include peripheral built development on the edge of a settlement which contributes to the economic and/or social life of the settlement, e.g. shop, community hall, church, or public house.
- viii. Isolated or sporadic development which is clearly detached from the main built up area should be excluded from the boundary.
- ix. Existing and proposed peripheral playing fields, environmental space, allotments and community gardens should not be included within the boundary.
- x. Peripheral undeveloped areas that are in defined flood risk areas should not be included within the development boundary.
- xi. Boundaries should generally follow the curtilage of properties except where there are large gardens or other open areas, which would be inappropriately included in the built up area as they are not suitable for development.

² A definition of Previously Developed Land is set out in Planning Policy Wales

- xii.** Where possible, development boundaries should follow a defined feature e.g. field boundary, road, stream, wall or fence.
 - xiii.** Agricultural buildings may be included in development boundaries if they are well related in terms of scale and positioning to the rest of the village. Account will also be taken of the availability of defensible boundaries and the age of the building (i.e. how established the building is in the settlement).
- 2.2 This list of guidelines has been devised following consultation on Strategic Options and the Preferred Strategy of the LDP and in an effort to provide a consistent and sound approach to determining boundaries.
 - 2.3 In consultation exercises, existing boundaries in the UDP were provided as a starting point for discussing possible future boundaries.
 - 2.4 Commitments by way of planning permissions were taken into account.
 - 2.5 The SA/SEA process is seen as critical in helping to determine this methodology.
 - 2.6 Site visits were undertaken and all village boundaries were walked on the ground between May 2010 and May 2011.
 - 2.7 Other documents referred to –
 - The Inspector's report from the examination of the Unitary Development Plan,
 - North Cornwall SPG on Minor Development Boundaries 2001,
 - Monmouthshire document on proposed rural housing allocations, Consultation Draft June 2010.

3. ASSESSMENT OF VILLAGE DEVELOPMENT BOUNDARIES

3.1 The current Unitary Development Plan (UDP) for Newport was adopted in May 2006. At that time 15 village areas within Newport City Council administrative area were identified; these were;

1. Lower Machen
2. Marshfield and Castleton
3. Peterstone
4. St Brides
5. Nash
6. Goldcliff
7. Redwick
8. Bishton
9. Llanwern
10. Underwood
11. Llandevaud
12. Penhow
13. Llanvaches
14. Parc Seymour
15. Christchurch

3.2 The 15 villages of the UDP will be used as a starting point for carrying out a development boundary assessment for the Local Development Plan.

3.3 The assessment began by gaining an understanding of the following questions. Do the existing boundaries reflect existing and proposed development form³? Does the village represent the type of location the Preferred Strategy of the Local Development Plan identifies as suitable for future development? Is the location a sustainable one? Are any of the peripheral village boundary candidate sites suitable for inclusion within the boundaries?

3.4 In an effort to find out how communities would like to see their village grow/ remain over the next 15 years, correspondence with Community Councils in the Newport area took place between January and June 2010. Each was asked to complete a questionnaire⁴. Some Community Councils embraced the process and felt they would like members of the community to have their own say on the questions being asked, Langstone Community Council for instance, joined up with the local scouts to deliver the questionnaires door to door; others responded as a community council and some did not respond.

Community Council	Village area covered
Bishton	Bishton
Coedkernew	None – within urban boundary
Goldcliff	Goldcliff
Graig	Lower Machen
Langstone	Langstone and Llandevaud
Llanvaches	Llanvaches

³ Proposed development form = extant planning permissions where construction may not have already begun.

⁴ Please see Appendix 1 for sample questionnaires that were sent out to all community councils.

Llanwern	Llanwern and Underwood
Marshfield	Marshfield and Castleton
Michaelston y Fedw	None – Countryside
Nash	Nash
Penhow	Penhow and Parc Seymour
Redwick	Redwick
Rogerstone	None – Within Urban Boundary
Wentlooge	St Brides, Wentlooge and Peterstone, Wentlooge.

- 3.5 The Planning Policy Liaison Officer offered to provide local presentations to help clarify the rationale behind the questions in the questionnaires. Planning Aid Wales assisted in this consultation process.
- 3.6 Presentations on the village appraisal exercise were carried out as follows;
- Langstone Community Hall – 8 march 2010
 - Penhow village hall – 7 April 2010 (Planning Aid Wales attended)
 - Llanvaches village hall – 18 May 2010
 - Bishton 21 May 2010 (Newport Civic Centre)
- 3.7 A desk top assessment of extant (in time) planning permissions was carried out and site visits of all villages were undertaken in order to ascertain the most suitable location of settlement boundaries.
- 3.8 Each village assessment is set out below. A description of the village, relevant planning history, Candidate Site information, as well as the results of consultation has been provided. A recommendation for the proposed village boundary for the LDP is provided as is a plan setting out the current UDP boundary and proposed LDP boundary.

4. VILLAGE BOUNDARY ASSESSMENTS

- 4.1 The following section outlines the outcome of the village assessment. An outline of the village area, the assessment outcomes and finalised boundaries are set out for each village area.

Lower Machen

Village Overview

Lower Machen is a small village located on the north east boundary of the Newport administrative area. It has 19 houses and a church. The nearest shop is 1.5 miles away in Machen and it is 8km from the centre of Newport.

The village development boundary is surrounded by the Lower Machen Conservation Area which extends beyond the development boundary to the north and slightly to the west. The conservation area is set within a much larger protected area designated as being of special archaeological interest. This area is known as the Lower Machen Archaeologically Sensitive Area and also serves as important protection for the village.

The centre of the village is dominated by Machen House and gardens which are notable not only for the visual impact on the conservation area but also for the important historic link with the Morgan's of Tredegar at a time when the family was at the height of its importance. Machen House and gardens are privately owned and are not open to the public. Machen house and the adjacent Church of St Michael are grade II* listed buildings.

The nearest shop and primary school is 1.5 miles away in Machen which falls within Caerphilly County Borough Council administrative area. The nearest bus stop is 1 mile from Lower Machen. The main facility the village has to offer is its church in providing a place of worship and centre for the Lower Machen Festival in the summer months. Public rights of way exist to the north of the church which would provide good exploring play facilities for young people, there are no formal play facilities for children in the village.

The Settlement Boundary Plan shows the existing settlement boundary, the revisions to the boundary and the extent of the Conservation Area.

Site Visit

Graig community council did not respond to the village appraisal questionnaire but an assessment of the village and its development boundary was carried out on 2nd August 2010 by officers. The village was very quiet with very little traffic passing along the narrow roads. No footways adjacent to the road were present and there was very little street lighting. A post box exists in the south west corner along with a Graig Community Council Notice Board outside the Church. There was a semi rural feel with large plots and some interesting architectural features on the houses. A public right of way runs along the northern boundary of the village to the rear of the church and Machen House.

Candidate Sites

No sites affecting the immediate village boundary were submitted.

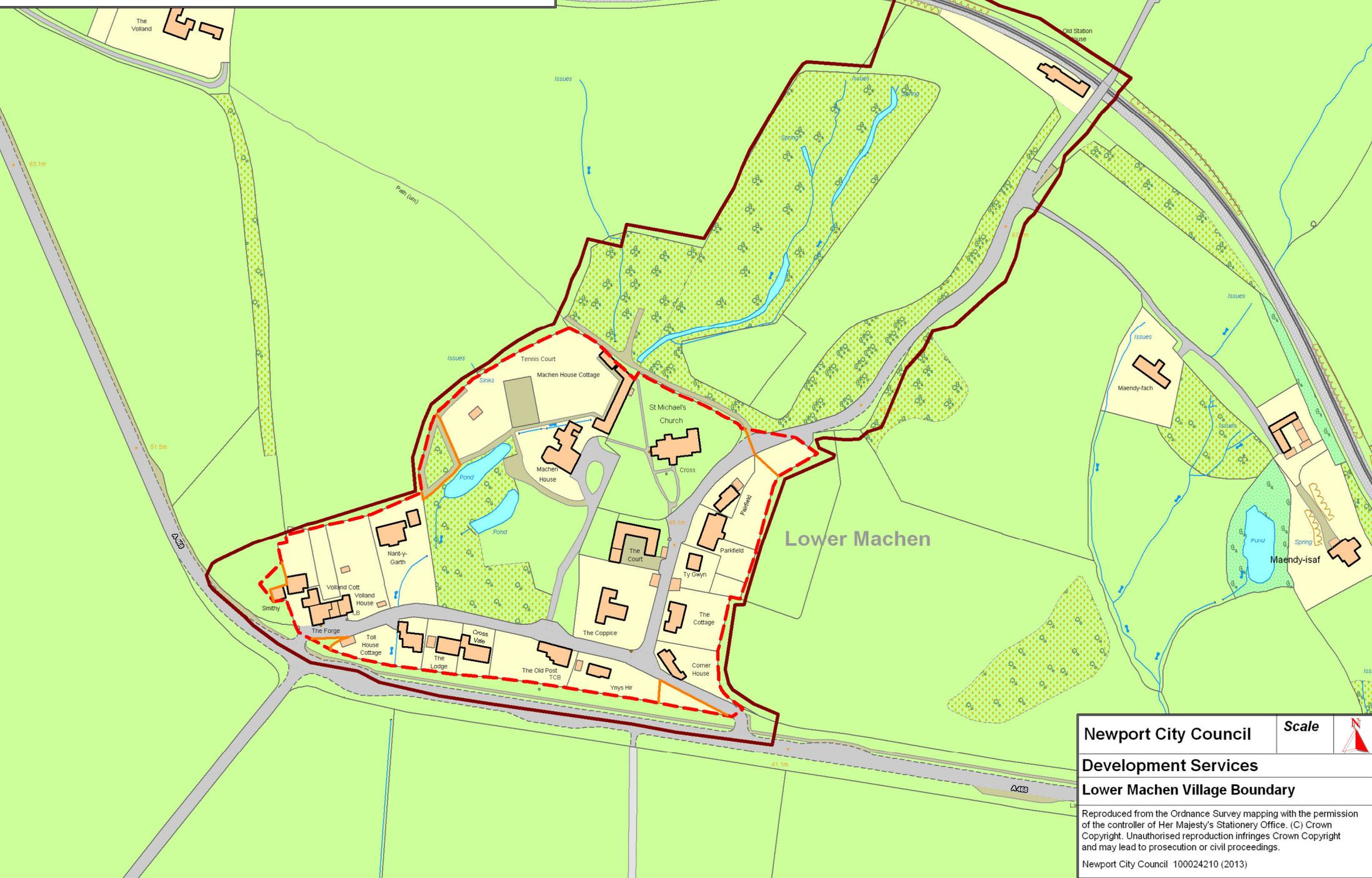
Recommended Boundary

The sustainability of the village is rated as poor when considered against the criteria set by Atkins Consultants who are carrying out the Sustainability Appraisal of the Local Development Plan. The village boundary is currently drawn quite tightly around the residential curtilages of properties in the village. This is less so to the north when considering the historic park of Machen House. However, given that it is afforded this

protection and given that it has listed building status it is not considered necessary to draw the boundary any tighter for the forthcoming plan. The village boundary has been tightened at two points in order to better reflect the built form of the village, and in order to avoid development in an unsustainable location.

Newport Local Development Plan 2011 - 2026 Proposed Development Boundary

- - - - - Area To Be Deleted
- Updated Development Boundary June 2013 (draft)



Newport City Council	Scale	
Development Services		
Lower Machen Village Boundary		
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Marshfield and Castleton

Village Overview

The village areas of Marshfield and Castleton are shown in the previously adopted UDP (1996- 2011) as three adjacent but separate village boundaries running north to south. The A48 runs through the middle of the Castleton village boundary.

Castleton and Marshfield are 7 miles from the centre of Newport and lie on the western fringe of the administrative area of Newport City Council. The villages are bounded by green belt to the south and west and green wedge to the north and east.

The existing village boundaries of Castleton and Marshfield are drawn fairly tightly in the existing UDP but both areas have seen a number of edge of settlement brownfield sites developed for housing in recent years.

There are only a few facilities and services that serve the villages of Castleton and Marshfield. There is a primary school in Marshfield which is in apparent high demand and the cause of much congestion in the village at dropping off and picking up times. The latest education service figures (January 2013) show that there is no spare capacity at Marshfield Primary School.

The other facilities that serve the 2,636⁵ parish population of Marshfield are two public houses, a local shop and post office, a recreation ground with formal play facilities and changing rooms, three areas of informal open space that serve the existing housing estates and a community centre.

Castleton is served by a Police Station, a Baptist church, a petrol filling station with shop, the Coach and Horses Public House (Beefeater) and the adjacent Premier Inn hotel. The Wye Vale Garden Centre that is now closed lies outside but adjacent to the existing village boundary of Castleton. It is considered that the residential properties of Holly House and Gelli –Ber also lie in a sufficiently detached position to be excluded from the existing village boundary. The following are Grade II listed buildings in Castleton village area;

- The Coach and Horses PH (Ref 2933)
- Gelli-ber Farmhouse (Ref 2934)
- Castleton Baptist Church (Ref 17227)

Planning History

Planning permission has been granted subject to a S106 Agreement on Land at 64 Marshfield Road, Marshfield for 19 houses (ref: 12/1099). The application site is within the village boundary defined in the Adopted Unitary Development Plan. The Deposit LDP (April 2012) proposed to tighten the boundary and exclude land to the rear of 64 Marshfield Road from the village boundary. However, given the recent planning decision, the boundary defined in the Revised Deposit LDP will be amended to take account of the planning permission.

Environmental Space

5

<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=3&b=801800&c=marshfield&d=16&e=15&g=421583&i=1001x1003x1004&o=1&m=0&enc=1&dsFamilyId=779>

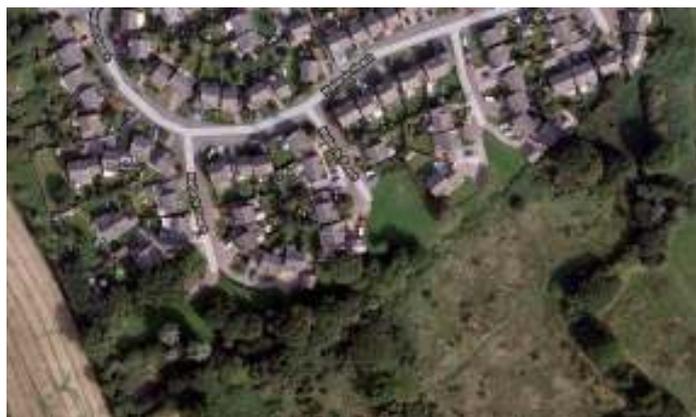
It is proposed to allocate 4 areas as Environmental Space in Marshfield, 3 of which are on the periphery of Marshfield village boundary and need to be considered carefully to determine whether they should continue to be included in the village development boundary.

1. Land to the east of Oakfields – reed and balancing pond - this is an open space area with the primary function of balancing surface water to prevent flooding.



The land is not considered to be developable land although there is some doubt as to whether it should be within the village development boundary of Marshfield as it does not have the same character as the rest of the land included within it as it is significantly less urban in feel.

2. Land to the south east of Mallards Reach – This is an area of informal open space currently being used for dog walking and informal play.



The land is potentially developable (notwithstanding other constraints) and although there are no defensible boundaries in place apart from the edge of residential curtilages, its character is clearly different to that of the residential estates that surround it. Therefore it is considered that the land should be taken out of the village development boundary and marked up as countryside/ green belt in order to afford it greater protection.

3. Marshfield playing fields and recreation space – this recreation space is on the south eastern edge of Marshfield and is made up of formal and informal play space.



The land is leased by Marshfield Community Council from Newport City Council. The guiding principles (above) suggest that recreation and play facilities on the periphery of villages should be excluded from the village development boundaries. This would afford even more protection to this particular area as it would be designated countryside/green belt. Essential recreation and outdoor sport facilities are allowable (subject to criteria) in the green belt so any future requirements for the area in its current use would not be jeopardised.

Candidate Sites

A number of candidate sites were submitted to extend the development limits of Castleton and Marshfield.

Marshfield West - encompassing;

Mallards Reach 302.C1

West of Marshfield Road 1667.C1

Blacktown 2061. C1

Recommendations on Sustainability Appraisal Report by Atkins “Marshfield West”

*It is recommended that the site **does not go forward** as part of the preferred development strategy for the following reasons:*

- Flood Zone C1;
- May affect SPA; RAMSAR;
- Part of site is within SSSI; adjacent to SINIC;
- Likely to lead to significant increase in traffic dependent on volume of residential provision proposed- recommend development only be permitted if can be proven that public transport can be improved to increased frequency to centres of employment and the railway station;
- Within Archeologically Sensitive Area and Gwent Levels Historic Landscape Characterisation Area Trowbridge: Trowbridge: “a very remote area of landscape)- development likely to significantly affect the character of the area as would be a large increase in existing settlement size (especially cumulatively with Marshfield East allocation); and
- Increased pollution from traffic (air and noise).

The village settlement of Marshfield is 7 miles from the centre of Newport. It is bounded by Green Belt to the west and therefore this candidate site group is proposed development on existing adopted green belt. It is proposed to continue to draw the village boundaries tightly in Marshfield as the village is not considered to be a sustainable location for new residential development proposals. As will be referred to elsewhere Newport has a strong supply of housing coming forward on brownfield sites over the next 15 years (life of the Local Development Plan). Therefore the Authority does not need to allocate further greenfield sites of this nature. Green Belt in this location was allocated under the previous development plan in 1996. The purpose of Green Belt is for the land to remain open beyond the life of one plan (permanently).

There are few facilities and a limited public transport service (bus). The Local Authority would seek development to be located in locations that are sustainable and well connected by public transport.

Development in this location would lead to significant flood risk in a C1 flood risk area (TAN 15).

It is recommended that this group of sites is not allocated in the Local Development Plan for the following reasons;

- Green Belt
- Sustainability
- Flood risk
- Within Archeologically Sensitive Area and Gwent Levels Historic Landscape Characterisation Area Trowbridge

Marshfield East encompassing;

2050.C1 Church Farm large site

2050.C2 Church Farm small Site

1525.C3 Colinda

Recommendations on Sustainability Appraisal Report by Atkins “Marshfield East”

*It is recommended that the site **does not go forward** as part of the preferred development strategy for the following reasons:*

Adjacent to an Archeologically Sensitive Area and within Gwent Levels Historic Landscape Characterisation Area Trowbridge: Trowbridge: “a very remote area of landscape”- development likely to significantly affect the character of the area as would be a large increase in existing settlement size (especially cumulatively with Marshfield West allocation);

Bordered by SSSI; adjacent to SINIC;

No designated open space for recreation- likely to lead to negative effects, from use of countryside areas for recreation, on designated sites for nature conservation;

Flood Zone C1;

May affect SPA; RAMSAR;

Would lead to loss of agricultural land and therefore employment in rural area- suggest site should include a mix of uses to include employment;

Likely to lead to significant increase in traffic dependent on volume of residential provision proposed- recommend development only be permitted if can be proven that public transport can be improved to increased frequency to centres of employment and the railway station;

- Increased pollution from traffic (air and noise); and

No open space designated for recreation nearby.

Access into Marshfield and to this development site is via the Marshfield Road off the A48.

It is recommended that the Marshfield East sites are not included in the Local Development Plan for the following reasons;

- Flood Risk
- Green wedge
- Sustainability
- Loss of quality agricultural land

Recommended Boundary - Marshfield

It is proposed to continue to draw the village boundary tightly in Marshfield as the village is not considered to be a sustainable location for major new development proposals. As will be referred to elsewhere, Newport has a strong supply of housing coming forward on brownfield sites over the next 15 years (life of the Local Development Plan). Therefore the Authority does not need to allocate further greenfield sites of this nature. However, an amendment to the Village Boundary on Land at 64 Marshfield Road, Marshfield will be made in the Revised Deposit Plan to reflect planning permission for residential purposes, granted in accordance with existing Adopted Unitary Development Plan policies.

Candidate sites Castleton

1309.C1
2065.C1
1415.C1
2057.C1
2070.C1
2062.C1

Recommendations on Sustainability Appraisal Report by Atkins “Castleton”

Taken together the sites are likely to have a significant effect on the landscape and townscape as they pose a significant increase to the settlement.

PROWs should be retained and enhanced.

Sites should be surveyed for their potential for providing habitats for important species, and mitigation implemented where possible ahead of development. This is applicable to both brownfield and greenfield sites.

Part of site is adjacent to a main road which could lead to noise pollution effects on residents. Further, proximity to the road may exacerbate an increase in traffic which will necessarily increase from such as substantial increase in housing in an out of town location.

SAM adjacent to site (2065.C1) - it should be ensured that the setting of the site is not negatively affected by development.

□ *The sites could include some employment/mix use development to encourage local employment and reduce the need to travel.*

□ *Dedicated walking and cycling routes should be created and enhanced, especially to connect the settlement with centres of employment.*

Access to Castleton via the A48 and the village is dissected by it.

It is recommended that the Marshfield East sites are not included in the Local Development Plan for the following reasons;

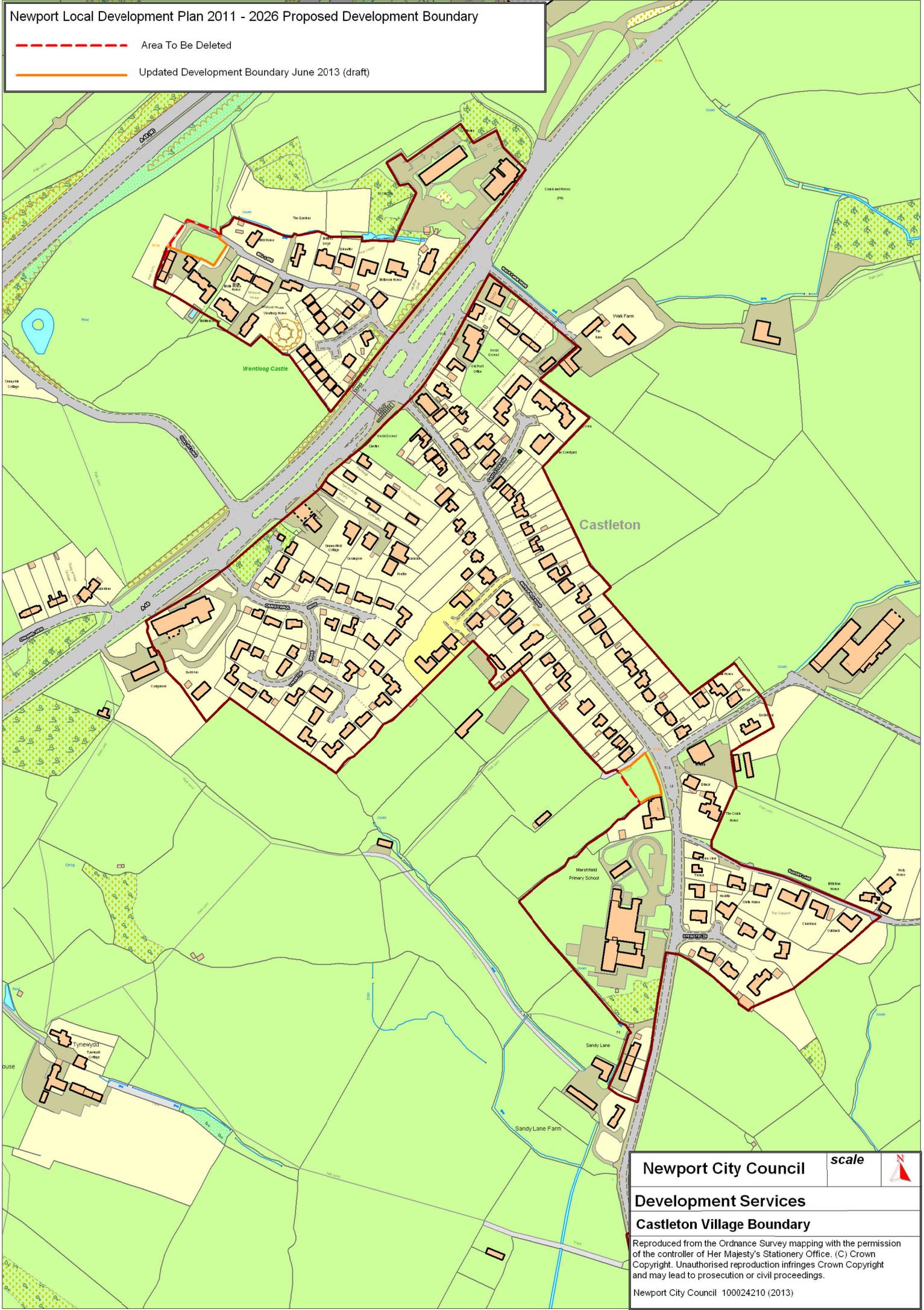
- Green wedge/ Green belt
- Sustainability
- Potential loss of quality agricultural land

Recommended Boundary (Castleton)

It is proposed to continue to draw the village boundaries tightly around Castleton as the village is not considered to be a sustainable location for new development proposals. As will be referred to elsewhere, Newport has a strong supply of housing coming forward on brownfield sites over the next 15 years (life of the Local Development Plan). Therefore the Council does not need to allocate further greenfield sites in less sustainable locations. The preferred strategy states that the Council will be looking to retain green belt and green wedge in locations at west Newport.

Newport Local Development Plan 2011 - 2026 Proposed Development Boundary

- Area To Be Deleted
- Updated Development Boundary June 2013 (draft)



Newport City Council	scale	
Development Services		
Castleton Village Boundary		
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Peterstone

Village Overview

Peterstone Wentlooge is a settlement 6 miles from the centre of Newport. It is very close to the Gwent levels sea wall and is built on reclaimed land from the Bristol Channel.

The whole of the Gwent Levels is in a C1 flood risk area. TAN 15 places a duty on Local Planning Authorities to direct development away from such areas.

The village boundary of Peterstone is drawn fairly tightly in the existing UDP for Newport. Due to its location on the levels and its lack of facilities and services it is proposed to keep the settlement boundary drawn tightly around the existing built form of the village.

Planning History

The house at 'Willowdene' is rural in character and rather overgrown. However there is an existing planning unit and there is planning history that allows for a two story house on this plot instead of the existing bungalow. It should therefore remain in the settlement boundary.

There is a strip of rural land in between Church farm and Ynyswen. It is considered that part of this strip should now be excluded from the settlement boundary in order to protect its status.

Candidate Sites

One candidate site has been submitted adjacent to the Peterstone Wentlooge village boundary. It is land adjacent to the Six Bells Public House under Representor number 2075(C1). The proposed development would be residential.

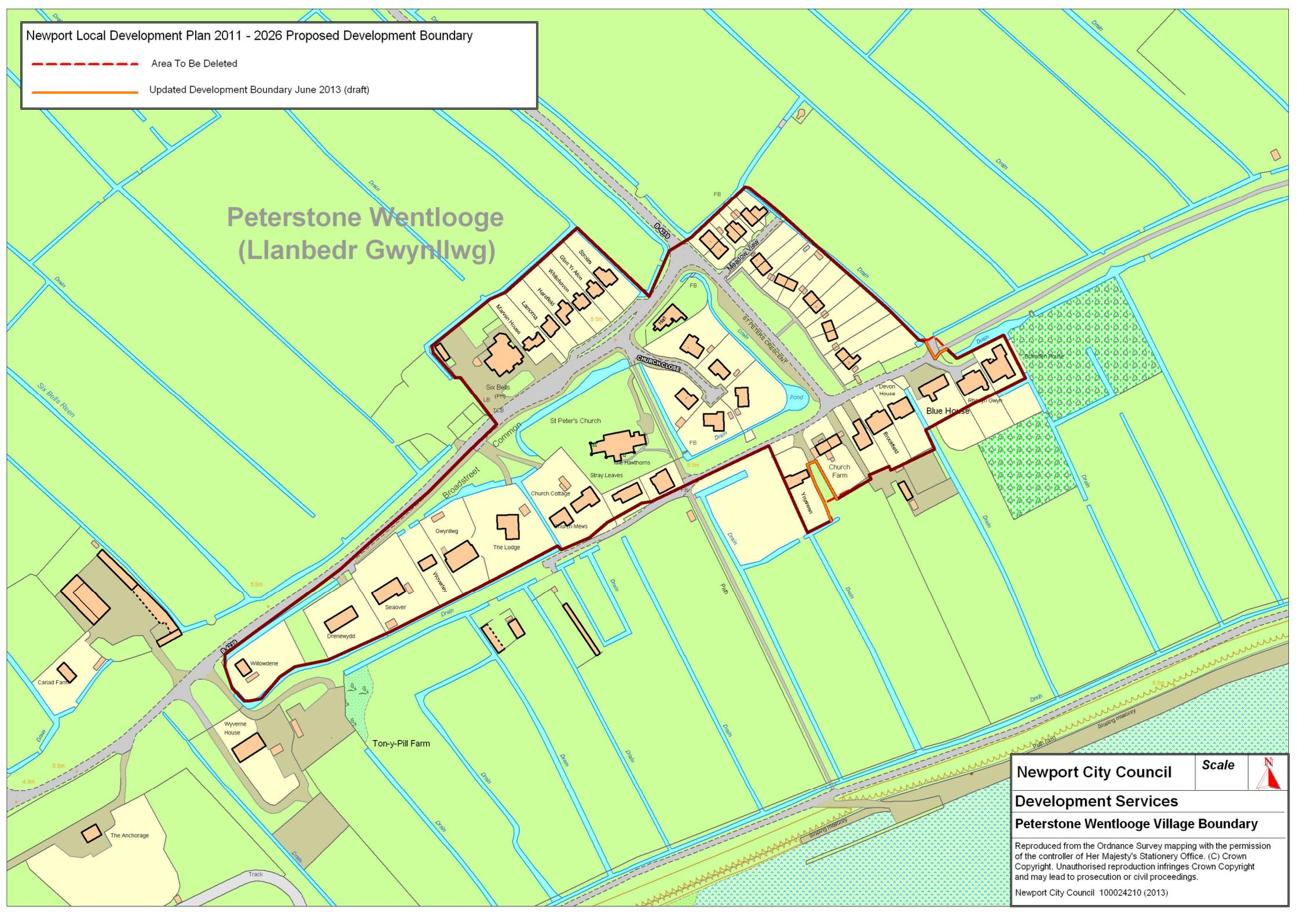
Recommended Boundary

It is considered that this location is highly unsuitable for development as it is in a C1 flood risk area on the Gwent Levels and represent an incursion into valuable open countryside with adverse Landscape visual and amenity impacts in an area of High value in LANDMAP. Any development of this site would also represent a highly unsustainable form of development as defined in the Sustainability Appraisal Report by Atkins Consultants. The village boundary has been tightened at two points in order to better reflect the built form of the village, and in order to avoid development in an unsustainable location.

Newport Local Development Plan 2011 - 2026 Proposed Development Boundary

- - - - - Area To Be Deleted
- Updated Development Boundary June 2013 (draft)

Peterstone Wentlooge (Llanbedr Gwynllwg)



Newport City Council **Scale** 

Development Services

Peterstone Wentlooge Village Boundary

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St Brides Wentlooge

Village Overview

St Brides lies in the parish of Wentlooge and electoral ward of Marshfield. Like most of the settlements on the Wentlooge Level it lies on land behind the sea wall reclaimed from the Bristol Channel and criss-crossed by large reens.

Site Visit

An assessment of the settlement boundary took place on site on 20th May 2011. The village boundaries were drawn tightly around the built form of the village and St Bridget's church forms an important centre point of the village.

The Inn at the Elm Tree



The village boundary is amended in this location in order to accurately reflect the existing boundaries on the ground.

There are two environmental spaces in the village which are central features and not on the periphery.

Candidate Sites

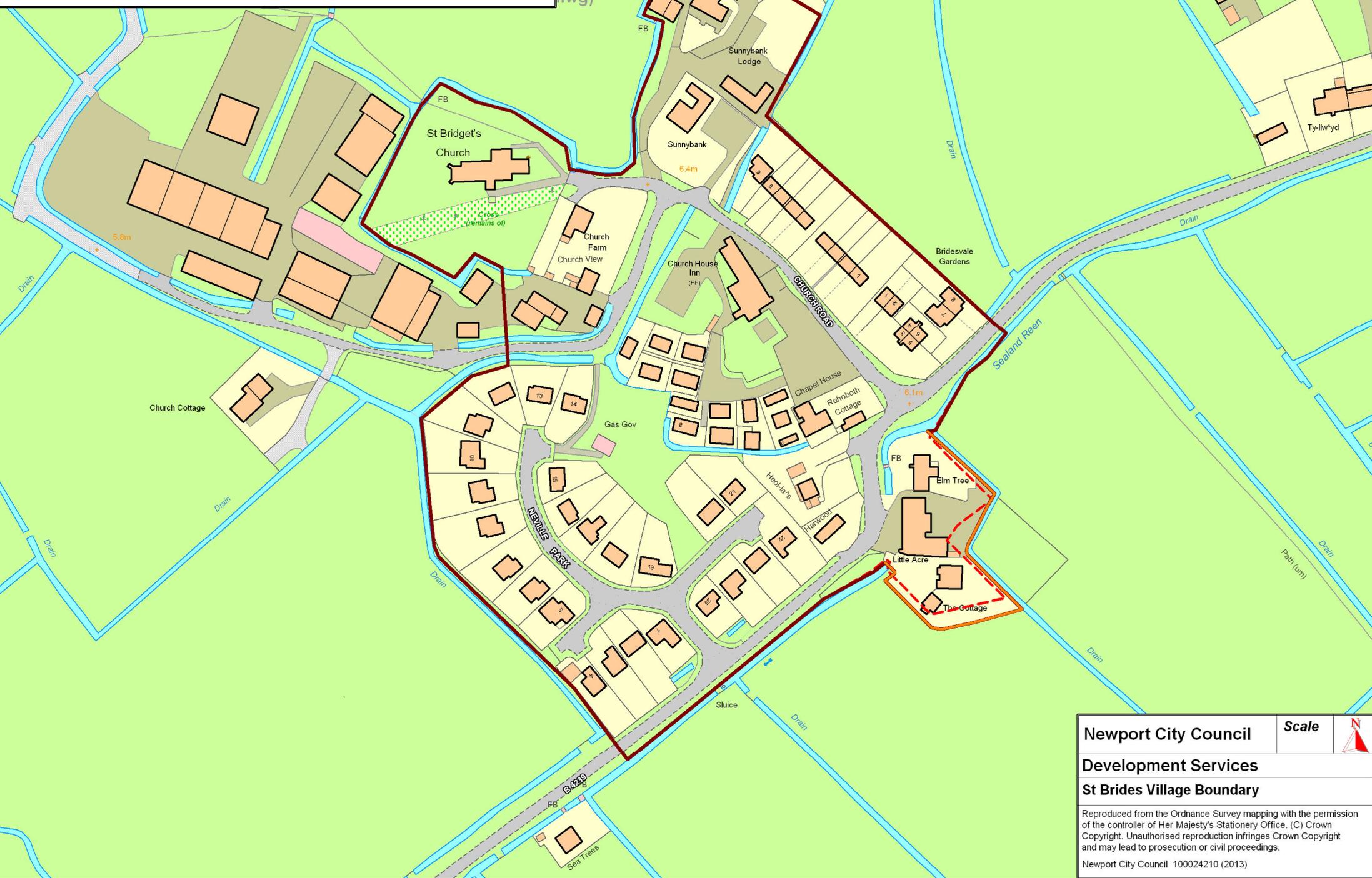
No sites affecting the immediate village boundary were submitted.

Recommended Boundary

Apart from the amendment at The Inn and the Elm Tree no additional changes need to be made to the village boundary of St Brides.

Newport Local Development Plan 2011 - 2026 Proposed Development Boundary

- - - - - Area To Be Deleted
- Updated Development Boundary June 2013 (draft)



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Development Services		
St Brides Village Boundary		
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Nash

Village Overview

A village appraisal questionnaire was sent to Nash Community Council in January 2010 and 1 response was received in March 2010.

The Community Council describe it as a village area within easy reach of Newport City Centre. There are no shopping facilities in the village but the Spytty retail park is only 2.5 miles away. The Aldi and other facilities near Nash road are 1.9 miles away. The Community Council are concerned that the Gwent Levels flood defence system is continued to completion and that the proposed Waste disposal and recycling facility (Project Gwyrdd) should not be developed.

Together with the neighbouring parishes of Nash and Whitson, it is one of "The Three Parishes" which are an ecclesiastic unit.

At the highest tides the village lies below sea-level and within an area of C1 protected flood plain. The entire area is drained by a vast network of inter-linking reens.

The actual village of Nash lies a mile or two outside of the main built-up area of the city of Newport to the south on the Caldicot Level. In addition to the village itself, the parish contains Uskmouth power station and part of the Newport Wetlands Reserve.

The parish is bounded to the south by the sea (Bristol Channel) to the east by the lower reaches of the River Usk and to the north by Lliswerry and the Llanwern Steelworks site. To the west lie Goldcliff and Whitson.

The village enjoys a regular bus service but Nash Community Council estimate that 99% of journeys out of the village are made by car.

The village hall and car park is owned by the Community Council. The tenanted adjacent pub, the Waterloo Inn and the village hall form the nucleus of the village. It follows therefore that the adjacent play area should stay within the village development boundary for the Local Development Plan. It is not periphery feature and including it would form a logical boundary line. It is not under pressure from development largely due to its public ownership and its current valued use within the community. Indeed the Community Council have stated they would like to see the play area and its facilities improved.

Candidate Sites

No sites affecting the immediate village boundary were submitted.

Recommended Boundary

To the south of St Mary's Church the Unitary Development Plan village boundary needs to be tightened up and corrected so as not to route through the Shangri – La dwelling house.

Newport Local Development Plan 2011 - 2026 Proposed Development Boundary

- - - - - Area To Be Deleted
- Updated Development Boundary June 2013 (draft)



Newport City Council	Scale	
Development Services		
Nash Village Boundary		
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Goldcliff

Village Overview

A questionnaire was sent to Goldcliff Community Council in January 2010. No response was received. An officer survey of the village boundary took place on 20th May 2011

Together with the neighbouring parishes of Nash and Whitson, it is one of "The Three Parishes" which are an ecclesiastic unit.

At the highest tides the village lies below sea-level and within an area of C1 protected flood plain. The entire area is drained by a vast network of inter-linking reens.

Goldcliff Road runs through the centre of the village. The village enjoys a regular public bus service (Route 63, seven a day, six days a week) provided by Veolia Transport Cymru.

Large parts of Goldcliff and Whitson together are within a Site of Special Scientific Interest SSSI.

There is a village pub called the Farmer's Arms located close to the church.

The existing Unitary Development Plan village boundary fairly accurately reflects the developed form of the village.

Candidate Sites

No sites affecting the immediate village boundary were submitted.

Recommended Boundary

Given its location below sea level and very close to the sea wall, it is not an area the Authority would wish to see further developed. In this respect the village boundaries should be tightened up to accord with the existing built form. As per the village boundary guidelines agricultural buildings and fields should be excluded if they are not well related in terms of scale and positioning. On the northern edge of the settlement boundary, the agricultural buildings at The Hawthorns are clearly separate from the dwelling house and of a different scale and character to the nearby dwellings. There are planning applications of 2004 and 2005 that clearly describe this building as agricultural.



On the southern boundary of the village, the Goldcliff Road should be used as the main defensible boundary rather than the reën (as shown in the UDP 1996 – 2011) further to the south.

Redwick

Village Overview

Redwick Community Council was sent a village appraisal questionnaire in January 2010 but did not respond. An officer survey of the existing village boundary took place on 20 May 2011.

Redwick village is located in a remote location, 8 miles from Newport city centre and close to the boundary with Monmouthshire on the Caldicot and Gwent Levels. It is an area of C1 protected flood plain, located 1 mile from the English Channel. The village is generally regarded as being within poor reach of facilities or services. It is exactly the type of location that the Preferred Strategy of the Local Development Plan discourages development.

There is a diverse range of pleasant buildings and other landscape features including orchards, and with several working farms. It retains a high degree of integrity as a working agricultural village. The centre of the village is characterised by a village hall, a cider press (this building commemorates Redwick's association with cider; the village contains dozens of cider apple trees amongst its many orchards) and St Thomas' Church where there lies a plaque on the wall commemorating the great flood of 1606 when thousands of people and animals died.

Candidate Sites

No sites affecting the immediate village boundary were submitted.

Recommended Boundary

Since the adoption of the Unitary Development Plan in 2006 an additional dwelling has been built on the periphery of the North Western boundary of the village (Bryn Road or sometimes called Green Street). An Orchard was provided as a condition of the development (97/0969 and 02/0153) and as a result it is felt that the developed boundary should be drawn tighter in this location to protect the status of the orchard land. A paddock abuts this land to the south east. This area of land is rural in character. It should be deleted from the development boundary.

On the south boundary at Church farm there are a number of tin roofed agricultural buildings of no architectural merit, they are periphery to the village form and should be excluded from the village development boundary. The house at Church Farm should remain within the development boundary.

Separate to this the eastern boundary of the village envelope needs to be firmed up and drawn to more defensible boundaries than that shown in the UDP 1996- 2011 i.e. along the line of a ree and along the line of a residential curtilage.

Newport Local Development Plan 2011 - 2026 Proposed Development Boundary

- - - - - Area To Be Deleted
- Updated Development Boundary June 2013 (draft)



Newport City Council	scale	
Development Services		
Redwick Village Boundary		
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Newport City Council 100024210 (2013)		

Bishton

Village Overview

Bishton is a small village located just north of Llanwern steelworks and the Swansea to London mainline railway. It is on the periphery of an Archeologically Sensitive Area and has no community facilities to service the community apart from a small village hall.

Bishton is a remote location with no known public transport services. It is the type of location where (according to the Preferred Strategy for the LDP) development should not be encouraged.

It is proposed to keep the village boundaries drawn as tightly as possible around existing built form and locations where there are extant planning permissions.

Site Visit

A site visit of Bishton took place on 20 June 2011. Bishton has a very rural character. It is proposed that the land behind Oak Cottage is excluded from the settlement boundary due to its undeveloped character and rural feel.



The Ridings

Planning History

A close assessment of the village boundary at The Ridings took place. There are some existing derelict farm buildings adjacent to the Ridings and under planning application number 09/0897 there is an extant permission to build a new house. The red line boundary of the planning permission has been taken into account as well as the built form and hard standing areas.

Candidate Sites

A number of candidate sites have been submitted that fall within the Llanwern ward boundary. Given the existing and forthcoming good supply of housing land it is not considered that additional housing land is required in Newport.

It is proposed that the following sites are **not allocated** for residential development purposes in the Local Development Plan

- 2064. C1 – The Old Rectory, Bishton (1.21ha) – Mr J Farkas

Recommended Boundary

For these reasons it is proposed to leave the boundary in this location broadly as it stands in the adopted Unitary Development Plan. The boundary (as shown in the UDP 1996- 2011) will be tightened up slightly to reflect existing curtilages.

Newport Local Development Plan 2011 - 2026 Proposed Development Boundary

- - - - - Area To Be Deleted
- Updated Development Boundary June 2013 (draft)



Newport City Council	scale	
Development Services		
Bishton Village Boundary		
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Newport City Council 100024210 (2013)		

Llanwern

Village Overview

Llanwern village has progressed in a ribbon form of development along Station Road. The settlement currently comprises about 100 houses. The M4 bounds the ward to the north and the Llanwern Steelworks and 'Cardiff to London' mainline railway exists to the south of the village.

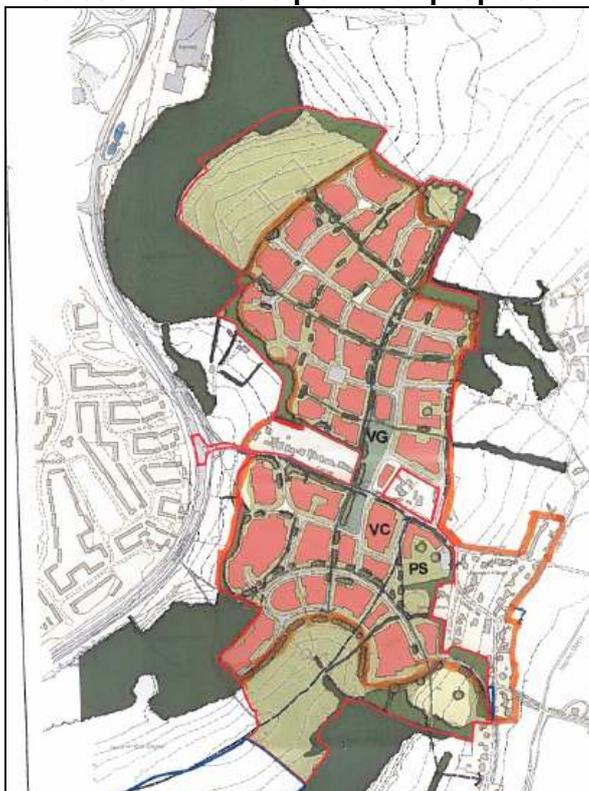
Planning History

Llanwern village is within the current Eastern Expansion Area that was allocated upon adoption of the Unitary Development Plan in May 2006.

Under the Unitary Development Plan this area was highlighted for regeneration and expansion purposes and a planning application was submitted by 'Gallaghers Estates' in 2006 for residential development on land to the east of Llanwern village. Planning permission was granted in outline in 2008. Accordingly the settlement boundary (as shown in the UDP 1996- 2011) should be changed to reflect the extant permission (06/0845) proposed built up area. Open space and proposed green areas will not be included within the LDP boundary.

An indicative plan layout of the proposed expansion was submitted under the 2006 outline application and has been used to draw up a new settlement boundary for the village of Llanwern.

Extract of indicative plan with proposed new settlement boundary



Candidate Sites

A number of candidate sites have been submitted that fall within the Llanwern ward boundary. Given the existing and forthcoming good supply of housing land it is not considered that additional housing land is required in Newport.

It is proposed that the following sites are **not allocated** for residential development purposes in the Local Development Plan

- 65.C1 – Llanwern west of Langstone Lane (1.43ha) – Redrow
- 250. C1 – Llanwern Underwood (156.84ha) – Persimmon
- 1525. C4 – Woodland Site, Ringland (7.8ha) – Newport City Council

Summary of issues from SEA report on Llanwern sites include:

- SINC designation- any potentially negative effects on habitats or species should be investigated and mitigated prior to development on site.
- Part C2 designation: it is recommended that development does not occur within the flood plain, and that SUDS are implemented throughout the site to ensure that there is no increase in net surface water runoff. Avoiding the flood plain will also help to ensure that water quality is maintained.
 - The areas classified as high quality agricultural land should not be developed if possible. Further, the retention of the woodland is recommended.
- It should be ensured that accessibility by public transport, including bus, walking and cycling, is convenient and reliable ahead of occupation on site.
- It should be ensured that enhancements to the sewerage network are ensured ahead of development to prevent potential pollution to land and water.
- It is recommended that the part of the site within the ASA is avoided, or any potential effects mitigated ahead of development.
- Site 1525 is adjacent to SINC (Ringland Way Marsh) and part within SINC (Hartridge wood):

Recommended Boundary

It is proposed to define the settlement boundary as that where housing is proposed at the Llanwern Village Housing Commitment site. Any areas of proposed environmental/ open space on the periphery will be excluded from the settlement boundary in accordance with the principles laid out at the top of this report.

Underwood

Village Overview

Underwood is a 1960s housing estate created with post-war housing initiatives in mind. The second phase of the housing development consists of rapid construction poured concrete houses which are very sturdy in construction and much stronger than traditional bricks-and-mortar houses.

The estate is situated in a natural land formation within the falls of a wooded area on the south and north side and the Monks Ditch on the northern side of the development. Built in three phases, the Waltwood Park Development was the last of the three phases, built in the 1980s and consists of 220 houses in itself. There are in the region of 1000 houses at Underwood and it is well served by existing facilities and services. There is a health centre, local shops, a church, playing fields and a leisure centre. Llanmartin Primary School is located on the south east corner of the village and within the settlement boundary. A regular bus service provides access to Llanmartin, Langstone and Newport every 30 minutes.

Due to the abundance of local facilities and services that are in keeping with the scale of the housing development, it would seem that the existing settlement boundary is accurately drawn. It is not the type of location that development should be precluded from locating.

Planning History

There are one or two infill plots available in the settlement boundary (one with the benefit of planning permission for 6 two apartments (07/135)) but development of these sites would not place an undue burden on the village, especially as the Eastern Expansion Area abuts the Underwood village boundary on its north western edge and associated facilities will also be provided as part of this development.



Candidate Sites

A number of candidate sites have been submitted that fall within the Llanwern ward boundary. Given the existing and forthcoming good supply of housing land it is not considered that additional housing land is required in Newport.

It is proposed that the following sites are **not allocated** for residential development purposes in the Local Development Plan

- 250. C1 – Llanwern Underwood (156.84ha) – Persimmon

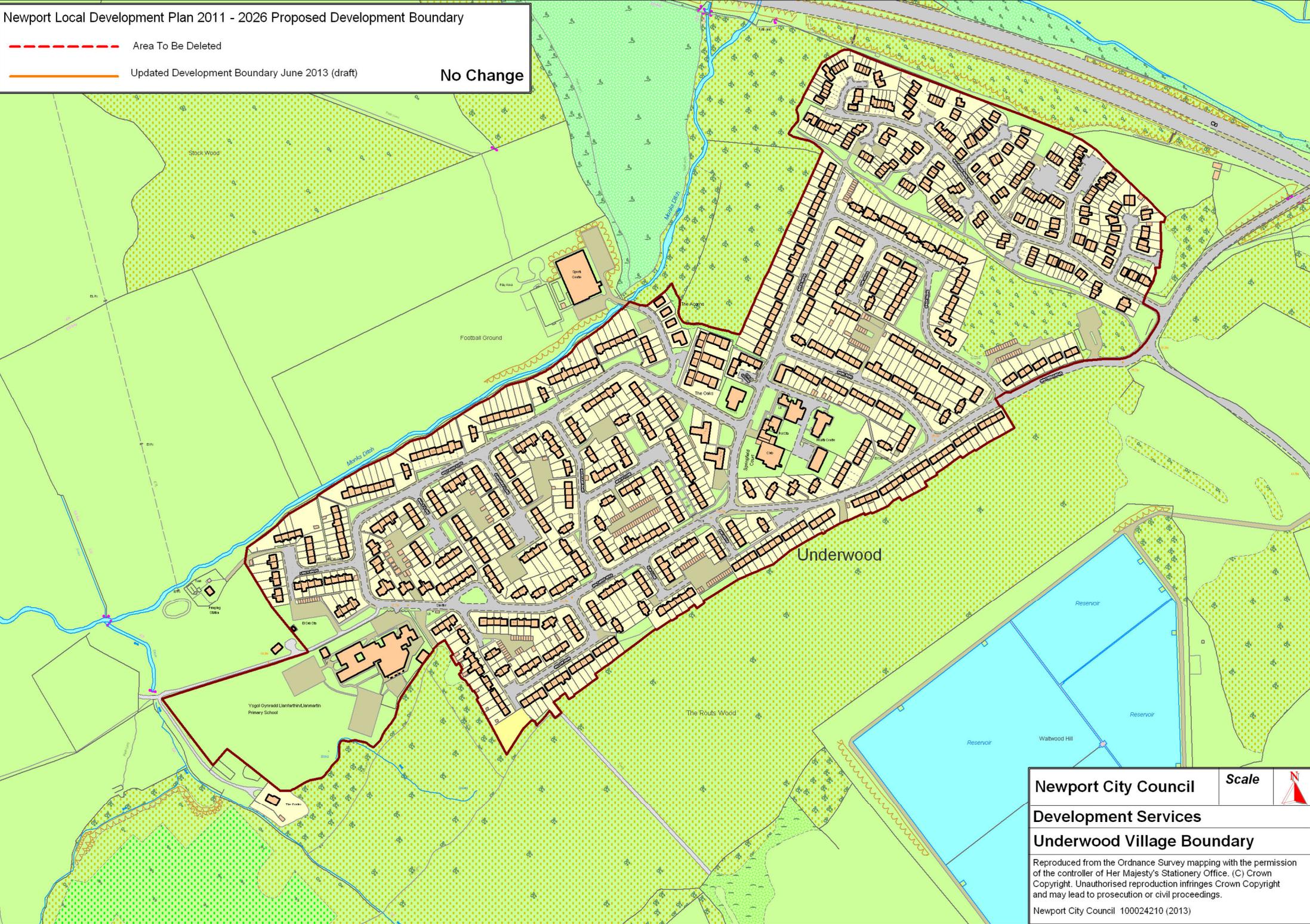
Recommended Boundary

In conclusion, Underwood is a sustainable location for development with good facilities and services, including a 30 minute frequency bus service to Newport. All application for development should be judged on their own merit but development of some of the infill, edge of settlement, vacant sites for residential purposes would not place undue pressure on the settlement. The Village boundary at Underwood has been assessed and has not changed for the LDP, it remains a tight boundary surrounding the built form of the existing village.

Newport Local Development Plan 2011 - 2026 Proposed Development Boundary

- - - - - Area To Be Deleted
- Updated Development Boundary June 2013 (draft)

No Change



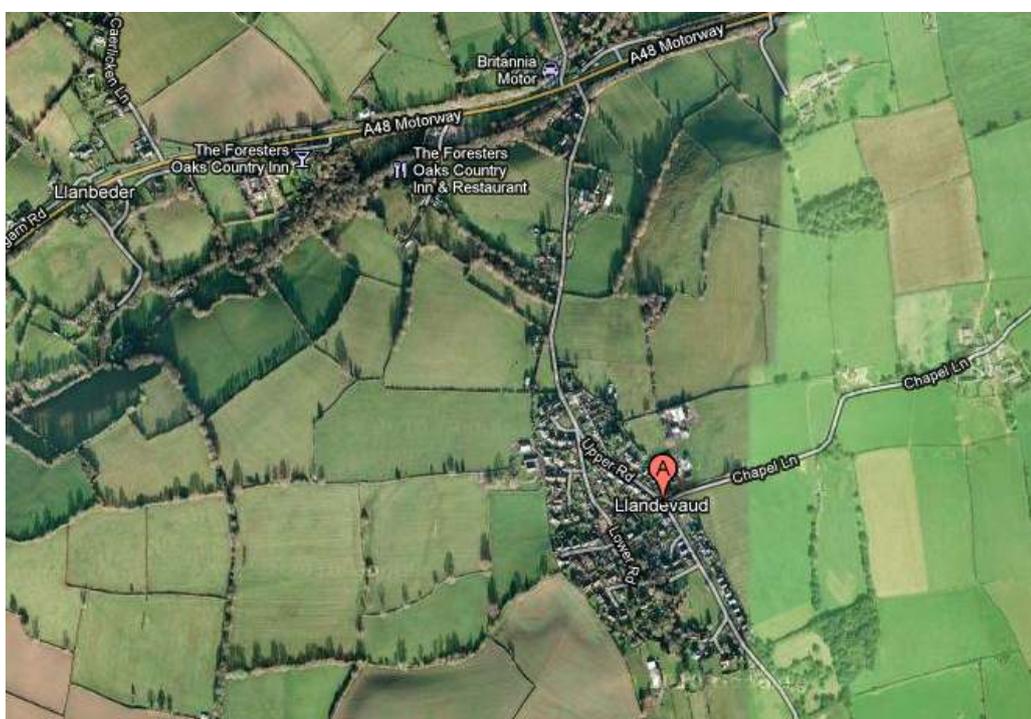
Newport City Council	Scale	
Development Services		
Underwood Village Boundary		
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Llandeud

Village Overview

Llandeud is a small village, fairly remotely located, south east of Langstone.

Langstone Community Council and the local scout group helped distribute a village appraisal questionnaire to each house in Llandeud village and 23 responses were provided to the Local Planning Authority for consideration. 100% of respondents entered and left the village by use of their own vehicle and although there were differing opinions on whether the village should expand, officer opinion is that Llanvaches is a remote and unsustainable location and one where development should not be encouraged. There are no shops and not even a public house. The roads into and out of the village are narrow and would not sustain much further traffic. Indeed this was raised as a concern by mainly residents and that would be worried about any further expansion.



Candidate Sites

No Candidate Sites were submitted directly affecting the village boundary.

Recommended Boundary

The boundary of Langstone has been amended. Areas have been deleted which results in the settlement boundary being tightly drawn to the built form of the area. The area has not been delineated as a Village but remains within the Newport Settlement Boundary.

Penhow

Village Overview

Penhow is a settlement dissected by the A48 (old Chepstow Road) about 2 miles to the east of Langstone. The settlement of Penhow is served by a bus service every hour up to 6pm each day and is a 30 minute journey from the centre of Newport.



Sunnyside, Brook and the Cottage.

The village appraisal questionnaire that was sent out in March 2010 amalgamates the results of Parc Seymour and Penhow. It is noted that the most positive characteristics residents felt the area had was a semi rural feel but easy access to infrastructure. Residents advised that in terms of deficiencies:

- Sewage and water systems at the maximum capacity
- Community area (recreation)
- Bus service
- Affordable housing.

64% of residents main method of transport out of the village is by car. Most people in the village do their main food shopping Caldicot or Cwmbran and most people use the doctor surgery provided in Caldicot.

The results of the survey demonstrate a rather unsustainable way of life and use of services. It is considered that Penhow is not the type of location where new development should be encouraged. Boundaries around the village (as shown in the UDP 1996 -2011) need to be drawn slightly tighter in the LDP in order to reflect existing built form and extant planning permissions.

Candidate Sites

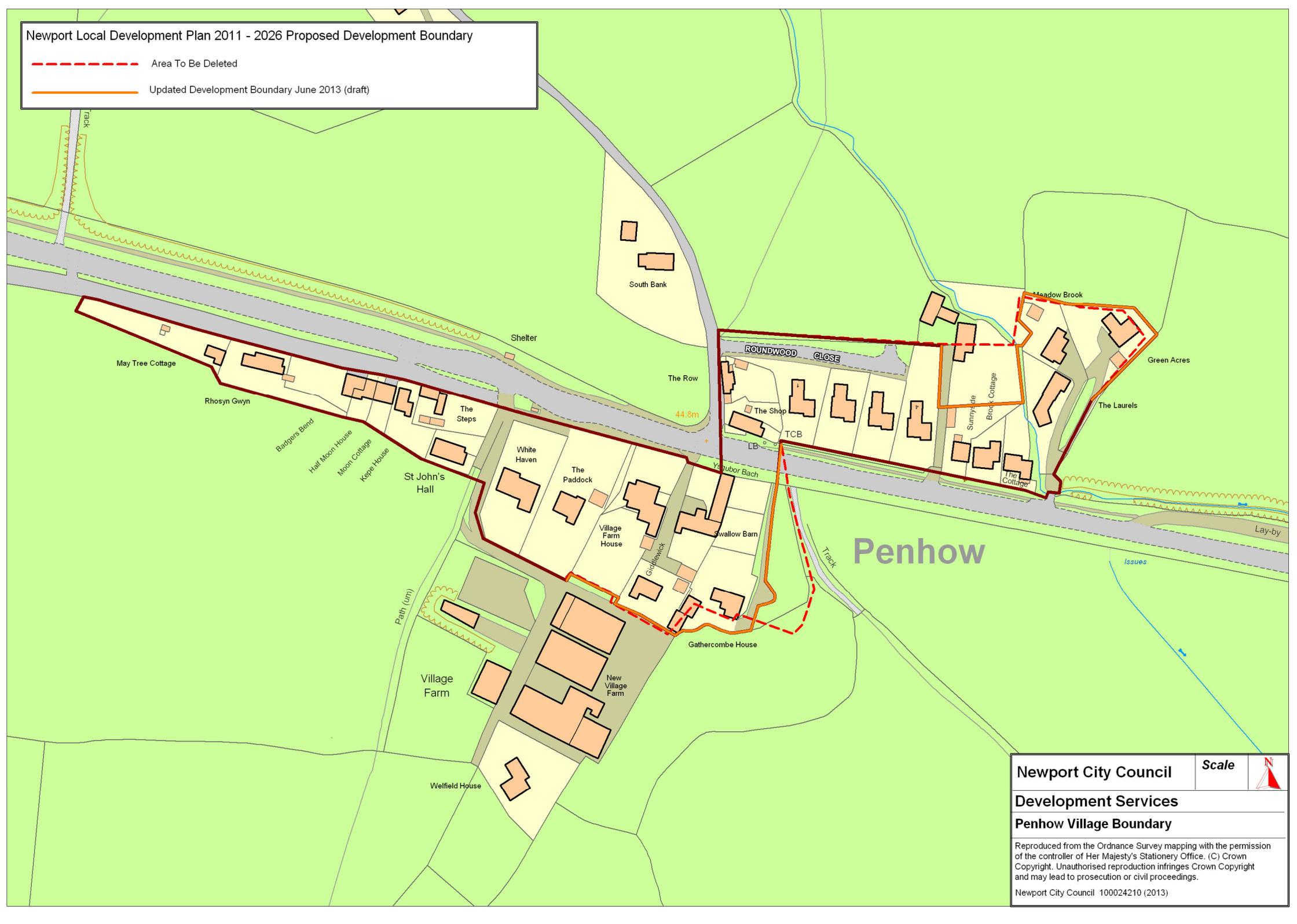
No Candidate Sites were submitted directly affecting the village boundary.

Recommended Boundary

It is proposed to tighten the boundary to the rear of Sunnyside and Brook Cottage. The boundary in this location (as shown in the adopted UDP) does not accurately reflect the urban and rural character.

Newport Local Development Plan 2011 - 2026 Proposed Development Boundary

- - - - - Area To Be Deleted
- Updated Development Boundary June 2013 (draft)



Newport City Council	Scale	
Development Services		
Penhow Village Boundary		
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Llanvaches

Village Overview

Llanvaches is a small settlement on the eastern most boundary of Newport, very close to the Monmouthshire administrative area.

A village appraisal questionnaire was sent out to village residents in May 2010. 96% of residents felt the existing village boundary was appropriate as it stands in the UDP, the main method of transport out of the village is car and the character of the village is described as:

- Quiet
- Rural
- Low Crime
- Lack of development.

Given its remote location and lack of public transport, Llanvaches is not the type of village where development should be encouraged.

Planning History

The Preferred Strategy states that the Council will look to locate development on brownfield sites in sustainable locations. Infill development has taken place at Llanvaches in recent years and has provided no additional facilities or positive character to the village. It has simply acted to place extra burden on the already fairly poor road network.

Candidate Sites

Various candidate sites have been received by landowners/ prospective developers that are promoting sites around Llanvaches to be included in the LDP for development. These sites are listed as follows:

2059.C1
2059.C2
2059.C3
2059.C4
2074.C1

The 2059 reference numbers are representations sent in by the Llanvaches Community Council asking for the land to be protected from development. As two of these sites are periphery to the village it is proposed to provide them with added protection by excluding them from the village boundary (see plan). The permitted development rights of the community council will still apply to these areas so that ancillary buildings can still be erected. The designation in the countryside will mainly mean that development that does require planning permission will be strictly controlled and that the land would not be suitable for housing etc.

2074.C1 is a proposed residential development to the rear of the Rock and Fountain. This site is detached from the village of Llanvaches and is in a remote unsustainable location. It is proposed that this area of land will remain as countryside in the LDP.

The boundary has been amended to reflect the defensible boundary of that surrounding the residential property Gwent Lea.

Recommended Boundary

The village boundary has been drawn tightly to the built area of the village.

Newport Local Development Plan 2011 - 2026 Proposed Development Boundary

- - - - - Area To Be Deleted
- Updated Development Boundary June 2013 (draft)



Newport City Council	scale	
Development Services		
Llanvaches Village Boundary		
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Parc Seymour

Village Overview

Parc Seymour is a small village located to the north of Penhow, directly north of the Groes Wen public house.

The village appraisal questionnaire that was sent out in March 2010 amalgamates the results of Parc Seymour and Penhow. It is noted that the most positive characteristics residents felt the area had was a semi rural feel but easy access to infrastructure. Residents advised that in terms of deficiencies

- Sewage and water systems at the maximum capacity
- Community area (recreation)
- Bus service
- Affordable housing.

64% of residents main method of transport out of the village is by car. Most people in the village do their main food shopping Caldicot or Cwmbran and most people use the doctor surgery provided in Caldicot.

The results of the survey demonstrate a rather unsustainable way of life and use of services. It is considered that Parc Seymour is not the type of location where new development should be encouraged.

Candidate Sites

It is noted that Penhow Village shop committee would like to see space included within the village boundary for a building that would provide leisure/ social facilities at the recreation ground to the south of the village. Upon investigation and site visit it is noted that the recreation ground is leased/ owned by NCC and Penhow Community Council. Under 51.C2 they have submitted representations that this land should be protected for amenity purposes. It transpires also that, permitted development rights under Part 12 of the General Permitted Development Order, allow for the development of small ancillary buildings⁶ for their own purposes by a local authority including a community council. These permitted development rights allow for development regardless of whether the land in question is in the settlement boundary or not.

It is not considered viable to allocate land for a building for leisure/ social purposes if it is considered undeliverable within the plan period.

Three additional sites have been proposed for development as part of the candidate sites process. Under 1468.C1, 1341.C1 and 2049.C1 land is proposed for residential and open space purposes. Due to the lack of facilities in the area (shops and services) and because of the greenfield nature of the land it is considered that this land, if allocated for development, would conflict with the Preferred Strategy of the LDP, March 2010. Therefore it is not proposed to include these areas within the settlement boundary or indeed, allocate them for housing purposes.

Recommended Boundary

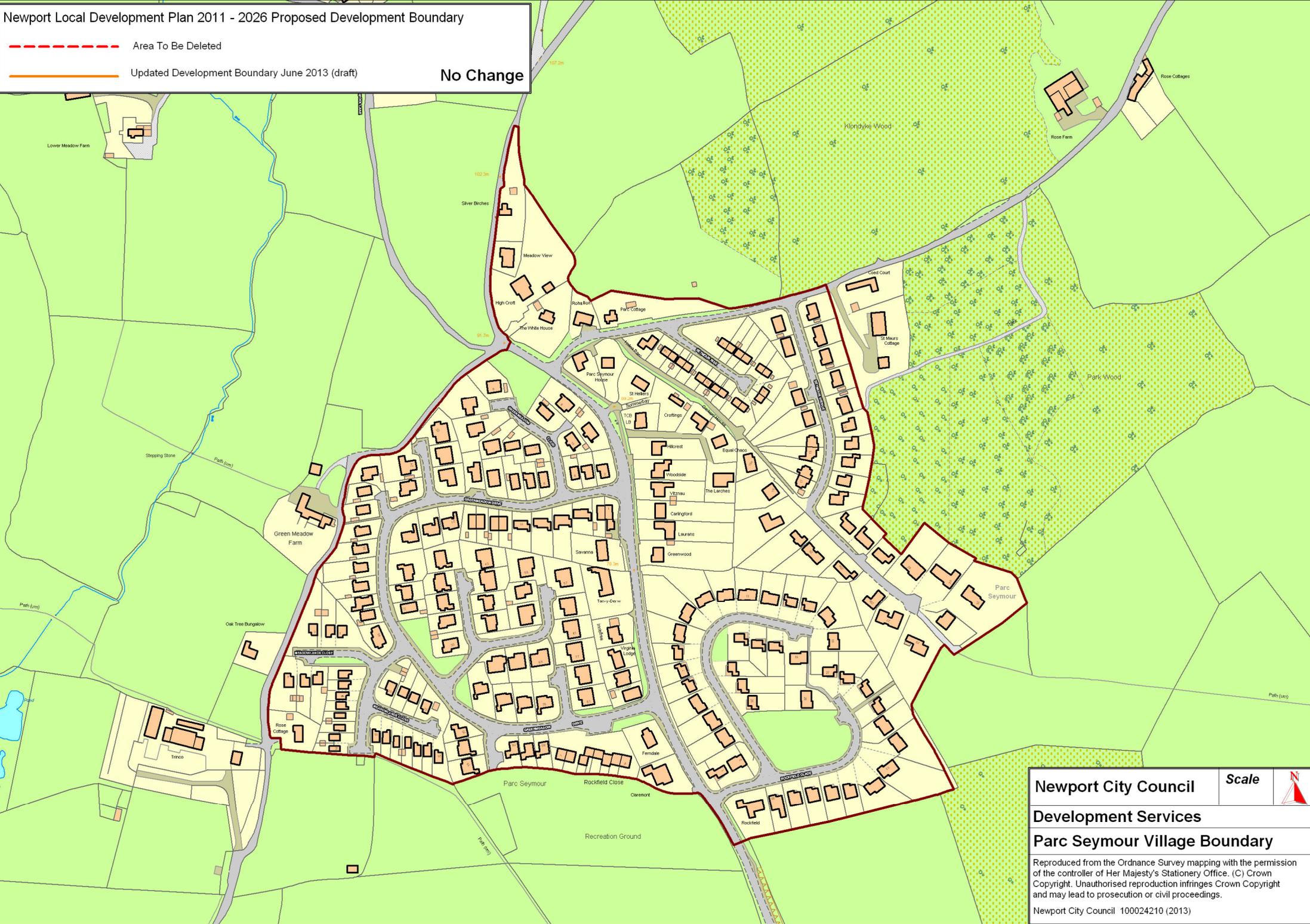
Boundaries around the village are to be drawn as tight as possible to reflect existing built form and extant planning permissions. The Village boundary at Parc Seymour

⁶ 2 The reference in Class A to any small ancillary building, works or equipment is a reference to any ancillary building, works or equipment not exceeding 4 metres in height or 200 cubic metres in capacity.

Newport Local Development Plan 2011 - 2026 Proposed Development Boundary

- - - - - Area To Be Deleted
- Updated Development Boundary June 2013 (draft)

No Change



Newport City Council	Scale	
Development Services		
Parc Seymour Village Boundary		
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Christchurch

Village Overview

Christchurch is a village located on the top of Christchurch Hill in the Caerleon ward. It has panoramic views both towards the Bristol Channel in the south and through the Vale of Usk and into the Monmouthshire countryside to the north.

The village has a public house, a village hall and a church, the nearest shop is 1200 meters away on Chepstow Road. This equates to approximately 15 minutes walk (down hill). Coming back would be largely up hill so would take longer. There is a bus stop Christchurch Road close to the centre of the village. Buses run every half an hour into the centre of Newport⁷.

Candidate Sites

Greenfield candidate sites have been received by the Council outside the settlement limits. A site visit took place on July 28 2011. Both areas are densely greened over and would conflict with the preferred Strategy of the LDP if developed. Housing need can be met on alternative more sustainable brownfield locations in Newport.

Planning History

We have received representations (not formal) from 19 Old Hill Crescent who have demonstrated evidence to support the view that their residential curtilage extends to the rear of a number of adjacent houses. This is not in dispute.



However, this does not mean that the whole residential curtilage should be included in the settlement boundary. To include such an area within the settlement boundary would encourage development in a less suitable location and would run contrary to the recently adopted Supplementary Planning

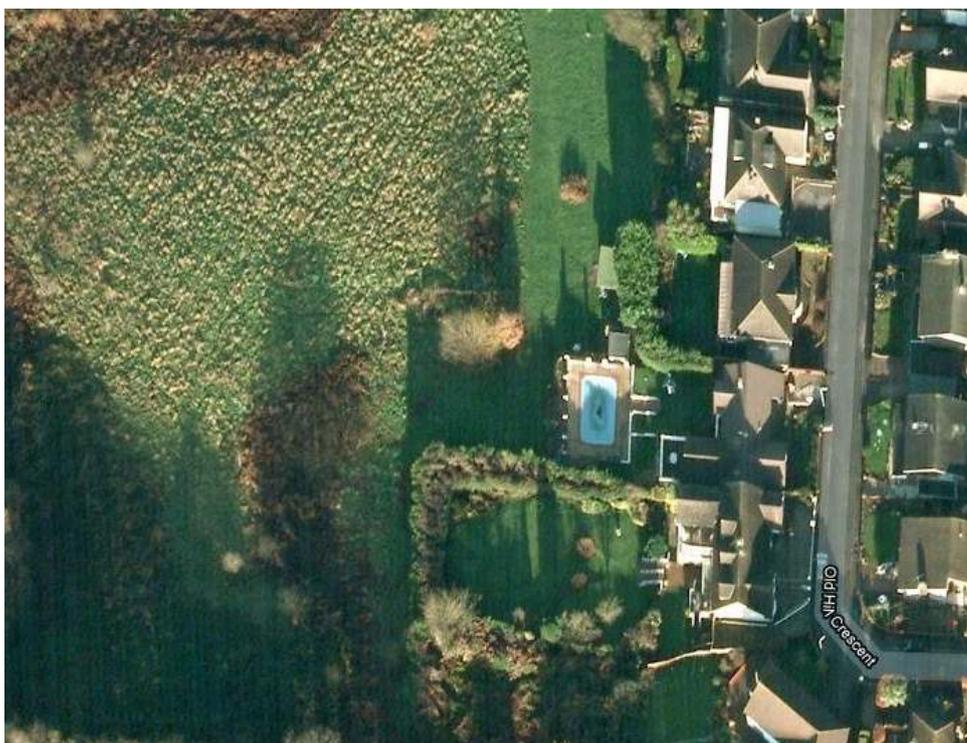
⁷

<http://www.newportbus.co.uk/journeydetails/Christchurch%252C%2520Cenotaph/Newport%2520Bus%2520Station/2011/07/29/depart/15/00>

Guidance note on backland and tandem development⁸. In reference to the methodology for village settlement boundaries one has particular regard to criteria 11 that states:

'Boundaries should generally follow the curtilage of properties except where there are large gardens or other open areas, which would be inappropriately included in the built up area as they are not suitable for development'.

Regard also needs to be had to the Preferred Strategy approach of brownfield development in sustainable locations and the availability of facilities and services. Although there are some basic facilities close by it would seem less feasible to use the shop on Chepstow road on a regular basis (walking). In terms of highway network the capacity of the road at Old Hill Crescent and the amenities of neighbouring properties must be taken into account in deciding whether this land is suitable for further development. A site visit took place on 28th July 2011 and although the area is maintained it is semi rural in character and has no defensible boundary. It is for these reasons that it is considered the settlement boundary should not include this extended area of residential curtilage.



Recommended Boundary

The village boundary is to remain tight to the built form and the settlement boundary should not include the proposed extended area of residential curtilage submitted as a Candidate Site.

⁸ SPG on backland and tandem development - Adopted September 2009 - http://www.newport.gov.uk/stellent/groups/public/documents/plans_and_strategies/cont374049.pdf

Langstone

Area Overview

Although Langstone is not a village it is often treated as such by the local community. The Council has also received a large number of candidate sites close to the Langstone settlement boundary so it was felt appropriate to look at the settlement boundary as closely as if it were a village.

Following an extensive consultation exercise in May 2010, involving members of the existing Langstone community, it was found that 85% of respondents did not want to see any changes to the existing village boundary.

Recurring positive comments included; good road links, semi rural character, peaceful clean and quiet. Having said this public transport in Langstone is relatively poor compared with the rest of Newport.

The A48 is a very busy road with bus services into Newport intermittent – every 2 to 3 hours.

There are very few local shops, with most people doing their main food shopping in the nearby Spytty Retail Park and in Newport town centre. Almost 80% travel to school or work by use of their own (family) vehicle. Concerns for Langstone area were:

- Overdevelopment
- Parking issues on Priory Drive
- Lack of village facilities
- Traffic congestion
- Over loading of sewer system
- Loss of bus service.

Suggestions for development were:

- Hurrans Garden Centre
- Taylor Garage site
- Need a play area for children
- More facilities for the village

The M4 Junction 24 links Langstone and the A48 with Newport. Inhabitants to the area describe Langstone as a village even though it is not designated as such in the UDP (1996 -2011). There is disquiet about the fact that Langstone is physically linked with the main settlement of Newport. The question of whether Newport should be separated from the main settlement of Newport has been considered but it is difficult to see how the area could be separated from Newport as a whole as the urban form is a continuous line around the Junction 24 roundabout. There would be little value in separating the two areas. Indeed, the area around the Coldra roundabout (although the most logical place to separate Langstone from Newport) is amongst the most urban parts of the Langstone area. There is no logical or suitable area of land that could be excluded from the settlement boundary.

Site Visit

An on the ground survey of the existing Langstone area urban boundary took place on 16 June 2011.

Planning History

The north western boundary of Langstone abuts the Hilton hotel and the land to the West of this is undeveloped and remains outside of settlement limits. The Planning history for the area shows that there are no extant permissions and it is felt appropriate that this land should remain outside the urban boundary.

Land to the north of Priory Gardens and to the West of Cats Ash Road is undeveloped land that was provided as part of the housing development under a Section 106 agreement. It is proposed to allocate this as an area of environmental space and to exclude it from the urban boundary. No extant planning permissions exist and the land is rural in character. There is no need for the land to remain included in the settlement boundary as significant brown field land exists in Newport in much more sustainable locations than Langstone.

There is a wooded area to the south eastern edge of the New Inn Hotel at Magor Road. Upon inspection it was found that this land is heavily wooded and should be excluded from the existing urban limits.

The land at Ford Farm is rural in character and less dense than the housing it abuts to the north. Its character is much the same as the nursery on the opposite side of the Magor Road and the ribbon residential development to the south, both of which are excluded from the urban boundary. There are no extant planning permissions and the Ford Farm building itself is listed. In order to protect its existing character from unsuitable urban form this area of land should be excluded from the urban boundary.

Langstone is a sort after area for house builders and over the last few decades the Council has resisted strong calls for the area to be extended north and south of the A48 Chepstow Road.

In general terms the candidate sites received are greenfield and taken together, would significantly change the form and character of Langstone as it exists today. Although it has a good road network and is well connected to the M4, there are relatively few shops and facilities to serve the existing population. In its Preferred Strategy, the Council states its intention to develop in sustainable brownfield locations and therefore such sites would conflict with this strategic aim of the LDP.

Candidate Sites

Various candidate sites have been received by landowners/ prospective developers that are promoting sites around Llanvaches to be included in the LDP for development. These sites are listed as follows:

333.C1
2051.C1
250.C1
1343.C1
132.C1
1400.C1 & C2
2077.C1
1668.C1

None of these Candidate Sites were assessed as appropriate for allocation within the LDP.

Recommended Boundary

The LDP should therefore show Langstone settlement as attached with the urban area of Newport (as the UDP (1996 – 2011) shows). In this regard it should be noted that settlement boundaries show where development might be considered acceptable in principle or where land should remain open and more rural in character (ie. outside the settlement boundary). Their purpose is not to delineate one settlement from another.